



AGENDA
MEETING OF BOARD OF ZONING APPEALS

Tuesday March 10, 2026
6:00 p.m. Peninsula Village Hall
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER

ROLL CALL

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON FOR 2026

APPROVAL OF MINUTES
April 22, 2025 Meeting Minutes

VARIANCE REQUEST HEARING:

1. Request from Daniel Krachinsky (Property Owner) filed by Paul Kaczmariski (Contractor) for 49-foot (from the north property line) and 16-foot (from the south property line) side yard setback variances for the 6284 Riverview Road property, related to the construction of a new, attached, two car garage. Section 1113.01 of the Village Zoning Code requires 65-foot side yard setbacks (total of 130 feet) for principal structures.

ADDITIONAL BUSINESS
Scheduling of Meeting for Additional Variance Request

ADJOURNMENT

**Record of Proceedings
Board of Zoning Appeals**

Held: Tuesday, April 22, 2025

CALL TO ORDER: Mr. Shega called the meeting to order at 6:00 p.m.

ROLL CALL:

Charles Moyer	Present	Mark Anson	Present
Barney Barnhart	Present	John Shega	Present

OTHERS PRESENT: Solicitor Brad Bryan and Village Planner Rita McMahon.

Election of Board Chairperson for 2025:

A motion was made by Mr. Shega and seconded by Mr. Moyer to appoint Barney Barnhart as Chairperson. Roll Call Vote: Mr. Moyer, yes; Mr. Barnhart, yes; Mr. Anson, yes; Mr. Shega, yes. The appointment was approved.

Approval of Minutes:

March 9, 2023 Meeting Minutes

Mr. Anson made a motion that was seconded by Mr. Shega to approve the March 9, 2023 Meeting Minutes. Roll Call Vote: Mr. Moyer, yes; Mr. Barnhart, yes; Mr. Anson, yes; Mr. Shega, yes. The Minutes were approved.

Variance Request Hearing:

Request for Variance by Miles Van Blarcum (Applicant) with the support of Curt Van Blarcum and Barbara Breeden (Property Owners) for the 6035 S. Locust Street property from the Accessory Building Height requirements set forth in Section 1117.09(c)

Mr. Bryan read the variance request aloud.

Ms. McMahon provided a summary of the request and explained that the applicant is seeking a two-and-a-half-foot height variance for an accessory garage. Although the garage meets all other zoning requirements, the height exceeds the allowable limit, necessitating the variance. The applicant plans to build a carriage house style garage that aligns with the architectural character of his home in the Village's Historic District. Approval of the variance would also require a Certificate of Appropriateness from the Planning Commission.

Ms. McMahon reviewed the variance criteria outlined in Section 1149.08, stating that a compliant garage could be built without a variance. She noted the structure would not significantly alter the character of the neighborhood, especially given that the adjacent Village Hall building is much taller, and a nearby garage appears close to the 15-foot mark. The proposed garage would be in scale with the surrounding environment while maintaining architectural consistency. She noted the variance would not affect governmental services. The owner could have known about the height restriction when purchasing the property in 2015, but the variance would support the broader Village goals of preserving and enhancing its historic character. While a redesign could bring the garage into compliance, it would alter the desired historic aesthetic. Ultimately, Ms. McMahon concluded that granting the variance would support the spirit and intent of the Zoning Code and the Historic District guidelines, allowing for a garage that complements the existing home without negatively impacting the area.

Mr. Bryan asked what information Mr. Van Blarcum wished to present and swore him in. Mr. Van Blarcum explained that after months of research, he determined this particular barn structure aligned best with the architectural character he wished to preserve. He noted he plans to

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use the original materials from the barn, including the siding and roofing, and emphasized that altering the roof angle would require a full reconstruction, as the original white oak rafters remain intact. The garage would be a simple, utilitarian structure designed primarily for a single car with some storage space above, maintaining a modest, agricultural character without interior finishes such as drywall.

Greg Canda expressed a desire to ask a question, and Mr. Bryan swore him in. Mr. Canda asked if there is any intention to expand the structure beyond a garage. Mr. Van Blarcum stated the building would only be used as a garage and for storage. It would be too small to be used for anything else.

Karen Walters asked to comment, and Mr. Bryan swore her in. Ms. Walters explained the property was sold to the Van Blarcum family with a conservation easement on the property.

Mr. Barnhart made a motion that was seconded by Mr. Shega to grant the 2.5-foot height variance from the requirements of Section 1117.09(c) of the Zoning Code on the condition that a Historic District Certificate of Appropriateness be obtained from the Planning Commission. Roll Call Vote: Mr. Moyer, yes; Mr. Barnhart, yes; Mr. Anson, yes; Mr. Shega, yes. The motion was approved. *(It was later determined that a Certificate of Appropriateness is not required for a garage)*

Request for Variance by Ara Asadorian (Applicant and Owner), for the 2366 Main Street property, from the Accessory Building Height Exception requirements set forth in Section 1117.09(c)(2) and the Maximum Accessory Building Size requirements set forth in Section 1117.09(d)

Mr. Bryan read the variance request aloud.

Ms. McMahon provided a summary of the request and explained that the application pertains to a property located on Main Street in the R-1 Rural Residential District, just under four acres in size. The applicant, Mr. Asadorian, had previously received a variance to create a lot smaller than the four-acre minimum. He now plans to construct two garages. One would be attached to the house and fully comply with the Code requirements. A second, detached garage, with two floors totaling approximately 1,812 square feet, is also proposed. The detached garage would sit 60 feet from the east property line and 94 feet from the rear line and be positioned behind the front line of the house, which complies with Code. The structure's height at the midpoint is 27.5 feet. Under the Code section pertaining to lots over 2.5 acres, garage heights can reach 35 feet if set back at least 65 feet from all property lines. Since the proposed garage is only 60 feet from the east property line, a 5-foot setback variance is needed. The garage's size also exceeds the limit that accessory structures be less than 50% of the size of the main structure.

Ms. McMahon reviewed the variance criteria, noting the applicant could achieve reasonable use of the property without a variance by reducing the garage size or moving it back five feet. The setback variance represents a 7% deviation, and the size variance constitutes a 13% overage. She noted that the large, wooded nature of neighboring lots makes it unlikely the variances would alter the neighborhood's character or impact the delivery of public services. While Mr. Asadorian has owned the property since 2002, the provision allowing taller garages with proper setbacks was only added in 2020. Whether Mr. Asadorian knew of the zoning changes at the time is unclear and may warrant further inquiry. McMahon emphasized the intended use of the garage's second floor remains uncertain. Earlier submissions included

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multiple rooms, while a recent revision presented a single large open space. Clarifying the second floor's purpose is important to determining whether the spirit and intent of the Zoning Code would be upheld if the variance were granted. She also stated that Mr. Asadorian has provided emails from his neighbors indicating they do not object to the request.

Mr. Bryan swore in Mr. Asadorian, who explained he had chosen the location of the new detached garage based upon the location of the trees on the property and his desire not to have to take any trees down. He intends to store cars in the garage and use additional space for storage of other items. He has no plans to use the garage as a dwelling space or a short-term rental.

Mr. Anson noted the new garage wouldn't be visible, except to the neighbors who have confirmed that they do not object to the proposed project. Mr. Asadorian explained that building an attached five car garage would make the garage out of proportion with the size of his house.

Mr. Anson made a motion that was seconded by Mr. Shega to grant a 381 sq. ft. variance for the size of the detached garage (a 13% variance above 50% requirement) and 5 ft. variance from the 60 ft. setback requirement for an accessory garage in a R-1 District, with the following conditions: that the garage/accessory structure be served by an electric line; not have water or sewer connections; and not be used as a living unit. Roll Call Vote: Mr. Moyer, yes; Mr. Barnhart, yes; Mr. Anson, yes; Mr. Shega, yes. The motion was approved.

Request for Variance by Erik Eckert (Applicant), with the support of the Peninsula Foundation (Property Owner), for the 1601 W. Mill Street property, from the Required Number of Parking Spaces requirement set forth in Section 1125.04(a), the Setback Adjacent to Residential Use requirement set forth in Section 1125.06(0)(4), and the Landscape Screen Adjacent to Residential Use requirement set forth in Section 1125.06(p)

Mr. Bryan read the variance request aloud.

Ms. McMahon summarized the variance requests and explained that Mr. Eckert is proposing to add a 550-square-foot addition to an existing building at 1601 W. Mill Street that is currently owned by the Peninsula Foundation. The addition would be on the east side of the current building. The first floor is intended for retail use or possibly a restaurant. A second story would be built across the structure to accommodate two two-bedroom apartments, which is permitted under zoning regulations in the Commercial district, provided there is commercial use on the first floor. The total new building size would be 4,760 sq. ft. and would comply with all setback and height requirements for the Commercial district.

The main issue concerns parking. Depending on the ground floor use (retail only or retail with restaurant and patio seating), the building would require either 16 or 21 parking spaces. The site plan identifies nine on-site spaces, including a handicapped space, Mr. Eckert has secured an agreement for the use of seven additional spaces from the nearby Purple Brown store. This arrangement achieves and maintains compliance for both properties. Mr. Eckert also proposes to work with the Village to convert the unsafe pull-in spaces along W. Mill Street into five parallel parking spaces. Those spaces would be public parking spaces that cannot currently be counted toward his parking requirement. If the full 21-space requirement applies, Mr. Eckert would need a variance for five spaces. If the 16-space requirement applies, no variance as to the amount of parking spaces is necessary. The Code also requires a 10-foot setback between parking areas and residential properties, along with landscaping. To fit eight diagonal spaces, the plan reduces that setback to zero and instead proposes a solid privacy fence, with landscaping only in areas where space permits.

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Ms. McMahon reviewed the variance criteria, stating that while the site is already in use, the proposed development would provide significant public benefit by adding retail and residential capacity. The parking variance is relatively minor if the parallel spaces could be counted, but the request to eliminate the residential setback is more substantial. The chosen layout, however, offers greater privacy for adjacent homes than an earlier plan that placed parking closer to N. Locust Street. Ms. McMahon noted the property has long-standing parking challenges, and any redevelopment will likely require variances due to the constraints of this lot. The proposal supports the Village's goals for downtown development, while minimizing the impact on nearby residential areas.

Ms. McMahon recommended that if the variance is approved, it should include the following conditions: securing a copy of a written parking agreement with the Peninsula Foundation for the additional Purple Brown Store property parking spaces, requiring the installation and maintenance of the privacy fence, and collaborating with the Village to install the parallel public parking spaces along W. Mill Street.

Mr. Bryan swore Erik Eckert in, and Mr. Eckert introduced himself and explained he has been connected to the community since 1971, when his father began redeveloping property in the area. Over the years, he has been involved in several local projects, including structural restoration efforts. He expressed a deep commitment to preserving the unique character of the Village. Mr. Eckert emphasized the building has been created with flexibility in mind, allowing for future adaptability and multiple possible uses on the first floor, including retail or food service. His design complies with all zoning regulations related to height, setbacks, and building codes. The initial site plan did not require variances. He revised the layout to better accommodate the concerns of neighboring residents. The original parking layout met the 10-foot residential setback. The parking area was later moved closer to the residential boundary and made to include a solid privacy fence to shield the adjacent home. Those changes were made to reduce the visual and physical impact of the project on neighbors and avoid the permitted full-height construction of the addition next to the adjacent residential structure and keep parking to a minimum near the property line with the residence. Mr. Eckert noted that under current calculations, the project meets the 16-parking-space requirement if the first floor remains strictly retail. If the use shifts to include a restaurant, he acknowledged a variance would be necessary to meet the higher parking requirement. He clarified that outdoor seating could be added in the future if granted a variance, but it's not essential to the viability of the project. He discussed his plans to add five parallel parking spaces along the street, which, while not required, would benefit the project and community. Those spaces would be public and not reserved, though they might provide future flexibility if additional seating or carry-out food service is introduced. Mr. Eckert expressed his desire to contribute positively to the Village, preserve its architectural integrity, and work collaboratively with residents and the Planning Commission. He emphasized that while he meets the current code for the project as designed, the requested variances are intended to further reduce neighborhood impact and enhance the overall design in keeping with the Village's character.

Greg Canda was sworn in and expressed concerns about ongoing parking congestion near the proposed project, noting that visitors often park informally in front of the building and that spaces are frequently taken by nearby businesses or Park visitors. He questioned whether these informal spots are considered official parking.

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Mr. Eckert explained that the current diagonal parking along the roadway is unregulated and would be formalized as parallel parking spaces in his plan. He added that he could add more parking along N. Locust Street within the Code requirements, but he does not want to overdevelop the site. He also clarified that the seven spaces in the Purple Brown lot are shared spaces and are not specifically reserved for his business.

Ms. McMahon confirmed that the five new on-street spaces would remain public and require coordination with the Village, while the rear lot spaces can be designated for Mr. Eckert's use, similar to other businesses.

Mr. Eckert added that if funding becomes available, a utility pole could be moved to add one more parking space, but that would depend on coordination with the power company.

Daniel DeAngelo was sworn in. He stated he supported the variances and explained that relocating the parking area behind the building was intended to reduce the impact on the neighbors and maintain the Village's residential character. He added that the existing fence adequately buffers the adjacent home, making it a suitable alternative to the required landscaping.

Amy Frank-Hensley was sworn in. Ms. Frank-Hensley, the neighbor to the north of the proposed project, acknowledged the efforts made by Mr. Eckert and the Peninsula Foundation to address local concerns. She raised issues regarding the neighborhood's predominantly residential character and the potential overdevelopment of the site. She highlighted a pending request to rezone her property and others on N. Locust Street to residential and emphasized the community's preference for cautious development, as outlined in the Area Master Plan. She questioned the necessity of the 550-square-foot expansion and the impact of added street parking, which contradicts the Plan's vision for a more pedestrian-friendly area.

Mr. Eckert responded that while economic feasibility is a factor, the project has already been scaled down significantly to respect neighboring properties and community aesthetics. He expressed openness to further collaboration on landscaping and screening to address resident concerns.

Karen Walters, Richard Slocum, Doug Steidl, and Sean Hensley were sworn in for the following discussion. Mr. Slocum expressed concern over the proposed on-street parking on W. Mill, noting that it was not part of the Master Plan and could exacerbate an already congested intersection with poor sidewalks and heavy pedestrian use. He recommended holding off on adding parking there until broader Village parking solutions are explored, such as using the existing lot on N. Locust. He emphasized the importance of maintaining space for future sidewalk improvements and supported enhancing accessibility and traffic calming in the area. Ms. Walters and Mr. Hensley echoed concerns about past proposals for extensive street parking along the property line, while acknowledging and appreciating revisions made to the design to lessen the impact on the neighborhood. Mr. Hensley also raised issues about an underground water tank on his property potentially being under Mr. Eckert's development area. Mr. Eckert clarified the project would maintain an appropriate distance from the tank and stated he prefers to use gravel for the driveway to minimize runoff. He has worked with his engineers to address stormwater drainage via swales and catch basins. He offered to grant the Hensleys a perpetual easement to protect their tank.

Ms. McMahon confirmed gravel is an allowable surface under the Village Code. She explained the Zoning Code contemplates the actual use of adjoining properties, not just the zoning designation, to determine requirements, in order to protect residential property owners

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using commercially zoned lots as homes. Mr. Eckert reiterated his willingness to collaborate on drainage, buffering, and screening solutions, and emphasized that the revised plan balances economic feasibility with neighborhood compatibility.

Mr. Barnhart made a motion that was seconded by Mr. Anson to determine that the variance related to the number of parking spaces was not required and approve the 10 ft. parking setback adjacent to residential use variance and landscape screen adjacent to residential use variance upon the conditions that: (1) the Village is provided with a copy of the recorded parking easement agreement with the Peninsula Foundation to share 7 parking spaces on the adjoining parcel (Perm. Parcel No. 1110643) with the subject parcel.; and (2) the applicant install and maintain an 8-foot privacy fence in compliance with the Village Zoning Code requirements adjacent to the parking area on the subject property to screen the residential use to the north of the site. Roll Call Vote: Mr. Moyer, yes; Mr. Barnhart, yes; Mr. Anson, yes; Mr. Shega, yes. The motion was approved.

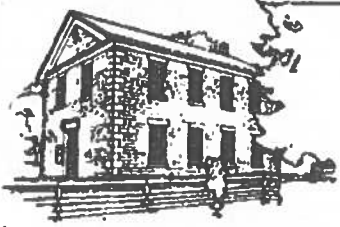
Additional Business: None.

Adjournment: Mr. Shega made a motion to adjourn that was seconded by Mr. Anson. Roll Call Vote: Mr. Moyer, yes; Mr. Barnhart, yes; Mr. Anson, yes; Mr. Shega, yes. The motion was approved. The meeting adjourned at 7:57 p.m.

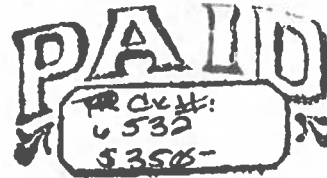
Approval of Board Acknowledged by:

Board President

Date



Village of Peninsula
 1582 Main Street
 Peninsula, OH 44264
 330-657-2151



APPLICATION TO THE BOARD OF ZONING APPEALS

Please complete all of the following information and attached additional sheets where necessary.

Application fee of \$350.00 is payable at the time of submission of application. See payment option below.

Name of Applicant: **Paul Kaczmariski on behalf of Daniel Krachinsky**

Address of Applicant: **2125 Stine Road, P.O. Box 266 – Peninsula, Ohio 44264**

Phone Number of Applicant: **330.257.0300**

Email of Applicant: **kacz.pjk@gmail.com**

Name of Property Owner if different than the Applicant: **Daniel Krachinsky**

Address of Property Owner: **6284 Riverview Road, Peninsula, Ohio 44264**

Phone Number of Property Owner: **216.212.8583**

Email of Property Owner: **dkrach089@outlook.com**

Address of Request: **6284 Riverview Road, Peninsula, Ohio 44264**

Type of Request (check one)

Appeal of Zoning Officers Decision Request for area variance

Request for use variance

Description of request (Attach separate sheet if necessary)

Seeking variance from Village of Peninsula Planning and Zoning Code, 1113.01 Schedule Regulations, R-1, Rural Residential District, Minimum Setback Requirements, Side Yards, Least One (65') and Total of Two (130').

Statement of reason for the request (Attach separate sheet if necessary)

The property at 6284 Riverview exists with a home built by my grandparents, Daniel & Agnes Egleston around 1952 and is owned and occupied by my brother-in-law Dan.

The property and home predate the current Peninsula Zoning requirements, has an area of approximately 2.4 acres and varies in width from approximately 112'-6" to 110'-1".

We are seeking variance relief from the Schedule of Regulations, 1113.01, Side Yard Setback requirements for the R-1 Rural Residential District to allow for the construction of a garage addition attached to the existing home. The side yard setbacks requested are approximately 26'-7" to the northern property line and 49'-3" to the southern property line. The requested side yard setbacks are slightly greater than those of the existing home.

The proposed garage addition is designed to be complementary to existing home, be completely behind the existing home and to not extend any closer to the to property side lines than the existing home.

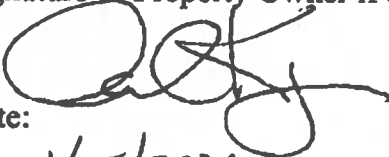
The reason for this variance request is that the imposition of the 65'/130' side-yard setback requirement(s) from the Schedule of Regulations, section 1113.01 of the Village of Peninsula Planning and Zoning Code on this property results in a property with no allowable building area. This condition under the current planning and zoning code disallows not only the proposed addition, but any and all sort of home improvements that might adjust the home area.

Signature of Applicant:



Date: 2025/12/20

Signature of Property Owner if different than the Applicant:



Date:

1/5/2026

Fee: \$350.00

Payment Options: Cash or check

Online payment by credit card may be made through QuickBooks. Please email Admin@villageofpeninsula-oh.gov for a direct link. An additional \$15.00 processing fee is added.

MEMORANDUM

TO: Village of Peninsula BZA
FROM: Rita McMahon, Village Planner
CC: Bradric Bryan, Village Solicitor
DATE: February 24, 2026
RE: 6284 Variance Requests.

PROPERTY OWNER: Daniel M. and Sharon J. Krachinsky
APPLICANT: Dan Krachinsky
PROPERTY ZONING: "R-1" Rural Residential District
VARIANCE REQUEST(S): Section 1113.01 Schedule of Regulations

PROJECT SUMMARY:

The property located at 6284 Riverview Road is zoned R-1 Rural Residential. Dan Krachinsky proposes to construct an attached garage to the existing house on the property. The 711 square foot 2 car garage will be attached to the existing garage which is attached to the existing house by a breezeway. Section 1117.09(a) of the zoning code states:

(a) An attached accessory building, including a carport attached to a principal building, on a lot, shall be made structurally a part thereof, and shall comply in all respects with the requirements of this Ordinance applicable to the principal building. Breezeways, for the purpose of this Ordinance, as an attachment between the garage or carport and the main building, shall be considered as part of the main building, but breezeways shall not be considered as constituting livable floor area.

The proposed garage addition meets all the requirements of this section. Therefore, the garage addition must meet the zoning standards set forth for a principal structure by the Chapter 1113 of the Zoning Code. In an R-1 District the principal structure must meet the following standards:

MINIMUM LOT SIZE	4 Acres
MINIMUM LOT WIDTH	300 feet
SETBACKS	REQUIREMENT
Front	200 feet

Side	65 feet each side total of 130 feet
Rear	100 feet

The Krachinsky property is an existing nonconforming lot of record. The property does not meet the current lot size or lot width requirements of the Code. The existing structure on the property do not meet the current front and side setback requirements.

The proposed garage will be attached to the rear of the existing garage. It will be setback 26 feet from the north property line and 49 feet from the south property line. These side setback match the setbacks of the existing house. A variance of 49 feet from the north property line and 16 feet from the south property line is requested. The garage addition will meet the required rear setback of 100 feet.

EVALUATION:

Village of Peninsula Zoning Code section 1149.08 sets forth the guidelines and standards for a variance to the Code. The requests are area variances and the applicant must show that the variance is justified and Board is to weigh the following factors. (Items in italics are comments on how each item effects this request.)

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
The property is non-conforming in size and width. No construction can occur on the property without a variance to the side setbacks. The parcel is approximately 124 feet in width. As noted on the proposed site plan the 65-foot required setbacks from each side property line would overlap. It is impossible to construct anything on the property without a variance to the code.
- B. Whether the variance is insubstantial;
The proposed side setbacks are 26 feet from the north property line and 46 feet from the south property line in lieu of the 65 foot required from each side. A variance of 49 feet from the north property line and 16 feet from the south property line is requested. As noted in item A it would be impossible to construct on the site without the variance. The proposed garage addition will closely match the existing setbacks of the house and garage.
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
The property is located in an area of various size lots many of which are non-conforming. The variances should not change the character of the area. The proposed variance request is to match the existing home setbacks. It will not decrease the established separation to the adjacent properties and therefore not alter the character of the neighborhood.

- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
The development proposal should not affect any delivery of governmental services.
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
The property appears to have been in the Krachinsky family for an extensive period of time. County records indicate that the house was constructed in 1952. The Village's Zoning Code has changed several time since the construction of the home. It is unknown if the owners were aware that the lot and its structures are considered nonconforming.
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
There is no possible method to construct an attached garage on the property without a variance. The applicant could construct a detached garage which would comply with the five (5) foot side setback requirement for accessory structures.
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

CONCLUSIONS

The parcel located at 6284 Riverview Road is a legally non-conforming in lot width and area. The existing structures on the property are located at nonconforming setbacks. The proposed garage addition is attached to the main structure and therefore must meet the setback requirements of a main structure established by section 1113.01 of the Zoning Code. It is impossible to meet the side setback requirements of the code for a main structure in the R-1 Zoning District without a variance. The applicant is matching the existing home setbacks and therefore not alter the character of the neighborhood.

#5-21157 BZ



Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
www.scph.org

RECEIVED

JAN 23 2026

SUMMIT COUNTY PUBLIC HEALTH
ENVIRONMENTAL DIVISION

BUILDING AND ZONING EVALUATION APPLICATION

Parcel Information:

Property Address: 6284 Riverview Road

City: Peninsula Zip: 44264 Parcel ID: 1100138

Applicant's Information:

Name: Daniel M. Krachinsky Phone #: 216.212.8583

Email: krach089@outlook.com

Address (if different): _____
City State ZipCode

Property Information and Project Details:

Sewage Disposal

- Sanitary Sewer
- Septic System

Water Source

- Municipal Water
- Private Water (well, cistern, etc.)

Please select the reason for submitting the application:

Proposed Project Type	Fee
<input checked="" type="checkbox"/> Home Addition/Remodel Addition to existing house that increases square footage, but not the number of potential bedrooms	\$125
<input type="checkbox"/> Additional Property Features Garage, shed, accessory buildings, pond, swimming pool, deck, etc.	
<input type="checkbox"/> One Bedroom Addition This is defined as the addition of habitable space which includes, but is not limited to: a bedroom, office, den, etc.	

Brief Project Description

Single story, two bay garage addition to the west side of the existing home.

- The attached drawing includes the location of all septic system components and private water systems and distances, in feet, to the proposed project.

I understand that any approval or disapproval is based on the information I have provided and any change in this information may result in a voided approval. This evaluation may not be used as an assessment of the septic or private water system.

[Signature]
Signature of Applicant

1/23/2026
Date

Received by: C. Boyd
 Amount: \$ 125.00
 Cash
 Credit card 02338R
 Check #:
 Invoice No: 5-21157

1100138 ✓

SUMMIT COUNTY HEALTH DEPARTMENT
1100 Market Circle, Columbus Falls, Ohio 44224-2992 (216) 923-4891

SEWAGE SYSTEM INSPECTION REPORT

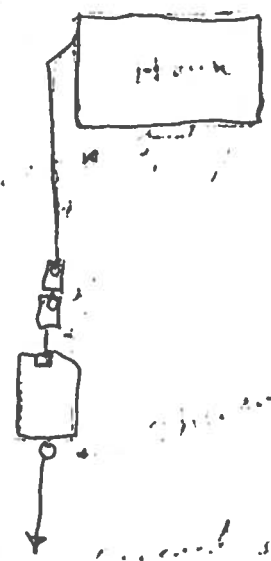
FOR: HEALTH DIVISION, COLUMBUS, OHIO ¹⁹⁵² DATE PERMIT ISSUED: 07/15/92
_{capl}
_{cod} (2)

OWNER: M/M OF I. KRACHINSKY
ADDRESS: 6284 RIVERVIEW RD., PENINSULA, OHIO 44264

INSTALLER: COLUMBUS PUMP & EQUIPMENT INC. (659-4655)

SPECIFICATIONS:

REPLACEMENT	NO FAMILIES: 1	SOIL TYPE:
VARIANCE: NO	EFFLUENT:	
NO TANKS: 1	SIZE (EA): 1000	AER. TANK: NO
FILTER BED	SIZE: 480 SQ FEET	
EVAP TRENCH: NO	SIZE: 0 SQ FEET	COORDINATOR: YES
00 GALLONS/DAY		
EXISTING 1 TANK; MAINTAIN EXISTING DISCHARGE POINT		



APPROVED: _____ DATE: 7/16/92
 DISAPPROVED: _____
 PERMIT NO: 015585
 INSPECTOR'S SIGNATURE: _____

THE INSPECTION OF THIS PROPERTY IS TO ASSURE THAT THE HOME SEWAGE SYSTEM COMPLETES WITH THE SUMMIT COUNTY HEALTH DEPT'S ENVIRONMENTAL HEALTH CODE. THE INSPECTION OF THIS PROPERTY BY THE SUMMIT COUNTY HEALTH DEPT. IN NO WAY GUARANTEES THE PERFORMANCE OF THE HOME SEWAGE SYSTEM.

6284 RIVER ✓



Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
www.scph.org

BUILDING AND ZONING INSPECTION REPORT

Property Address: 6284 Riverview Rd.

City: Peninsula Zip: 44264 Parcel ID: 1100138

Applicant's Information:

Name: Daniel M. Krachinsky Phone #: 216-212-8583

Email: dkrach89@outlook.com

Address (if different): _____

Site visit date(s): 1/28/26 City _____ State _____ ZipCode _____

Based on the inspection listed above, the project is:

- Approved** for the project as it has been proposed. Please see attached stamped plan.
- Disapproved.** The proposed project is not capable of meeting the minimum code requirements without adversely affecting the sewage treatment system (STS), private water system (PWS), or future replacement area(s).

The conclusions rendered may be without the knowledge of some of the individual parts of the STS/PWS and applies only to the date and time the conclusion was made. Therefore, this evaluation does NOT guarantee the future performance of the system(s).

Comments:

The proposed project is approved. The proposed location of the garage is 100+ feet from the well, meeting the minimum required isolation distance of 5 feet. The proposed location of the garage is also on the opposite side of the house from the septic system, meeting the minimum required isolation distance of 10 feet. Tank levels normal, effluent in inspection port clear and odorless. No nuisance observed at time of inspection.

Inspector's Signature: *D. J. Jones* Date: 1/28/26

KRACHINSKY RESIDENCE

GARAGE ADDITION

DANIEL M. KRACHINSKY
6284 RIVERVIEW ROAD
PENINSULA, OHIO 44264

APPLICABLE CODE:

OHIO RESIDENTIAL CODE 2019
OHIO ELECTRICAL CODE 2023
VILLAGE OF PENINSULA, PLANNING AND ZONING CODE

PROPERTY INFORMATION:

PARCEL NUMBER(S): 1100138
ZONING JURISDICTION: PENINSULA, OHIO
ZONING DISTRICT: R-1, RURAL RESIDENTIAL DISTRICT
PROPERTY AREA: +/- 2.47 ACRES

PROJECT DESCRIPTION:

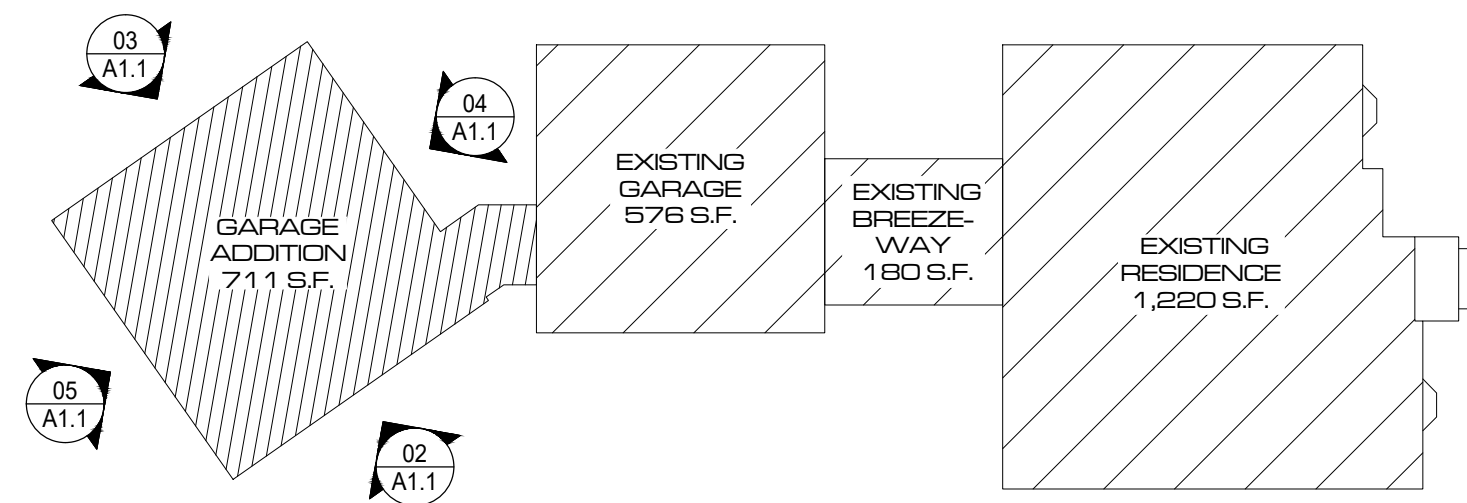
NEW SINGLE STORY, TWO CAR GARAGE ADDITION TO EXISTING RESIDENCE

PROJECT AREAS:

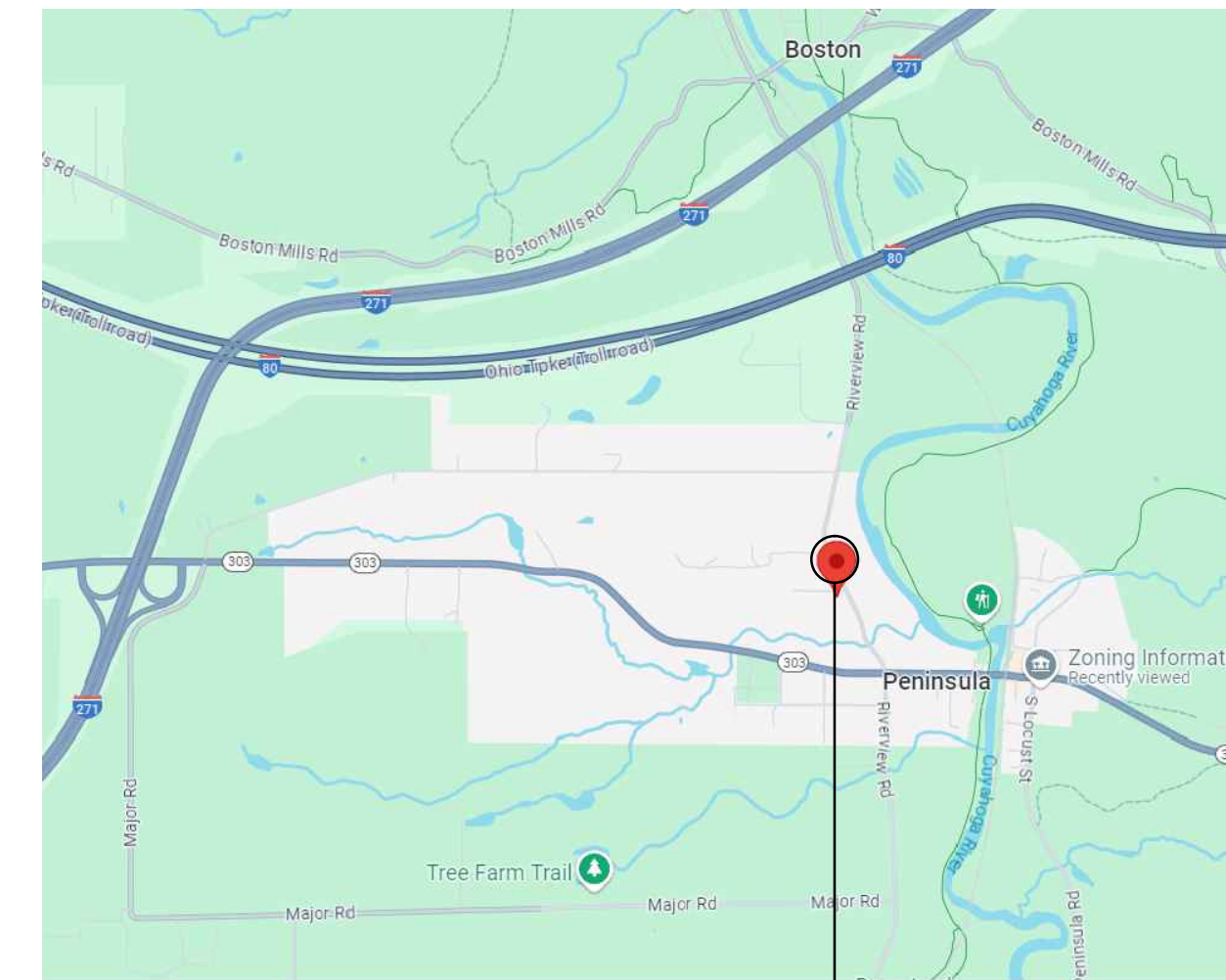
GARAGE ADDITION AREA: 711 SQ.FT.

DRAWING INDEX:

- A0.0 TITLE SHEET, SITE PLAN
- A1.1 ADDITION EXTERIOR ELEVATIONS
- A2.1 ADDITION FOUNDATION AND FIRST FLOOR PLANS, WALL SECTION
- A2.2 ADDITION ROOF & ROOF FRAMING PLANS, WALL SECTIONS
- A3.1 BUILDING & WALL SECTIONS



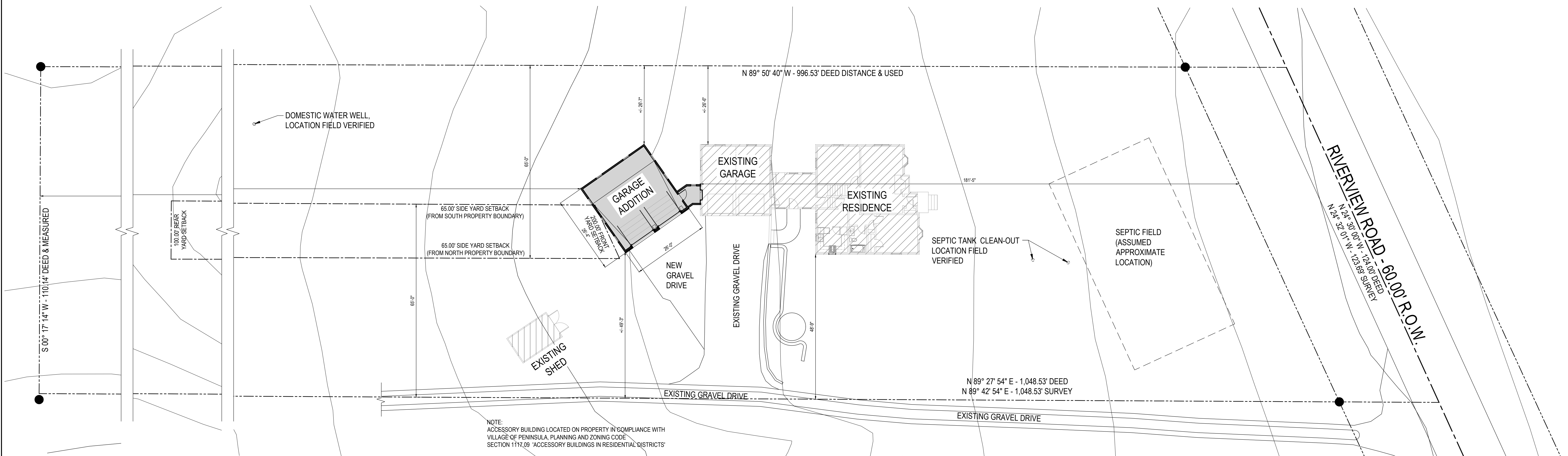
02 PROJECT KEY PLAN
SCALE: 1/16" = 1'-0"



01 PROJECT VICINITY MAP
SCALE: NOT TO SCALE



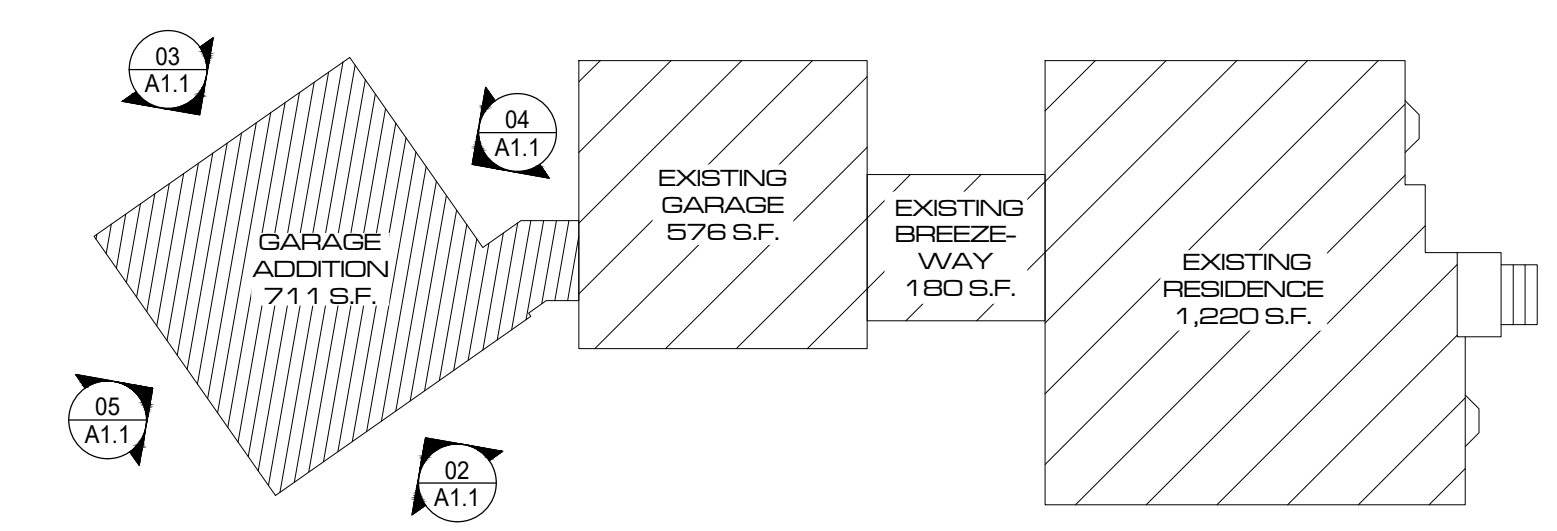
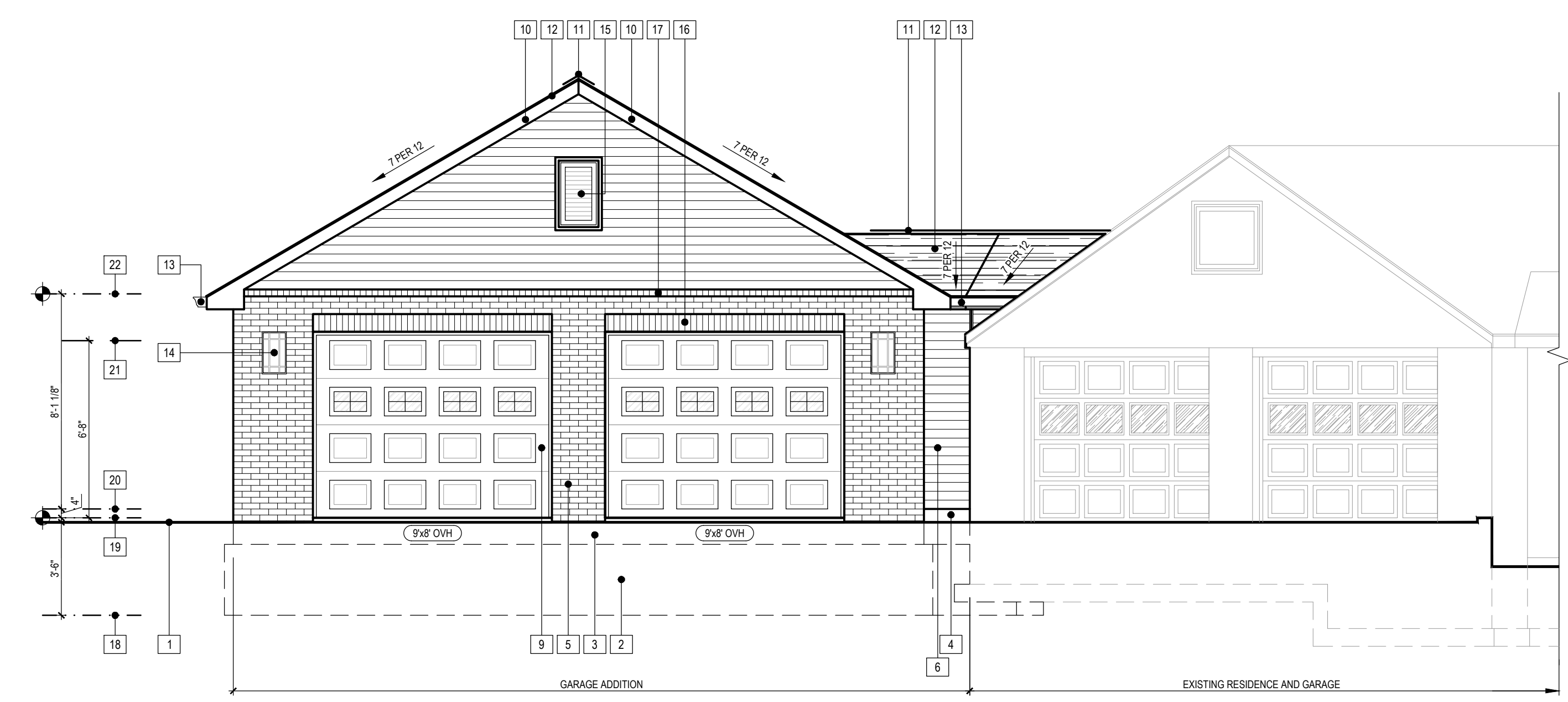
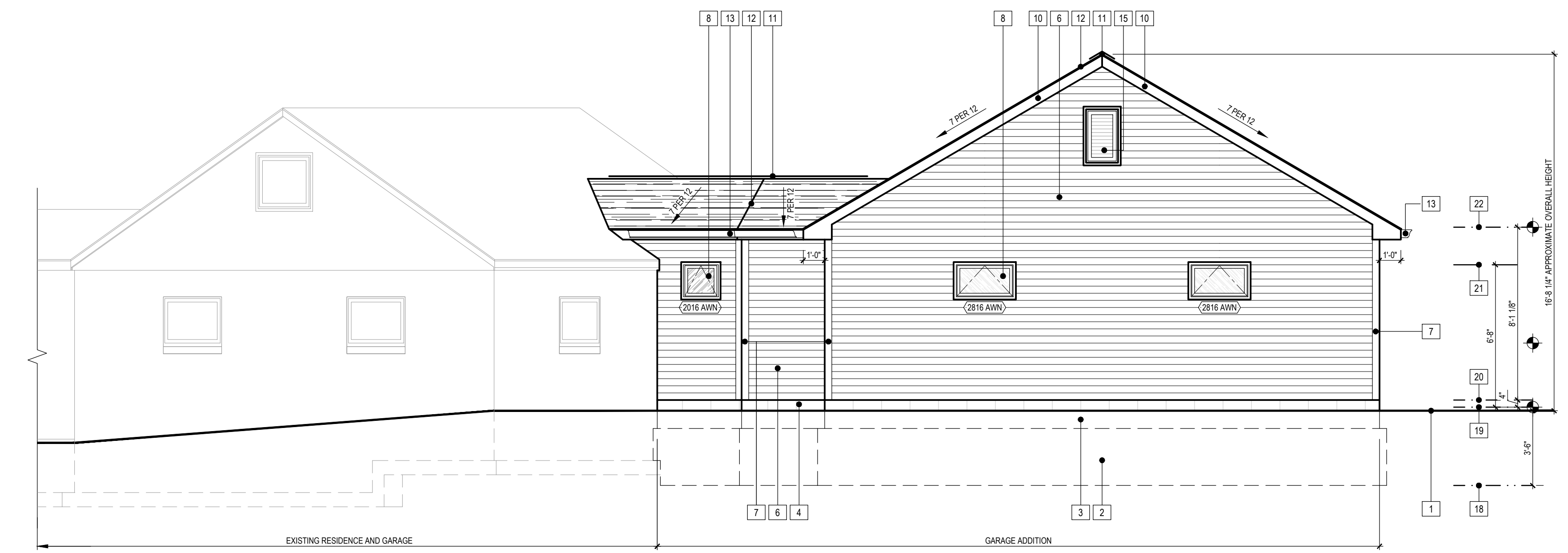
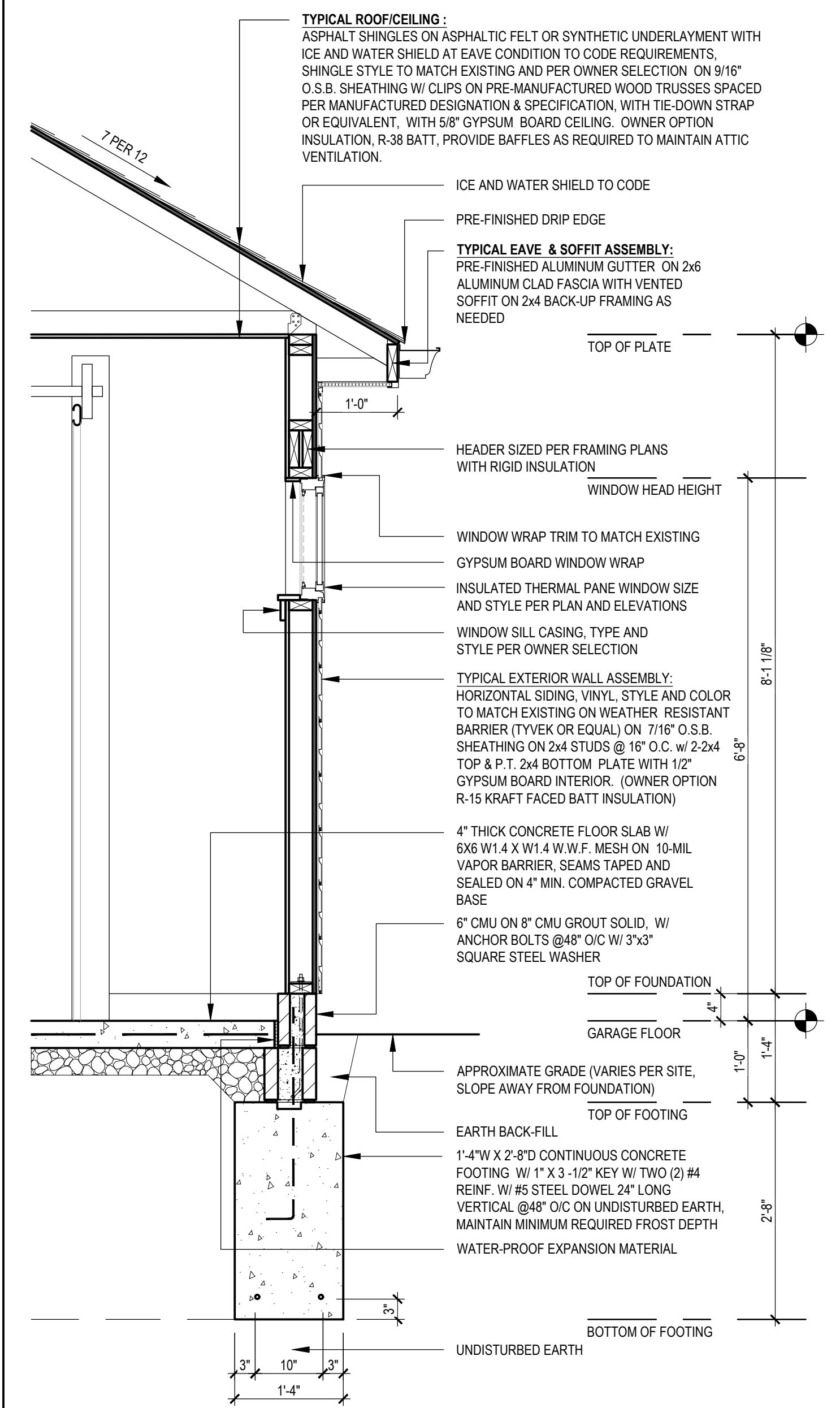
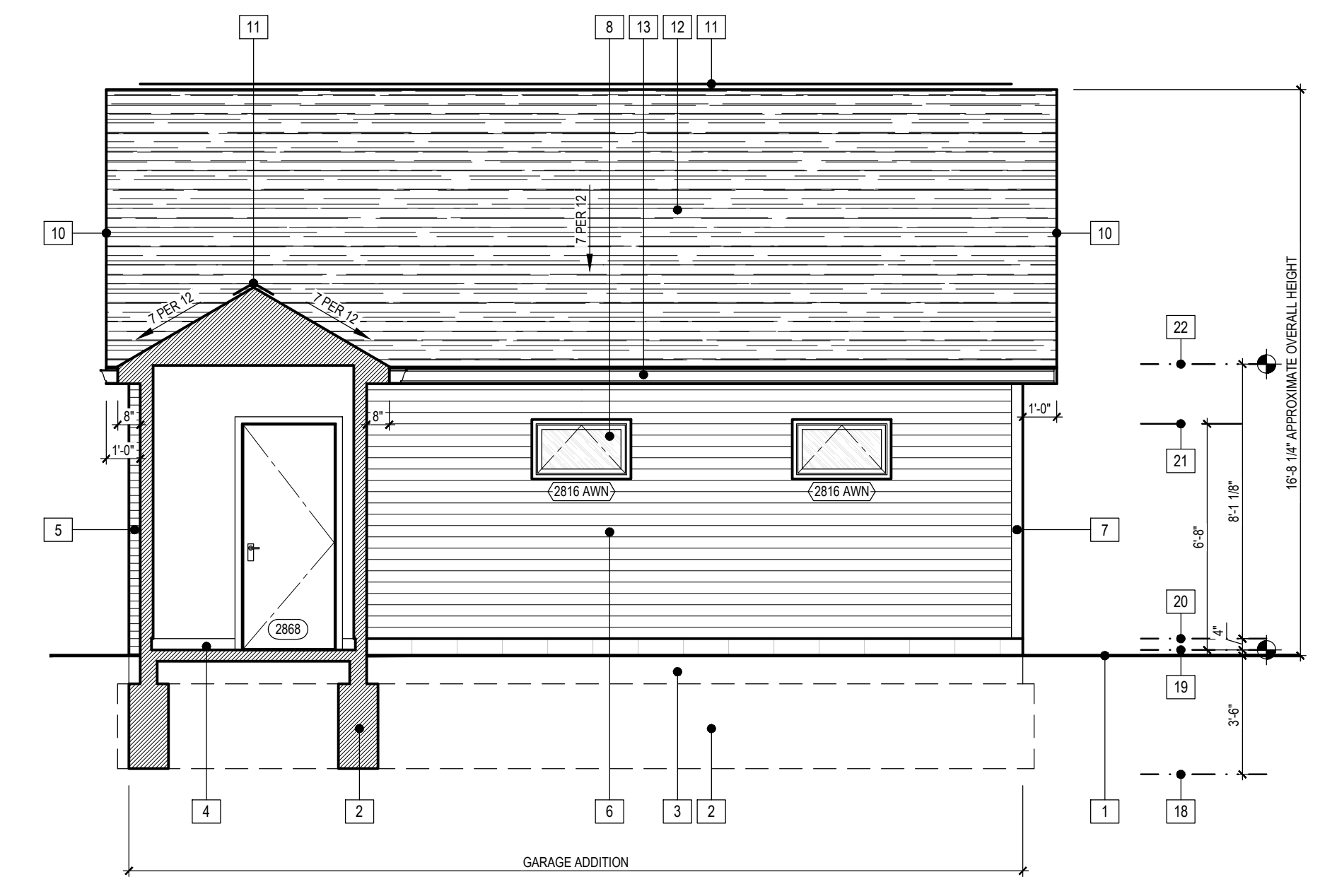
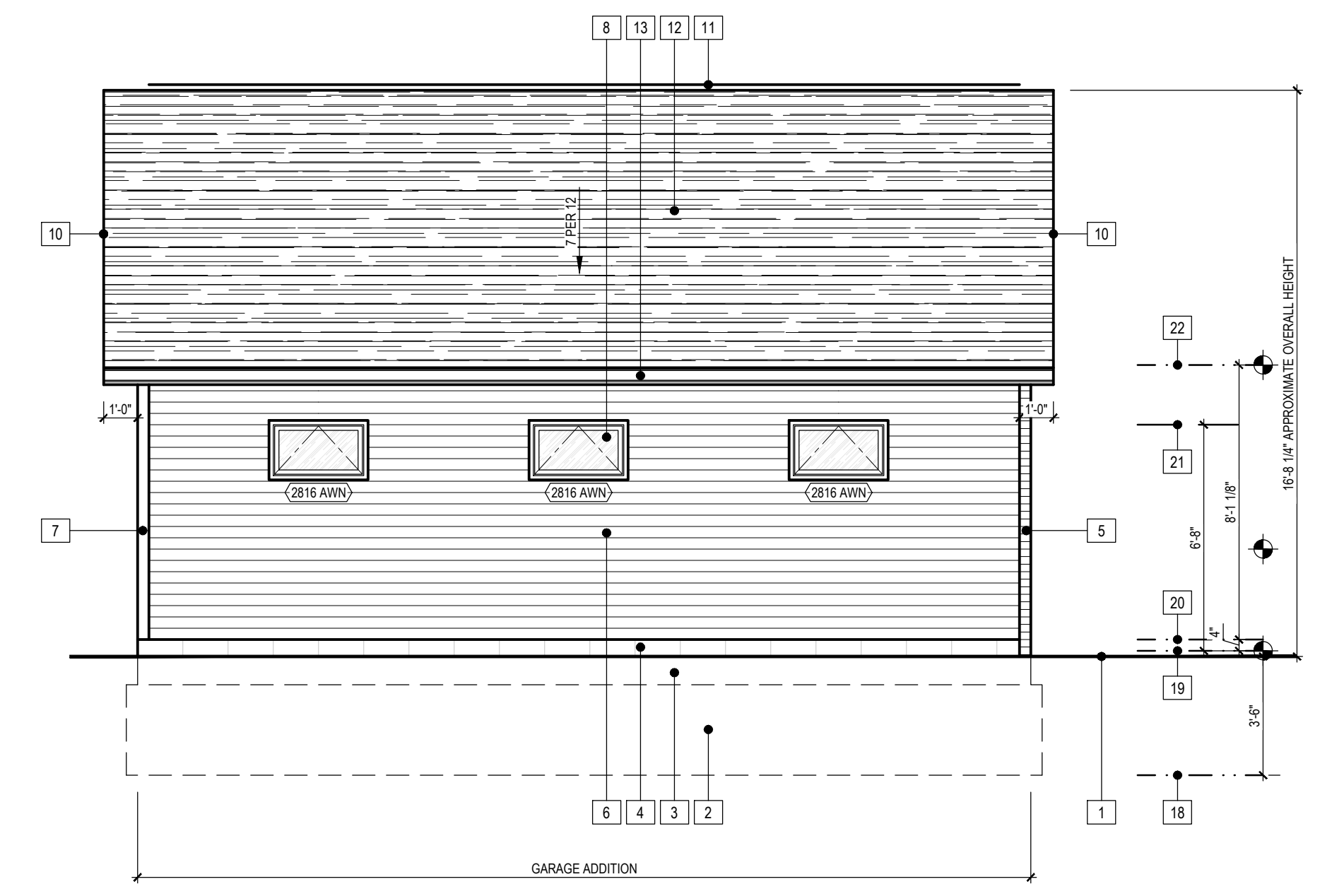
03 OVERALL SITE AERIAL
SCALE: NOT TO SCALE

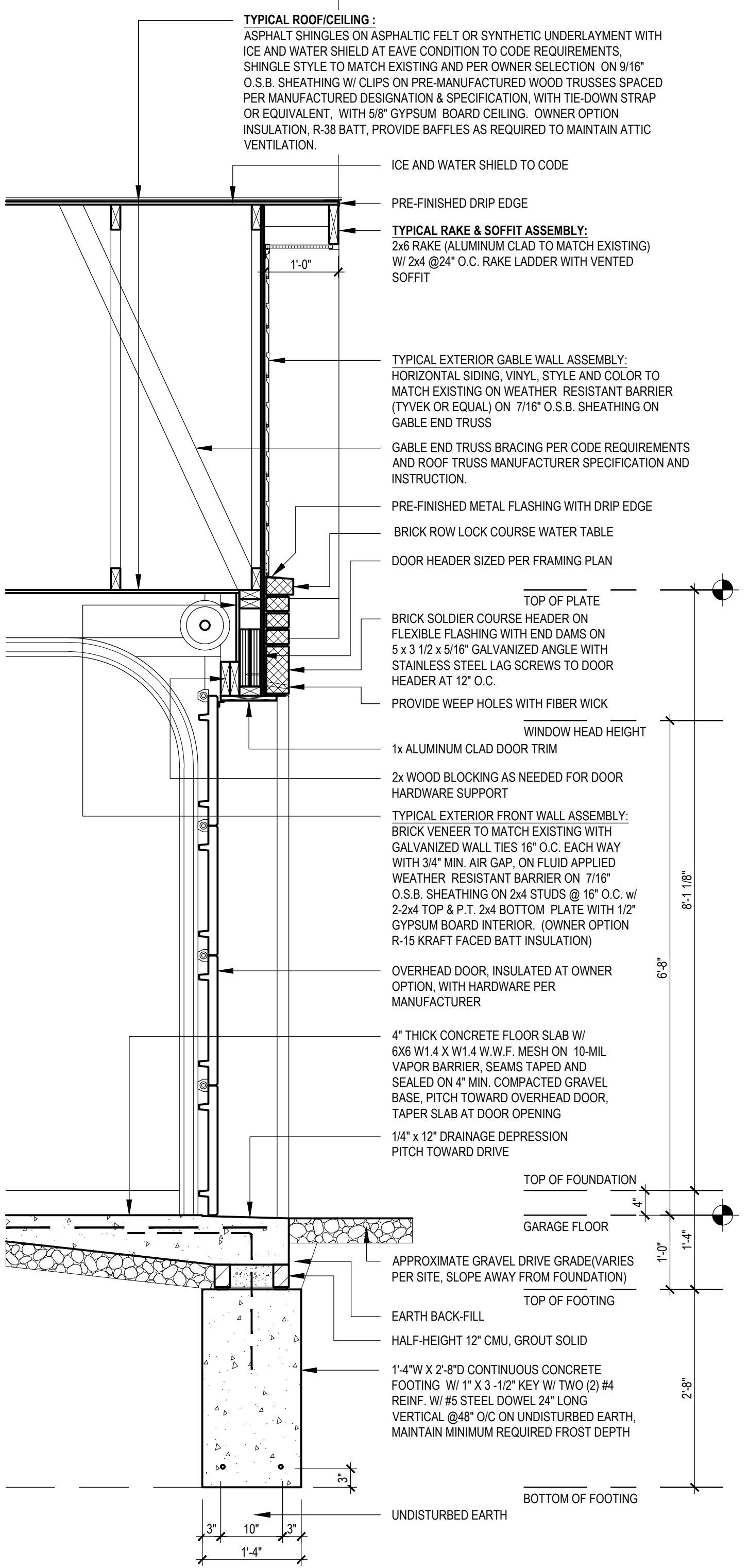
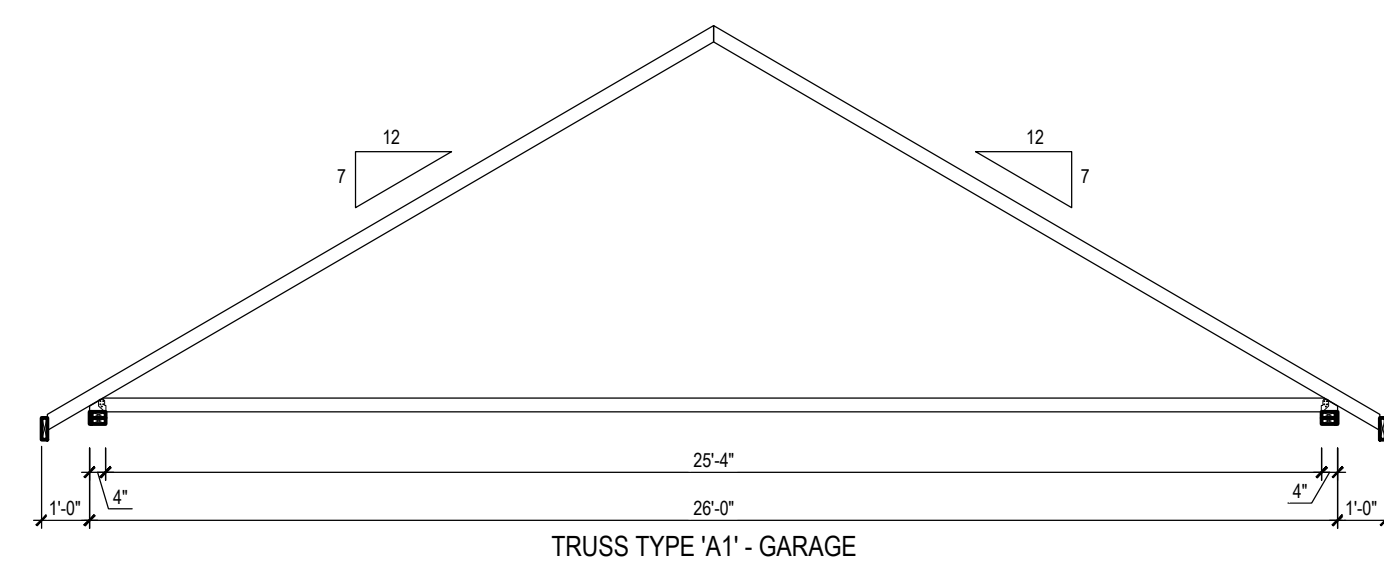


04 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"

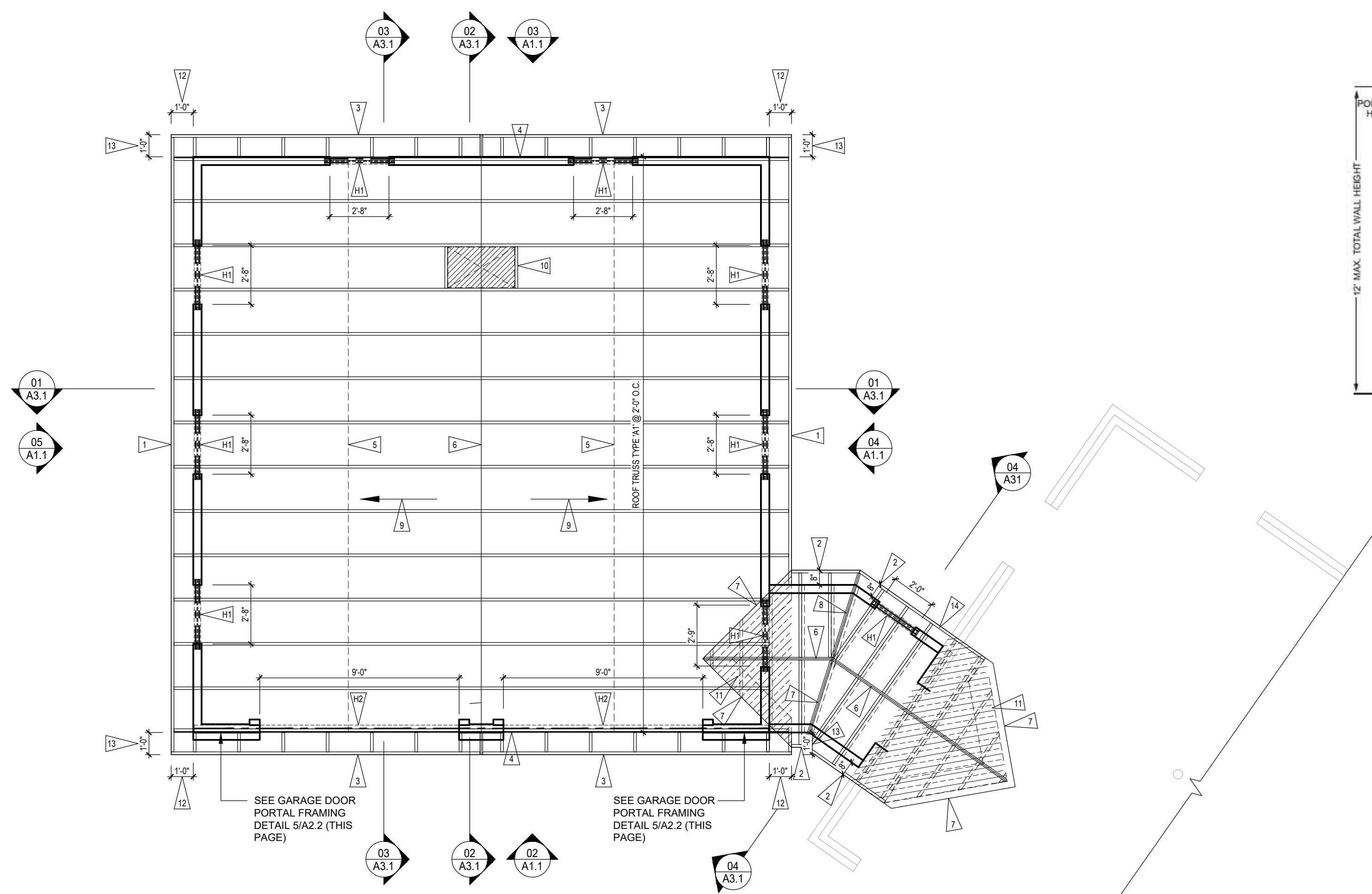
NOTE:
SITE PLAN PREPARED FROM OWNER PROVIDED PROPERTY SURVEY INFORMATION, INFORMATION PUBLICLY AVAILABLE FROM THE SUMMIT COUNTY, OHIO AUDITOR GIS WEBSITE AND FIELD OBSERVATIONS. NO NEW SITE SURVEY WAS PERFORMED.

- FLAG NOTES:** #
- ELEVATIONS:**
- APPROXIMATE GRADE
 - REINFORCED CONTINUOUS CONCRETE FOOTING
 - CMU FOUNDATION WALL
 - EXPOSED CMU TO GRADE
 - BRICK VENEER TO GRADE
 - HORIZONTAL SIDING TO MATCH EXISTING
 - CORNER TRIM TO MATCH EXISTING
 - THERMAL PANE WINDOW SIZE AND OPERATION AS NOTED
 - OVERHEAD GARAGE DOOR SIZED AS NOTED
 - ALUMINUM CLAD 2x6 RAKE BOARD
 - VENTING RIDGE CAP TO MATCH ROOF SHINGLES
 - ASPHALT SHINGLES ON ASPHALTIC FELT OR SYNTHETIC UNDERLAYMENT WITH ICE AND WATER SHIELD AT EAVE CONDITION TO CODE REQUIREMENTS. SHINGLE STYLE PER OWNER SELECTION AND TO MATCH EXISTING.
 - ALUMINUM GUTTERS ON ALUMINUM CLAD 2x6 FASCIA BOARD. MATCH MATERIAL FINISH TO EXISTING WITH DOWNSPOUTS PLACED PER PLANS
 - WALL MOUNTED EXTERIOR LIGHT FIXTURE
 - 18" x 30" DECORATIVE VENT
 - BRICK SOLDIER COURSE LINTEL
 - BRICK ROWLOCK WATER TABLE
 - BOTTOM OF FOOTING, FIELD ADJUST FOOTING DEPTH AS NEEDED TO MAINTAIN REQUIRED MINIMUM FROST DEPTH
 - GARAGE FLOOR ELEVATION, MATCH AND ALIGN WITH EXISTING.
 - TOP OF MASONRY.
 - ADDITION WINDOW / MAN DOOR HEAD HEIGHT
 - ADDITION TOP OF PLATE ELEVATION

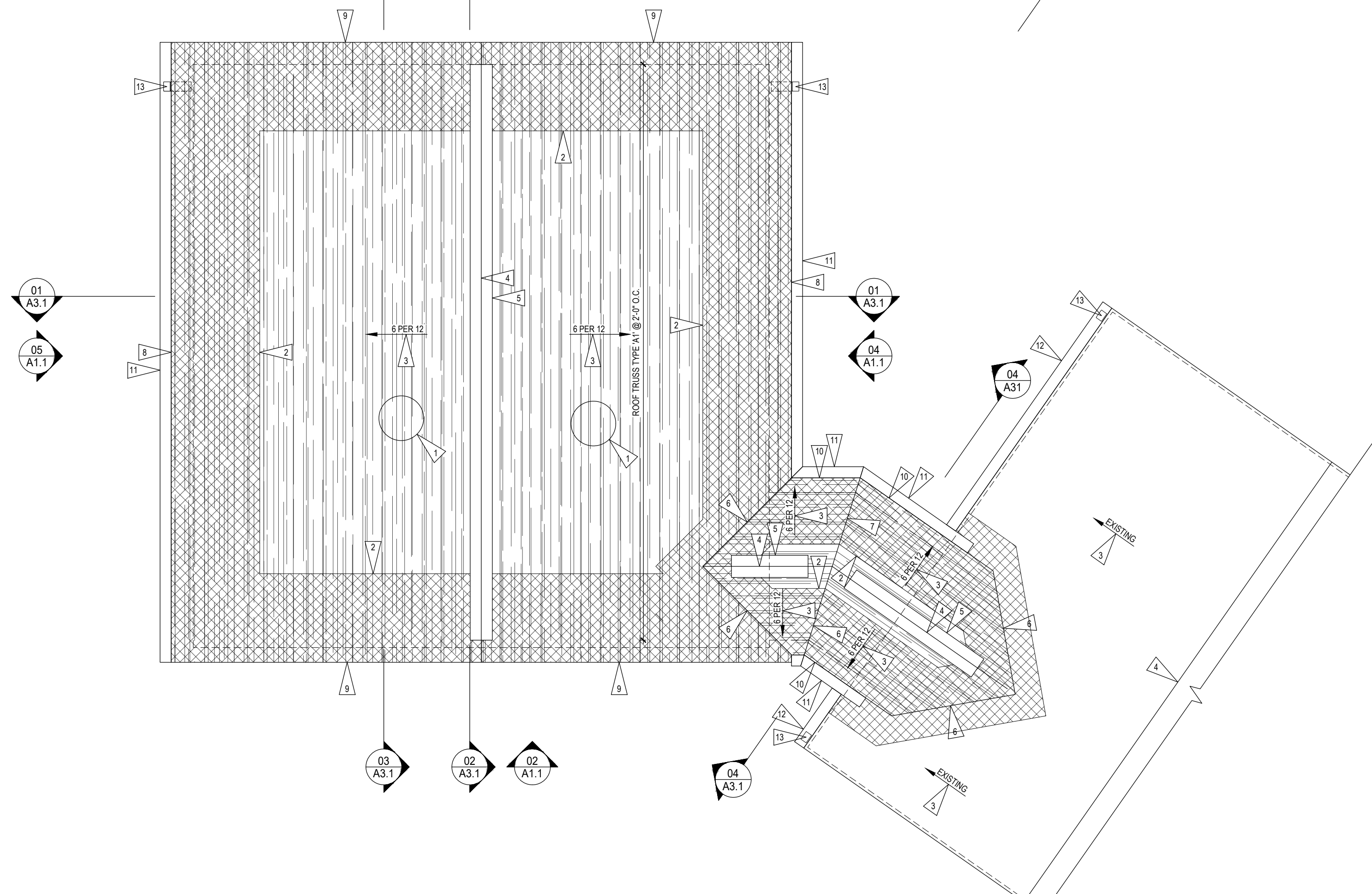




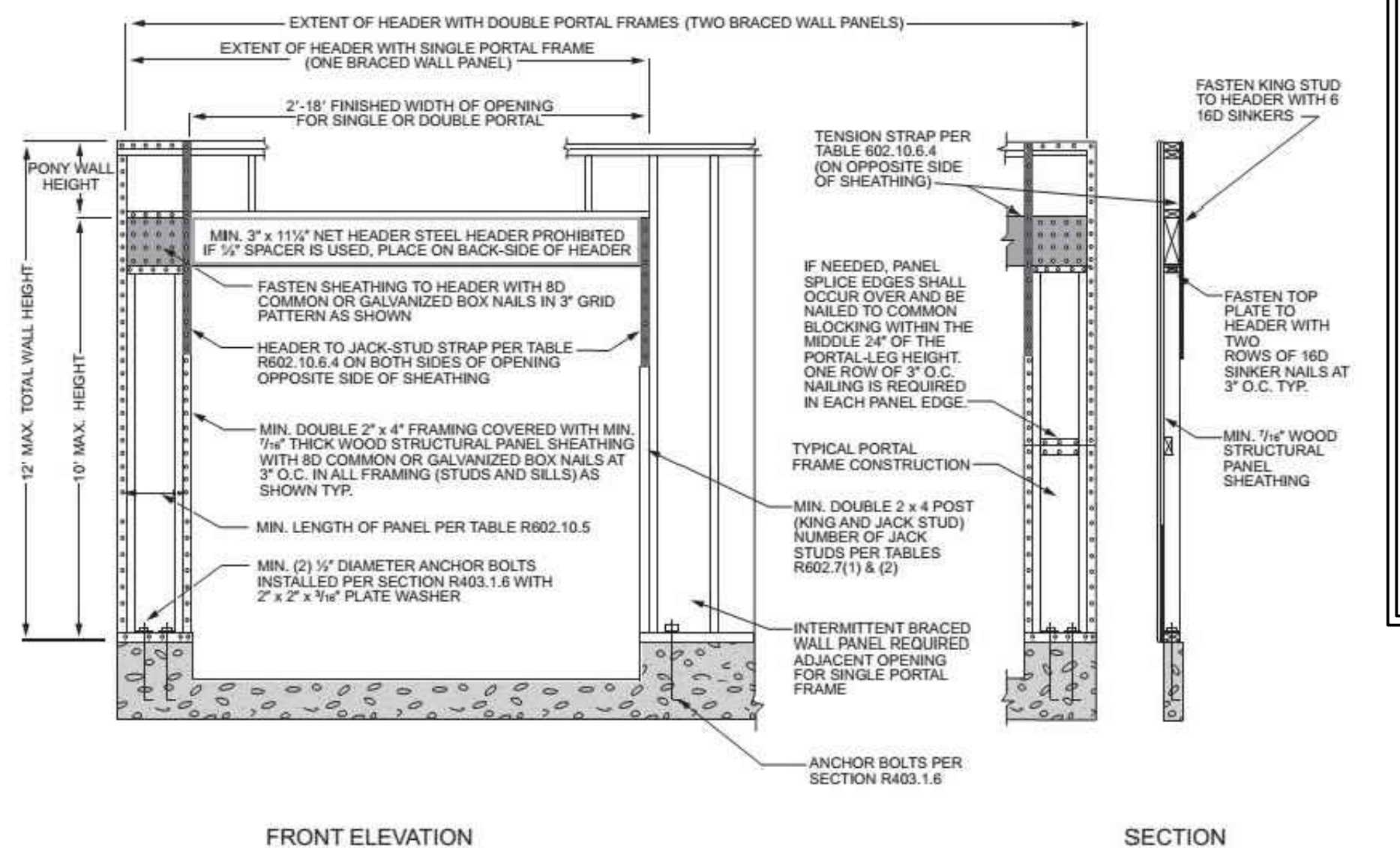
04 SECTION WALL
SCALE 1/4" = 1'-0"



03 PLAN ROOF FRAMING
SCALE 1/4" = 1'-0"



02 PLAN ROOF
SCALE 1/4" = 1'-0"



05 DETAIL GARAGE DOOR PORTAL FRAMING
SCALE 1/16" = 1'-0"

FLAG NOTES:

- ROOF FRAMING**
- 2x6 FASCIA BOARD (1'-0" OVERHANG WITH VENTED SOFFIT)
 - 2x6 FASCIA BOARD (7'-8" OVERHANG WITH VENTED SOFFIT)
 - 2x6 RAKE BOARD WITH 2x4 @24" O.C. RAKE LADDER, 1'-0" OVERHANG WITH VENTED SOFFIT.
 - GABLE END TRUSS.
 - ROOF TRUSS BRACING LOCATION, PLACE AND INSTALL PER TRUSS MANUFACTURER DIRECTION
 - RIDGE LINE.
 - VALLEY LINE.
 - HIP LINE.
 - DIRECTION OF ROOF SLOPE.
 - ATTIC ACCESS 20"x40" MIN.
 - ROOF OVER-FRAME AREA, STICK FRAME WITH 2x12 VALLEY BOARD LAID FLAT, SECURED THROUGH TO ROOF STRUCTURE BELOW.
 - EAVE OVERHANG.
 - RAKE OVERHANG.
 - STICK FRAME CONNECTOR ROOF: 2x6 RAFTERS @16" O.C. 2x6 RIDGE BOARD 2x8 VALLEY BOARD 2x4 CEILING JOISTS @16" O.C.

FLAG NOTES:

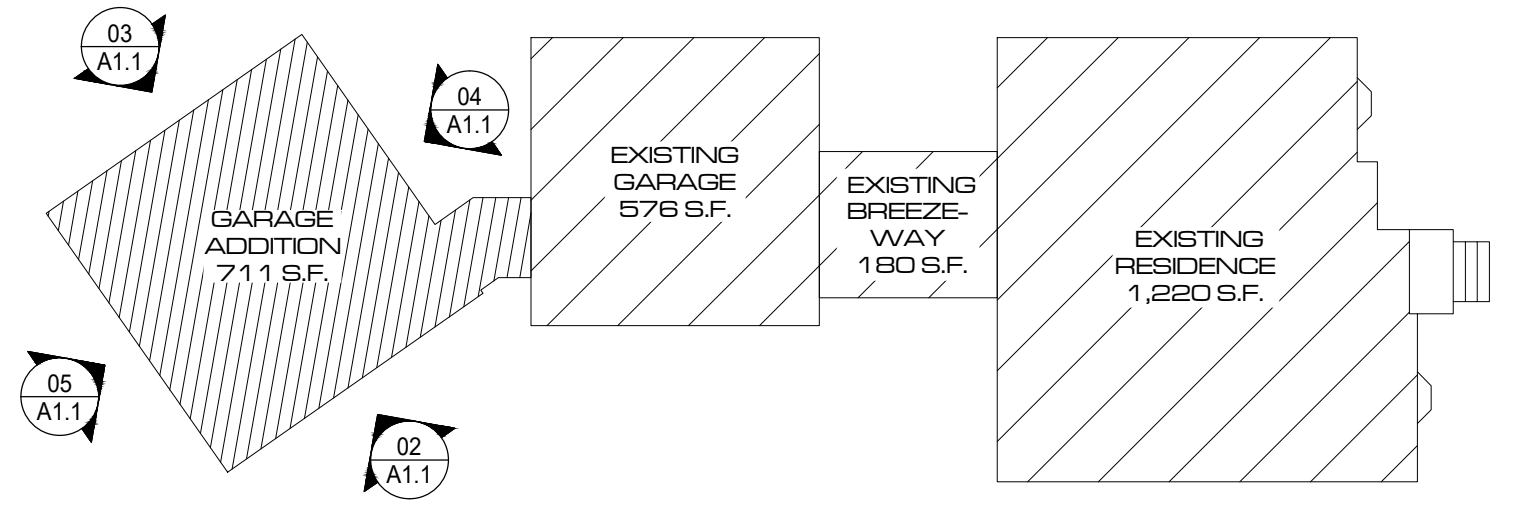
- ROOF PLAN:**
- ASPHALT SHINGLE ROOFING, TO MATCH EXISTING, INSTALL PER MANUFACTURER SPECIFICATION OVER FELT PAPER OR SYNTHETIC UNDERLAYMENT
 - ICE AND WATER SHIELD, INSTALL 48" MIN. FROM EAVE/RAKE LINE, 48" MIN. CENTERED ON VALLEY, WRAP UP WALL 18" MIN. ON WALLS ADJACENT ROOF SLOPE.
 - ROOF SLOPE DIRECTION.
 - RIDGE LINE.
 - RIDGE VENTING.
 - VALLEY LINE.
 - HIP LINE.
 - 1'-0" EAVE OVERHANG, ALUMINUM CLAD 2x6.
 - 1'-0" RAKE OVERHANG, ALUMINUM CLAD 2x6.
 - 8" EAVE OVERHANG, ALUMINUM CLAD 2x6.
 - PRE-FINISHED ALUMINUM GUTTERS WITH LEAF GUARD STYLE SHIELDS.
 - EXISTING GUTTER, MODIFY AS NEEDED TO NEW ROOF CONFIGURATION.
 - PRE-FINISHED ALUMINUM DOWNSPOUTS.
 - REMOVE EXISTING ROOFING AS NEEDED TO ACCOMMODATE NEW ROOF INSTALLATION.

FRAMING NOTES:

- LIVE LOADING CRITERIA:**
- ROOF: 20 P.S.F.
- CEILING DEFLECTION CRITERIA:** L/240
- ROOF FRAMING:**
- WHERE INDICATED TRUSSES ARE TO BE INSTALLED FOR FRAME GARAGE ROOF AREAS, ROOF TRUSS PROVIDER TO SUPPLY TRUSS ENGINEERED DRAWINGS TO INCLUDE TRUSS PROFILES, TRUSS LAYOUT PLAN TO INCLUDE INSTALLATION CONNECTION AND BRACING DETAILS. TRUSS LAYOUT INDICATED IN THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- REFER TO ROOF PLAN AND TRUSS PROFILES FOR ROOF AND INTERIOR CEILING VAULT PITCHES.
- CONNECTOR ROOF/CEILING ARE TO BE STICK FRAMED WITH RAFTERS AND CEILING JOISTS SIZED AND SPACED PER PLAN.
- ALL FASCIA AND RAKE BOARDS ARE TO BE 2x6 - ALIGN FASCIA AS INDICATED PER PLANS.
- PROVIDE 2x4 @24" O.C. RAKE LADDER AT RAKE BOARD LOCATIONS.
- PROVIDE RAFTER AND/OR TRUSS TIE DOWNS (SIMPSON HURRICANE CLIPS), STRONG TIE TRUSS SCREWS OR SIMILAR) FOR EACH RAFTER/TRUSS BEARING SUPPORT POINT LOCATION.
- TYPICAL ROOF SHEATHING TO THE 1/2" PLYWOOD OR 7/16" O.S.B. INSTALLED WITH CLIPS.
- ROOF TRUSS SUPPLIER SHALL PROVIDE ROOF TRUSS FRAMING LAYOUT TO INCLUDE DETAILS FOR LATERAL BRACING.

HEADER SCHEDULE:

- HEADER/INTEL/BEAM/POST SCHEDULE:**
- H1 (2) 2x6 HEADER WITH 1/2" PLYWOOD SPACER.
- H2 3 1/2" x 9-1/4" LVL.



01 PROJECT KEY PLAN
SCALE 1/16" = 1'-0"

