

**Record of Proceedings
Board of Zoning Appeals**

Held: Tuesday, March 10, 2026

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

ROLL CALL:

Mark Anson	Present	Greg Canda	Present
Barney Barnhart	Present	John Shega	Absent

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

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON FOR 2026: Since there were only three Board Members present, this vote was deferred until the next Board Meeting.

APPROVAL OF MINUTES:

April 22, 2025 Meeting Minutes: Mr. Anson made a motion that was seconded by Mr. Barnhart to approve the minutes. Mr. Canda then made a motion that was seconded by Mr. Barnhart to amend the minutes to reflect that Daniel DeAngelo, who made comments regarding the 1601 W. Mill Street application, is a Peninsula Foundation Board Member. Roll call vote (on motion to amend): Mr. Anson, yes; Mr. Barnhart, yes; Mr. Canda, yes. The motion was approved. Mr. Canda then made a motion that was seconded by Mr. Anson to approve the minutes as amended. Roll Call Vote: Mr. Anson, yes; Mr. Barnhart, yes; Mr. Canda, yes. The minutes were approved.

VARIANCE REQUEST HEARING:

Request from Daniel Krachinsky (Property Owner) filed by Paul Kaczmariski (Designer) 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.

Mr. Bryan read the variance requests and explained the side yard setback variances were needed for the proposed addition of an attached garage that would be connected to the home by a breezeway. He noted the neighboring property owners were notified of the request and this hearing, and no correspondence or objections were received by the Village. Mr. Kaczmariski and Mr. Krachinsky were sworn in by Mr. Bryan. Questions were asked by the Board about the topography and drainage. Mr. Kaczmariski explained the addition area is mostly flat and would not require significant re-grading. He stated the garage design was angled to align with the existing shared driveway and minimize additional surface disruption. The garage is within the current side yard setbacks of the main structure. It was noted that if the garage were detached rather than connected by a breezeway, no variance would be required. Due to the breezeway attachment, the proposed garage is considered part of the principal structure and needs to comply with the setback requirements for a principal structure. The property is nonconforming due to its width and the long-standing placement of the home, making it impossible to meet current side setback requirements that were established well after the home was built and are not practical for this particular nonconforming lot. Mr. Krachinsky confirmed the garage would just be used for vehicles and storage and would not include any living space amenities or utility connections.

Ms. McMahon reviewed the variance evaluation criteria and her report with the Board. A motion was made by Mr. Canda and seconded by Mr. Anson to grant the requested side yard

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setback variances. Roll Call Vote: Mr. Anson, yes; Mr. Barnhart, yes; Mr. Canda, yes. The motion was approved.

ADDITIONAL BUSINESS:

Scheduling of Meeting for Additional Variance Request.

Mr. Bryan mentioned that an additional meeting was needed to review variance requests related to a proposed house addition. Based upon the Board members' schedules, it was determined that meeting would be scheduled for April 28, 2026 at 6:00 p.m.

ADJOURNMENT: Mr. Canda made a motion to adjourn that was seconded by Mr. Barnhart. Roll Call Vote: Mr. Anson, yes; Mr. Barnhart, yes; Mr. Canda, yes. The motion was approved. The meeting was adjourned at 6:21 p.m.

Approval of Board Acknowledged by:



Board President

4/28/26
Date