



AGENDA
MEETING OF BOARD OF ZONING APPEALS

Tuesday April 28, 2026
6:00 p.m. Peninsula Village Hall
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES
March 10, 2026 Meeting Minutes

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON FOR 2026

VARIANCE REQUEST HEARING:

Request from Jason Klein (Property Owner) for a 29.5-foot side yard setback variance from the south property line (an additional 28.5 feet from the existing 58 foot non-conforming side setback) and an 85-foot front yard setback variance (an additional 5 feet from the existing 120 foot non-conforming front setback) for the 6336 Riverview Road property, related to the construction of a new addition to the existing home. Section 1113.01 of the Village Zoning Code requires 65-foot side yard setbacks and 200-foot front yard setbacks for principal structures in the R-1 Rural Residential Zoning District.

ADDITIONAL BUSINESS

Request for extension from Ara Asadorian for commencement of work on detached garage at 2366 Main Street property for which a 5-foot side setback variance and a 381 sq. ft. maximum size variance were granted. The variances were approved on April 22, 2025, with the condition that the building permit be requested and construction commence by April 22, 2026.

ADJOURNMENT

**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

**Record of Proceedings
Board of Zoning Appeals**

Held: Tuesday, March 10, 2026

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.

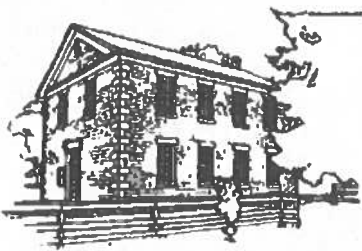
Mr. Bryan mentioned that an additional meeting was needed to review variance requests related to a proposed house addition. Based upon the Board members' schedules, it was determined that meeting would be scheduled for April 28, 2026 at 6:00 p.m.

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.

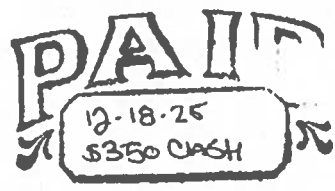
Approval of Board Acknowledged by:

Board President

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 *after* contacting the Village Admin.

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

Name of Applicant: JASON KLEIN

Address of Applicant: 6336 Riverview Rd.

Phone Number of Applicant: 330 221 3461

Email of Applicant: Klein, J @ hotmail.com

Name of Property Owner if different than the Applicant: _____

Address of Property Owner: _____

Phone Number of Property Owner: _____

Email of Property Owner: _____

Address of Request: 6336 Riverview Rd.

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)

Request variance for south elevation set back.

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

Existing lot is non-conforming and cannot accommodate addition of 1st floor primary bedroom, bathroom, laundry and living room. Existing structure is non conforming to side set back. There is no other reasonable area on structure to build the addition.

Signature of Applicant:



Date: 12/18/2025

Signature of Property Owner if different than the Applicant:

Date: _____

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.



PROJECT DESCRIPTION
 ADDITION OF FIRST FLOOR PRIMARY SUITE,
 LAUNDRY AND LIVING ROOM



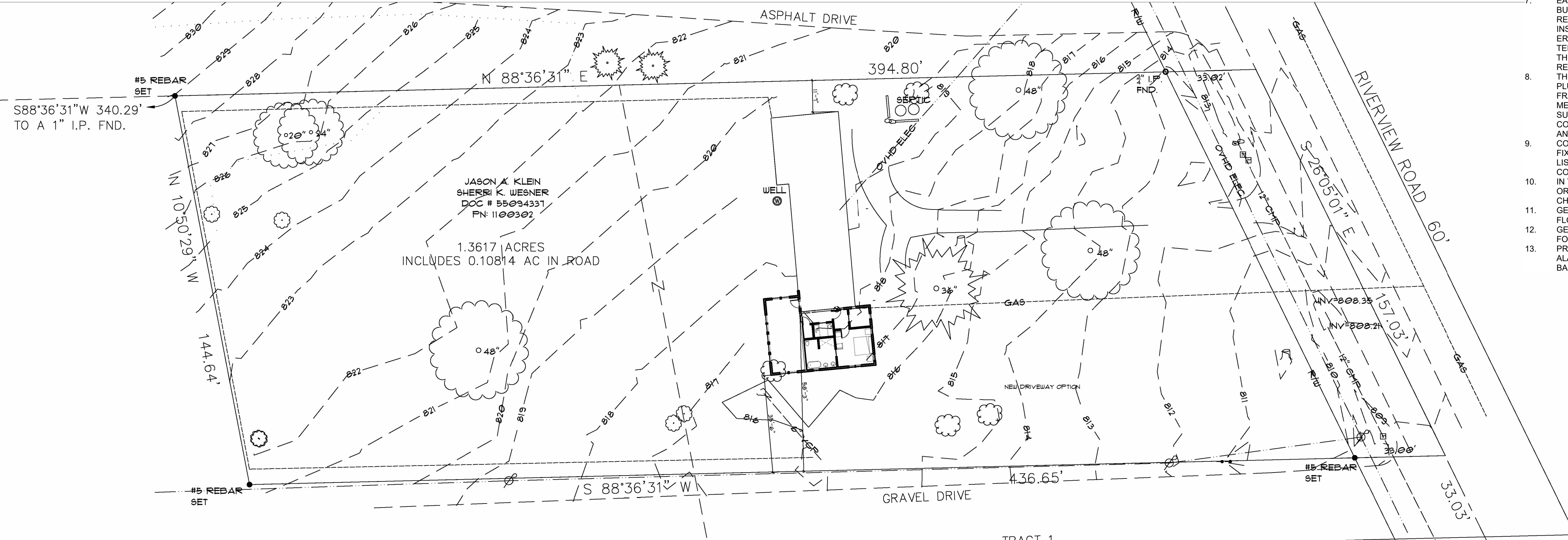
DECEMBER 31, 2027

PROJECT DATE
 12/3/2025

REVISIONS

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALERT ARCHITECT OF DISCREPANCIES AND CONFLICTS WITH OTHER TRADES IN A TIMELY FASHION. DRAWINGS SHALL NOT BE SCALED. ALL QUESTIONS WITH RESPECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT FOR MAKING INTERPRETATIONS ON ALL ITEMS OF DISCREPANCY OR OF AN AMBIGUOUS NATURE. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION.
2. ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST, OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT, ETC., THE SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY AND IN WRITTEN FORMAT TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. ALL WORK REQUIRED TO COMPLETE THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. PROVIDE APPROPRIATE FIRE EXTINGUISHERS FOR WORK BEING PERFORMED.
4. CONTRACTOR SHALL MAINTAIN A SAFE AND CLEAN WORK PLACE AT ALL TIMES PER ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. HIERARCHY OF DRAWING INTERPRETATION. THE FOLLOWING GUIDELINE APPLIES TO DRAWINGS AND SPECIFICATION. IF CONFLICTING INFORMATION IS PROVIDED, LARGEST SCALE DRAWING SHALL TAKE PRECEDENCE, AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
6. IF DETAIL IS NOT PROVIDED, IT IS ASSUMED THAT MANUFACTURERS AND INDUSTRY STANDARDS APPLY.
7. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO INSURE THE SAFETY OF THE BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS, WHICH MIGHT BE NECESSARY, FOLLOWING THE COMPLETION OF THE PROJECT. REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND FOR INSTALLING ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF SAID MECHANICAL AND ELECTRICAL SYSTEMS. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL DETERMINE DURING THE BID PROCESS ANY ADDITIONAL COSTS RELATED TO VARIATIONS IN THE MECHANICAL AND ELECTRICAL REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT ACCORDINGLY.
9. CONTRACTOR TO COORDINATE INSTALLATION OF OWNER PROVIDED EQUIPMENT, FIXTURES, FURNITURE, MATERIALS, APPLIANCES, ETC. DURING CONSTRUCTION. A FULL LIST OF SUCH ITEMS SHALL BE REVIEWED WITH OWNER PRIOR TO START OF CONSTRUCTION.
10. IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE THE SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF WALLS, FLOORS AND CEILINGS TO RECEIVE FINISH MATERIAL AS DETERMINED BY THE OWNER.
12. GENERAL CONTRACTOR SHALL COORDINATE WITH HVAC, ELEC. AND PLUMB. DRAWINGS FOR LOCATIONS OF SLEEVES THRU FOUNDATION WALLS FOR ALL UTILITIES.
13. PROVIDE CO2 DETECTORS AND SMOKE DETECTORS PER CODE. REQUIRED SMOKE ALARMS SHALL BE PROVIDED IN EACH BEDROOM, ON EACH STORY, AND IN THE BASEMENT.



DRAINAGE NOTE: ALL ROOF DOWNSPOUTS SHALL EXTEND MIN. 5' FROM HOUSE OR CONNECTED TO STORM DRAIN MOVING WATER TO NATURAL DRAINAGE COURSE.

ROOF VENTILATION REQUIREMENTS
 PER CODE 1/150TH OF THE AREA OF THE HOUSE SHALL BE PROVIDED AS BOTH INTAKE (SOFFIT) AND RIDGE VENTILATION.
 AREA OF HOUSE - 1,400 SF
 VENTED AREA REQUIRED 9.33 SF FROM SOFFITS AND FROM RIDGE VENT. VERIFY BY MANUFACTURERS PRODUCT DATA. ASSURE CLEAR FLOW OF AIR SPACE OF 1" AT THE EAVES.

SHEET INDEX

- A-1 SITE PLAN
- A-2 FLOOR PLAN
- A-3 ELEVATIONS
- A-4 SECTIONS
- A-5 FRAMING PLAN
- A-6 ELECTRICAL

CONTENTS

A-1

Scale

DO NOT SCALE DRAWINGS

**Residence Addition
 Wesner~Klein
 6336 Riverview Road
 Peninsula, Ohio**

RICK HAWKSLEY ARCHITECT
 160 North Chestnut Street
 Ravenna, Ohio 44266
 P.O. Box 664 Kent, Ohio 44240
 330.715.2354
 rick@designwithavision.com



DECEMBER 31, 2027

PROJECT DATE
12/3/2025

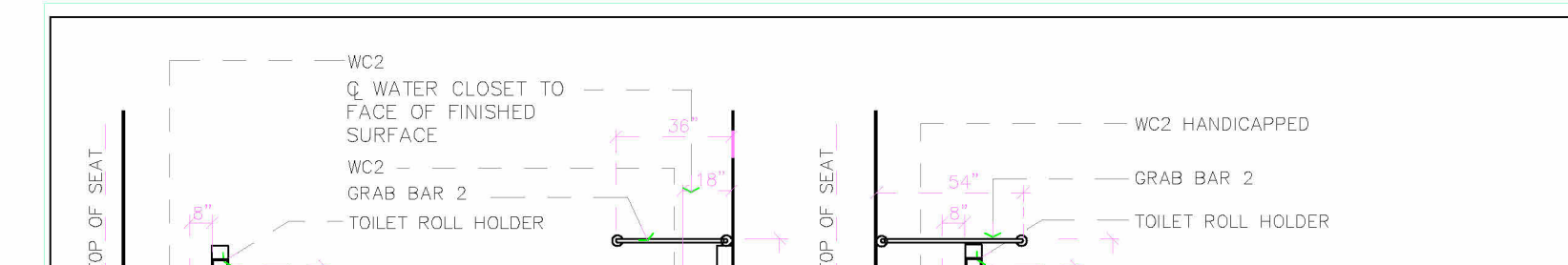
REVISIONS

Type Mark	Rough Opening		Type	Head Height	Comments
	Width	Height			
A	3' - 0"	5' - 0"	Window-Double-Hung	<varies>	
B	2' - 6"	3' - 10"	Window-Double-Hung	<varies>	
C	2' - 0"	2' - 0"	Fixed with Trim	6' - 8"	
D	3' - 0"	3' - 0"	Fixed with Trim	10' - 11"	
E	5' - 6"	4' - 4"	Fixed with Trim	6' - 4"	
F	2' - 0"	3' - 6"	Window-Double-Hung	<varies>	
G	<varies>	3' - 0"	<varies>	<varies>	

PLEASE VERIFY IF THESE SIZES WORK FOR YOU.

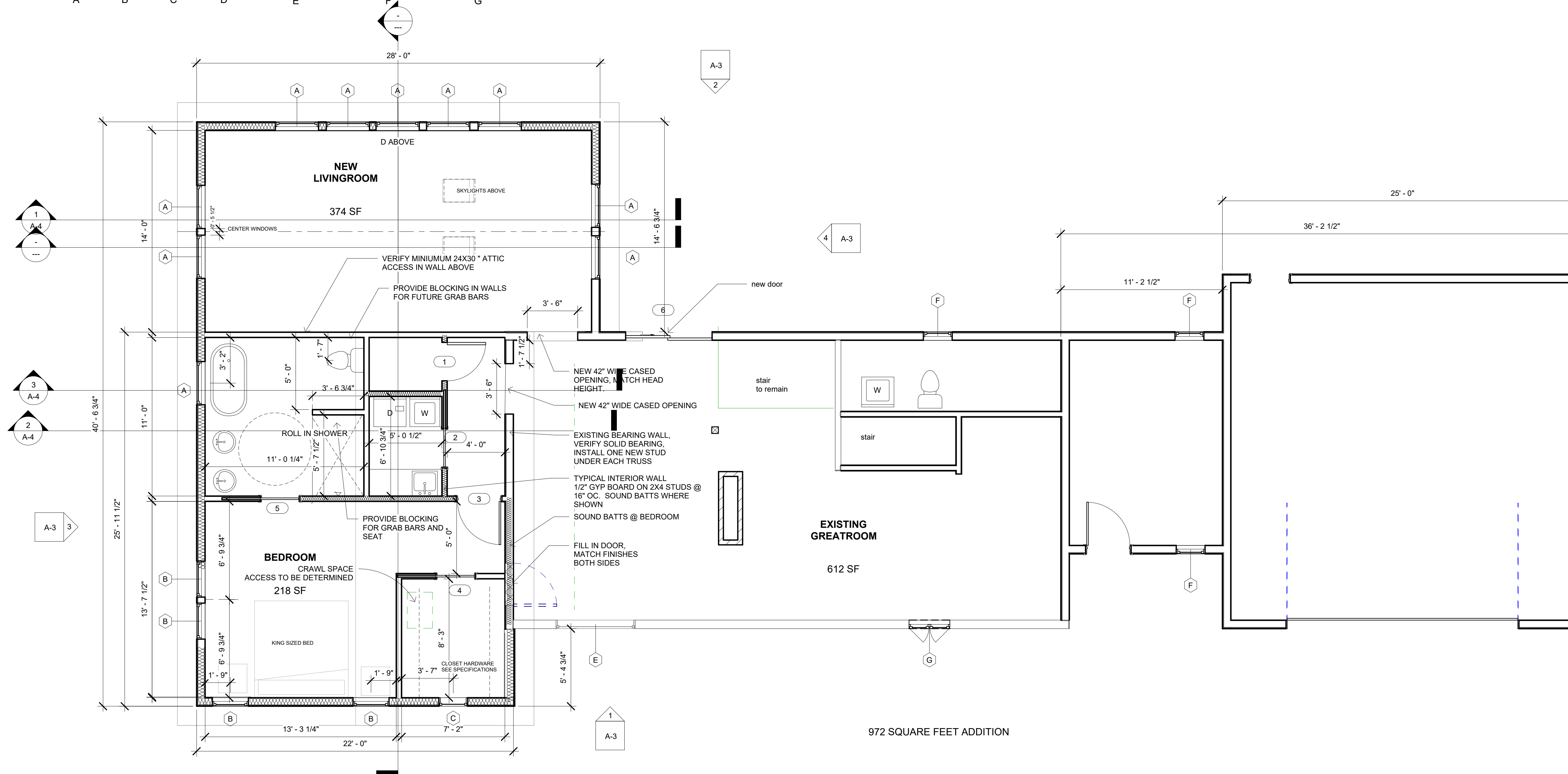
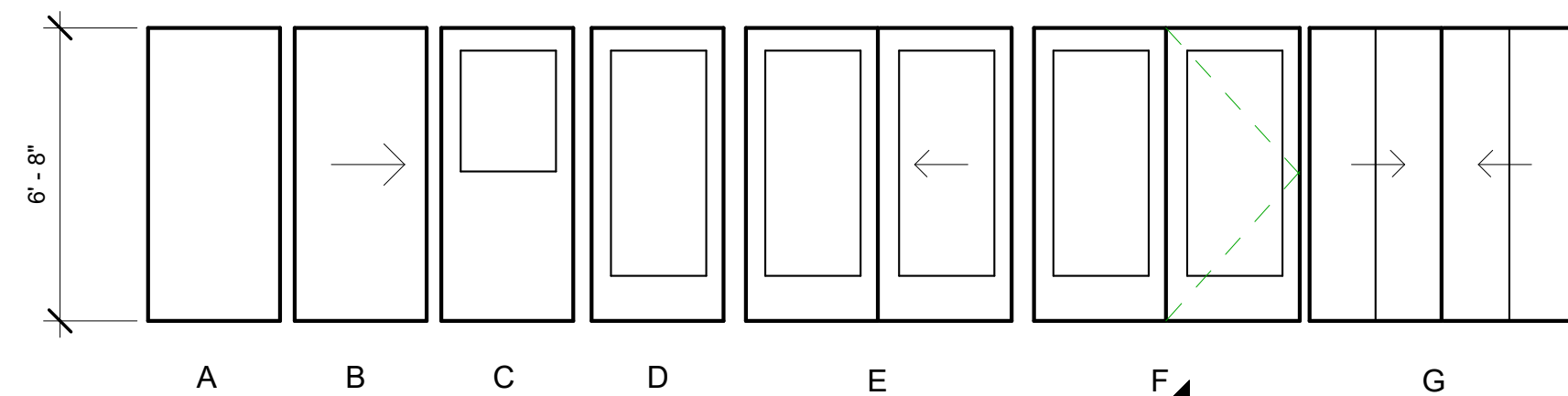
DEPENDING ON WHICH COMPANY YOU USE YOU PROBABLY WANT TO TWEAK.

NEED U VALUE OF .26



DOOR TYPES

VERIFY ALL SWINGS AND HARDWARE WITH OWNER



MAIN LEVEL PLAN

**Residence Addition
Wesner~Klein
6336 Riverview Road
Peninsula, Ohio**

RICK HAWKSLEY ARCHITECT
160 North Chestnut Street
Ravenna, Ohio 44266
P.O. Box 664 Kent, Ohio 44240
330.715.2354
rick@designwithavision.com

CONTENTS

A-2

Scale 1/4" = 1'-0"

DO NOT SCALE DRAWINGS



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Peninsula, Ohio

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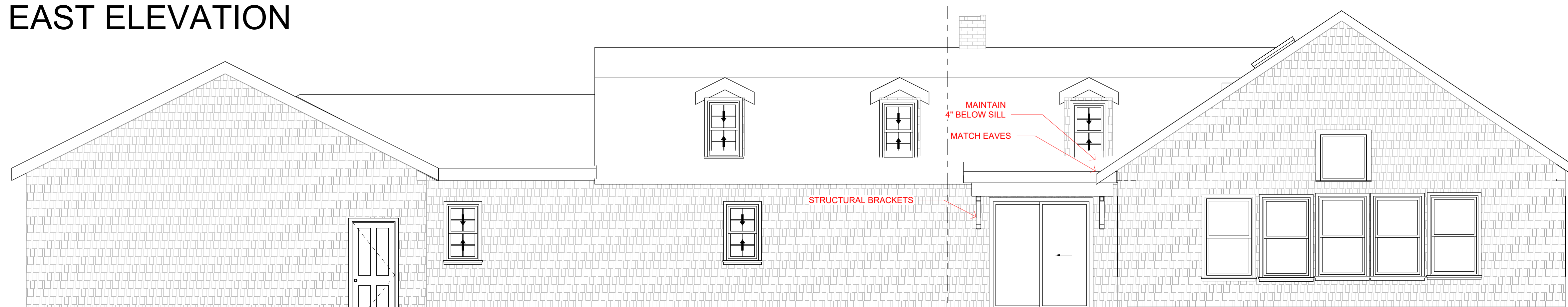
A-3

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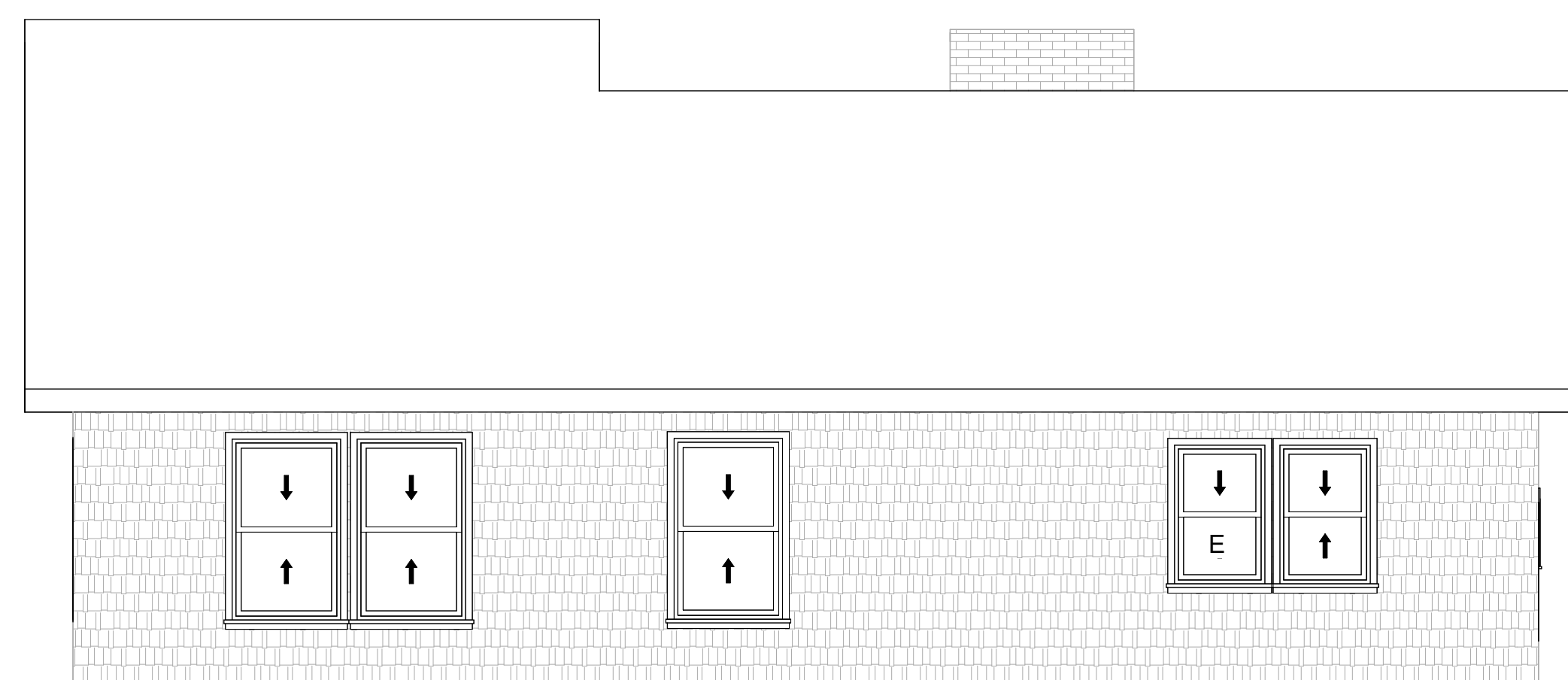
DO NOT SCALE DRAWINGS



EAST ELEVATION

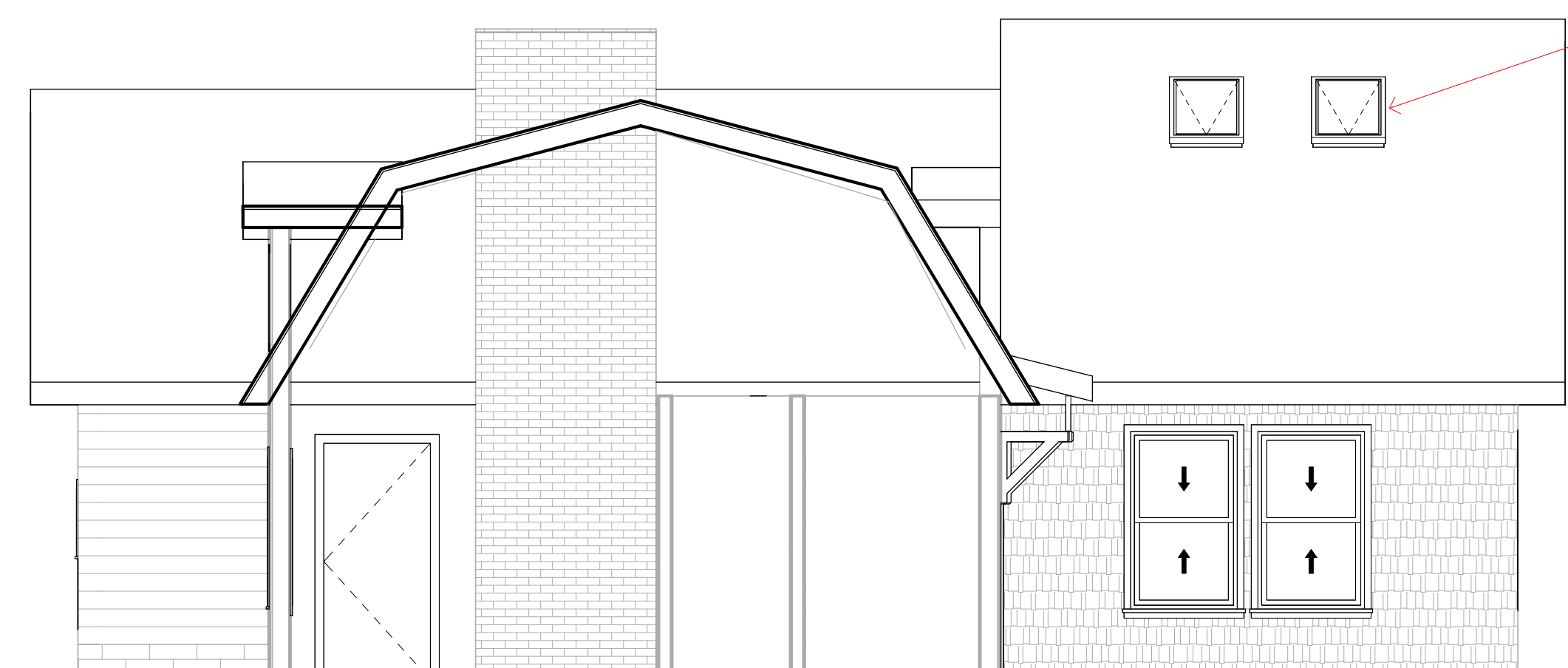


WEST ELEVATION

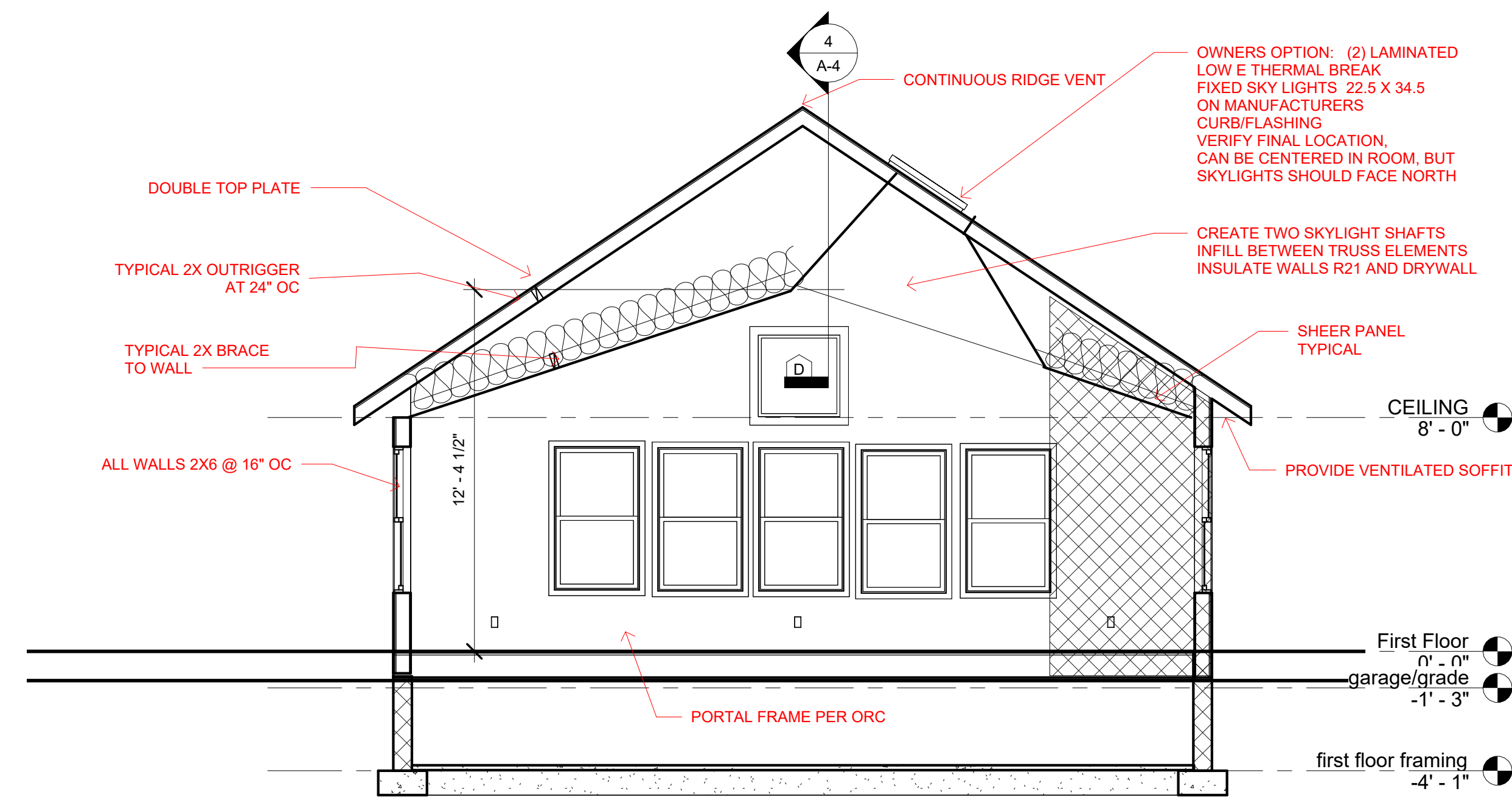


SOUTH ELEVATION

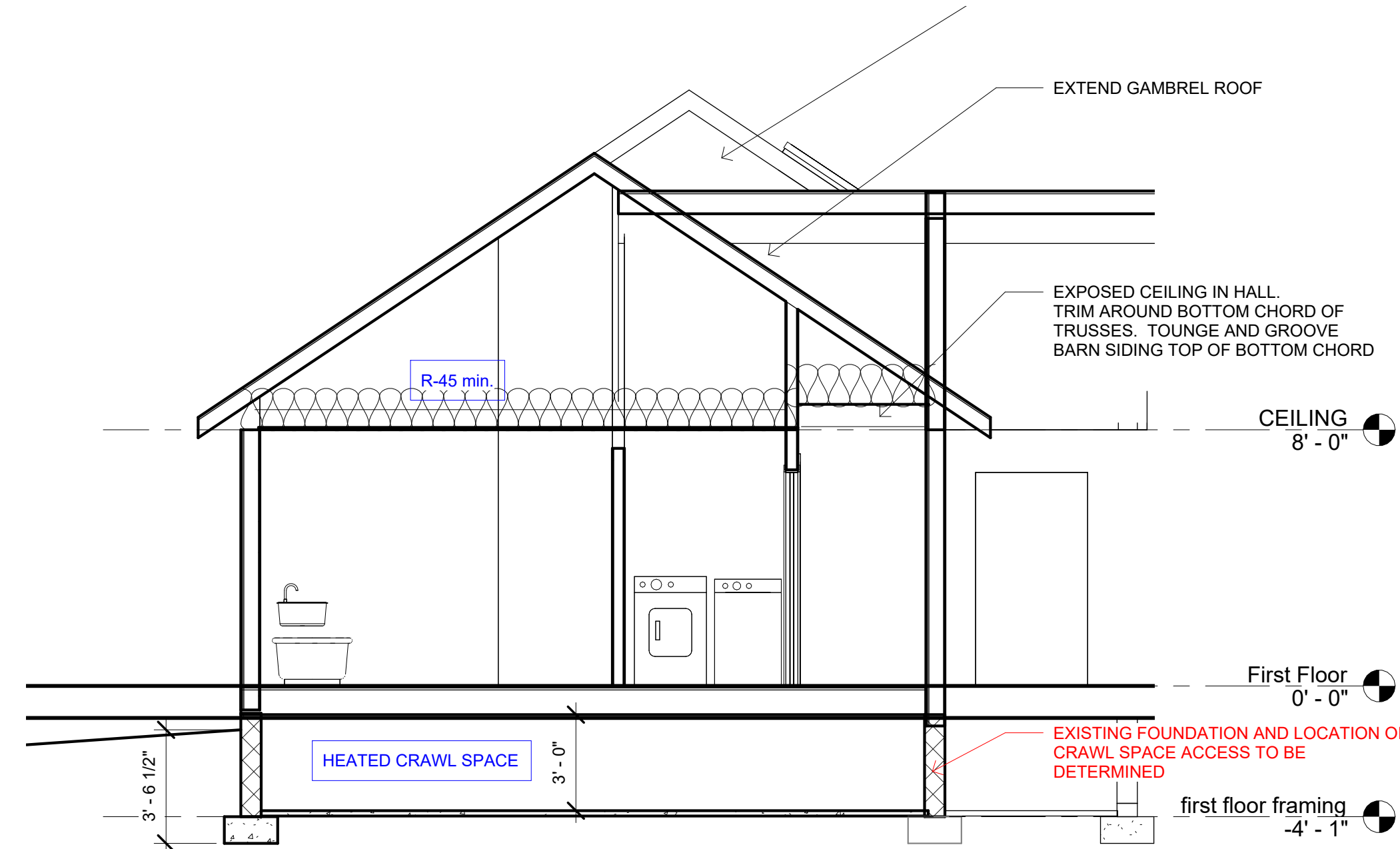
First Floor
0' - 0"



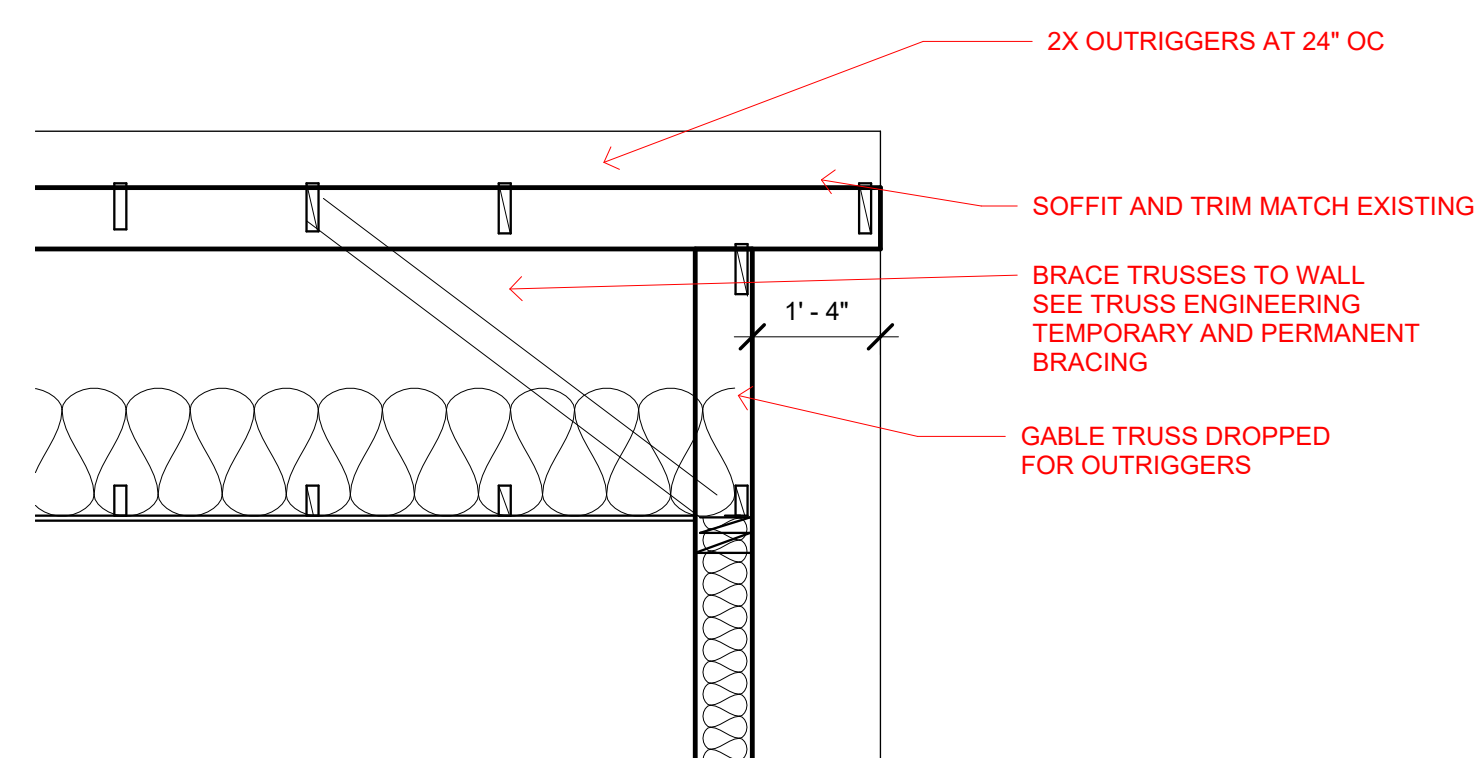
NORTH ELEVATION



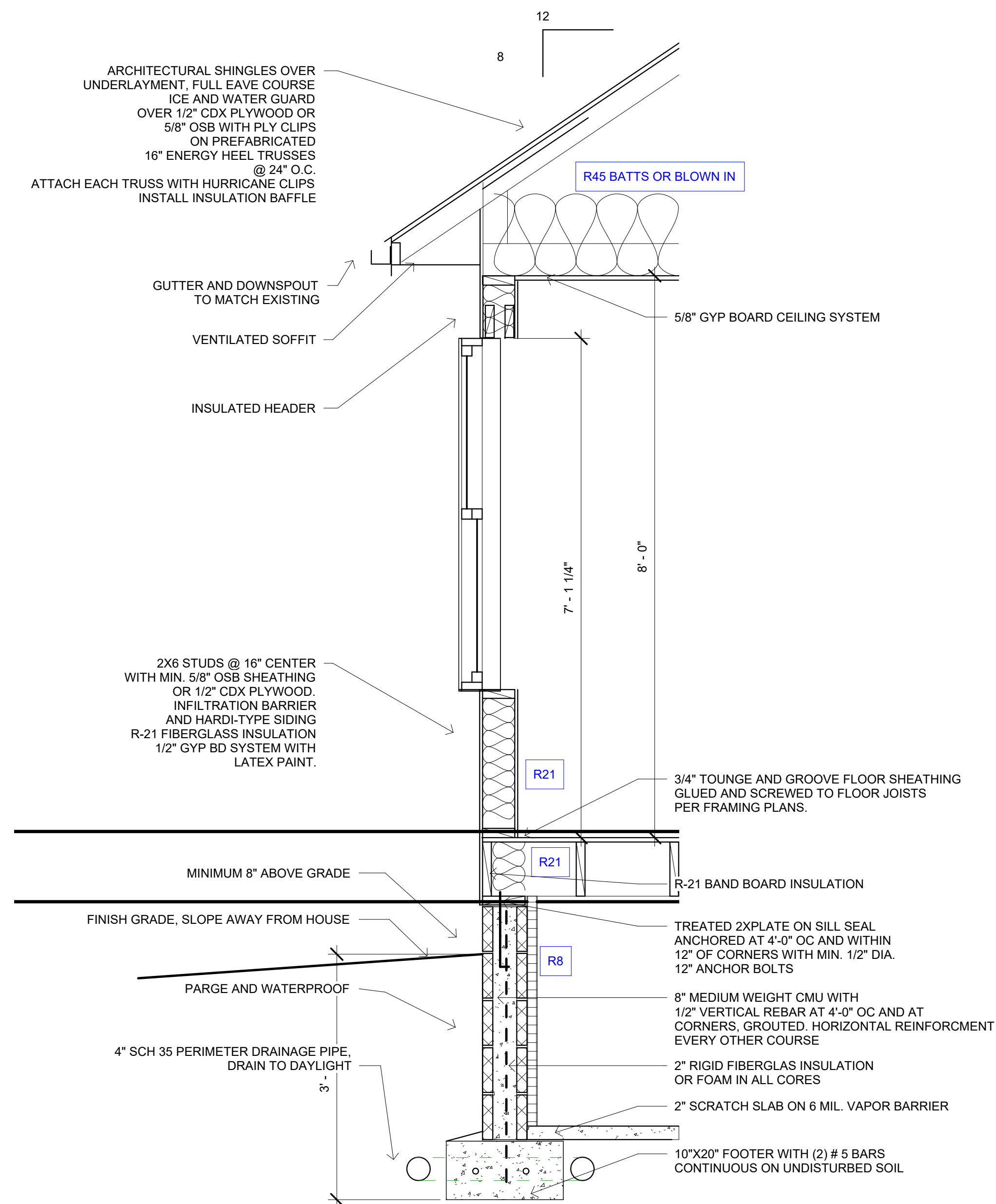
SECTION THROUGH LIVINGROOM



SECTION THROUGH BEDROOM AND HALL



OVERHANG DETAIL



TYPICAL WALL SECTION

Residence Addition
 Wesner~Klein
 6336 Riverview Road
 Peninsula, Ohio

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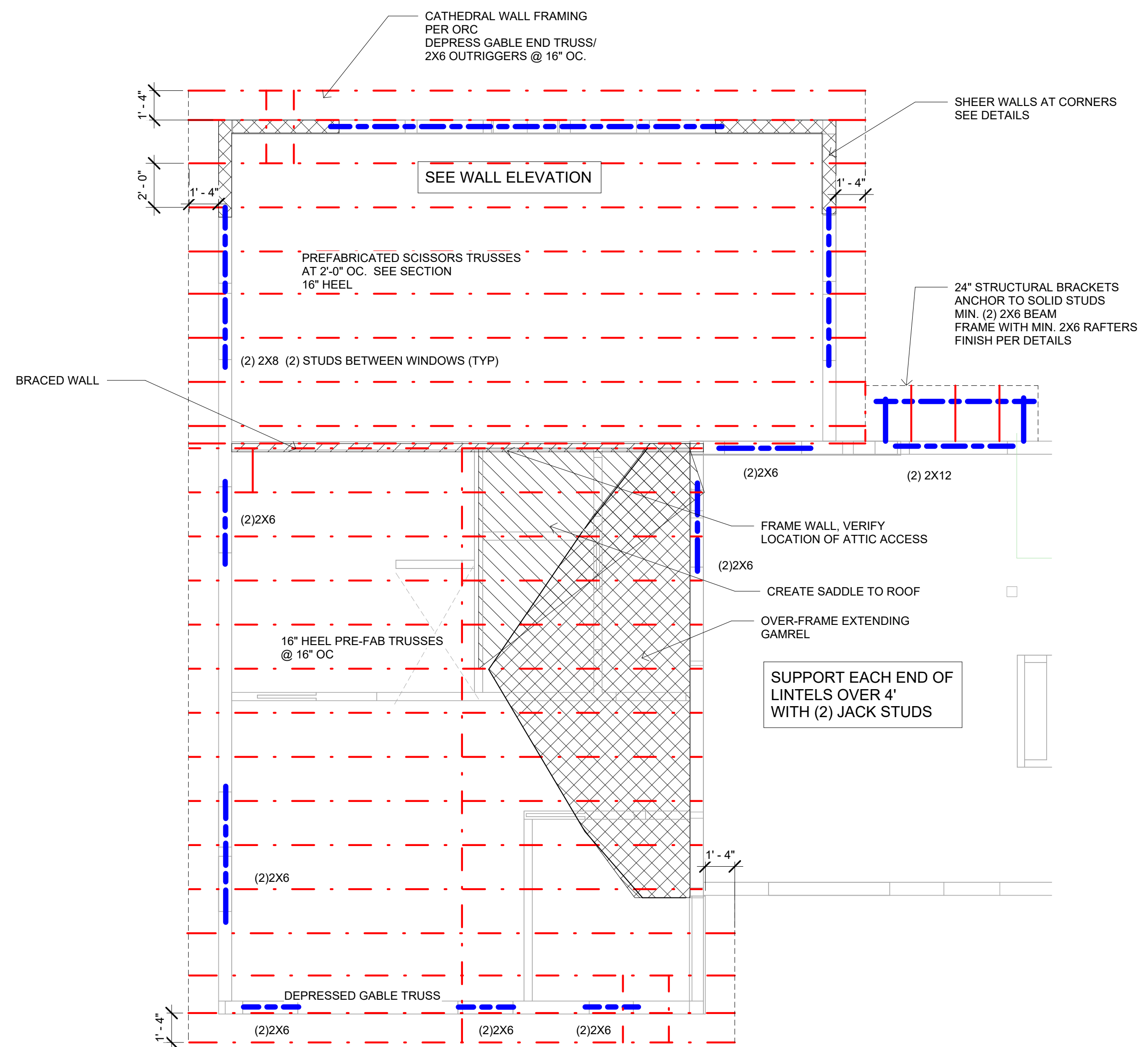
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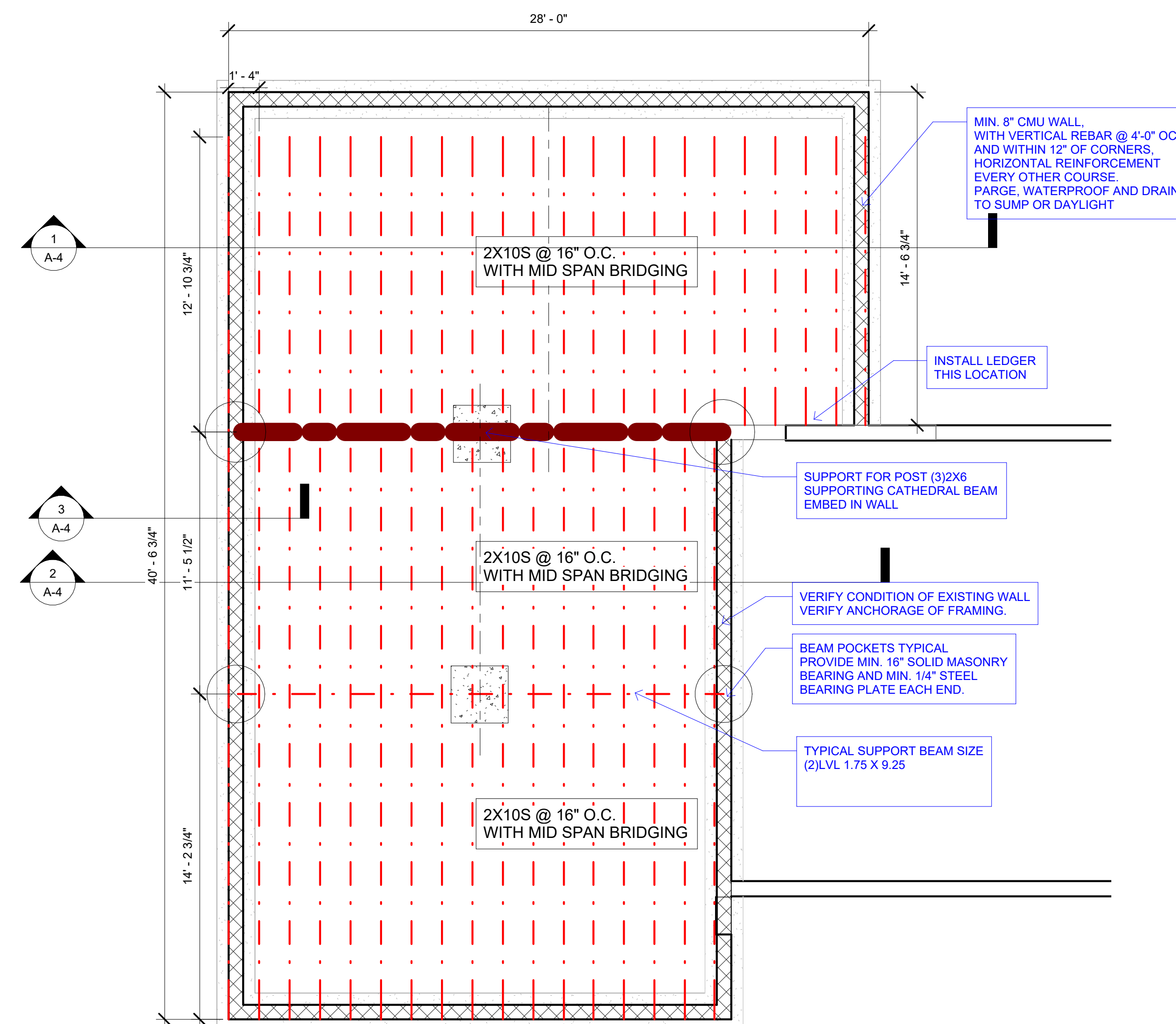
A-5

Scale 1/4" = 1'-0"

DO NOT SCALE DRAWINGS



ROOF FRAMING PLAN



FLOOR FRAMING PLAN

MEMORANDUM

TO: Village of Peninsula BZA
FROM: Rita McMahon, Village Planner
CC: Bradric Bryan, Village Solicitor
DATE: February 24, 2026
RE: 6336 Variance Requests.

PROPERTY OWNER: Jason Klein and Sherri Wesner
APPLICANT: Jason Klein
PROPERTY ZONING: "R-1" Rural Residential District
VARIANCE REQUEST(S): Section 1113.01 Schedule of Regulations
Side and front setback

PROJECT SUMMARY:

The property located at 6336 Riverview Road is zoned R-1 Rural Residential. Jason Klein proposes to construct a 946 square foot addition to the existing house on the property which will include additional living area, primary bedroom and bath. The property is a non-conforming lot that does not meet the lot size or width requirements as outlined in the following table.

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 parcel is 157 feet in width and 1.3617 acres in size which results in a non-conforming lot is both size and width. The existing 1,164 square foot house and attached garage do not meet the current front and side setback requirements. Based on County aerials the front setback of the

house is approximately 120 from the front property line. The north side setback is 11.7 feet; the south side setback is 58.3 feet. The house was built in 1932.

The addition is proposed to be attached to the south side of the house and reduces the setback from 58.3 feet to 35.5 feet. The addition will also encroach an additional 5 feet into the front setback resulting in a setback of approximately 115 feet. A side setback variance of 29.5 feet and a front setback variance of 85 feet are requested. The addition will meet the required rear setback.

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. Applying the side setbacks to this property would result in a buildable area that is 27 feet in width, which is impractical for the construction of a house. As previously noted, the existing house is located at non-conforming front and side setbacks of 120 feet and 11.7 and 58 feet respectively. Any addition to the side of the home would further decrease the side setbacks. There is currently a home on the property which is a beneficial use of the property. The variances are a result of the applicant wishing to increase the size of the home.
- B. Whether the variance is insubstantial;
The proposed side setback 35.5 feet from the south property line is in lieu of the 65 foot required from each side. A variance of 29.5 feet from the south property line is requested. However, since the existing home is located at a setback of 58 feet the actual impact of the addition is a reduction of 22.5 feet or 39% on the south side setback. The encroachment of an additional 5 feet into the non-conforming front setback of approximately 120 feet is minimal. As previously noted, the lot and existing setbacks are non-conforming. The addition to the south side of the property will increase that nonconformity.
- 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 property to the south is a 20 ft access strip to a home that was constructed behind the applicant's property. The next property to the south is developed with a home that is located closer to Riverview Road and adjacent to its south property line. The separation between the proposed addition and the existing home to the south will be approximately 185 feet. The addition will not change or impact the property to the north. The variances should not change the character of the area.

- 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;
Mr. Klein acquired the property in 2004. 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;
The property owner could construct an addition to the back of the existing home instead of the side. However, even in this configuration a side setback variance is likely given that the existing house is located at a nonconforming south side setback. The question is would a rear addition result in less of an encroachment than the side addition proposed. This option would eliminate the need for a front setback variance.
- 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 6336 Riverview Road is a legally non-conforming in lot width and area. The existing structures on the property are located at non-conforming setbacks. The proposed addition must meet the setback requirements of a main structure established by section 1113.01 of the Zoning Code. The desire to add to the south side of the house is increasing the non-conforming setback from 58 feet to 35.5 feet. While it is possible to add to the existing home out the back it is likely that a side setback variance will still be required but a front setback variance will not be needed. It is a question of the magnitude of the variance.



Admin User <admin@villageofpeninsula-oh.gov>

BZA time extension

1 message

Ara Asadorian <ara.asadorian@gmail.com>

Thu, Apr 9, 2026 at 9:29 PM

To: Faith Dorton <admin@villageofpeninsula-oh.gov>, zoning@villageofpeninsula-oh.gov

Cc: Rita McMahon <mcmahonr@att.net>, bbryan@gbs-llp.com

Hello,

I am writing a formal request for a BZA time extension for the building variances approved for the garage at 2366 Main St.

I have been delayed in receiving financing to start the project, and have had difficulty in scheduling and approving contractors.

If you have any questions or require further information please do not hesitate to contact me.

Best regards,
Ara Asadorian
2366 Main Street
Peninsula, Ohio 44264
440-821-7251

Sent from my iPhone



**Village of Peninsula
1582 Main Street
Peninsula, Ohio 44264
330-657-2372**

April 24, 2025

Ara Asadorian
2366 Main Street
Peninsula, Ohio 44264

Re: Request for Variance at 2366 Main Street – Final Decision

Dear Mr. Asadorian:

The Village of Peninsula Board of Zoning Appeals met on April 22, 2025 to consider your application for variances to the following sections of the Village Zoning Code:

- Section 1117.09(c)(2) Accessory Building Height Exemption
- Section 1117.09(d) Maximum Accessory Building Size

Your application requested a variance to permit a 60-foot side setback in lieu of the required 65 feet, consisting of a five-foot variance to permit a building height over 15 feet on a lot larger than 2.5 acres. You also requested authorization for an accessory structure that is 63% of the size of the main house in lieu of the 50% required, necessitating a 13% or 381 square foot variance.

The Board of Zoning Appeals approved your variances by vote of 4-0 based on the information and exhibits presented at the meeting with the following conditions:

That the accessory structure be served by an electric line, not have water or sewer connections, and not be used as a living unit.

You may proceed to obtain the required building permits to construct the accessory structure. If the permit is not obtained and construction does not commence by April 22, 2026, the variance will be null and void.

Sincerely,

Barney Barnhart, Chairman
Village of Peninsula Board of Zoning Appeals