



AGENDA
MEETING OF BOARD OF ZONING APPEALS

Tuesday June 9, 2026
6:00 p.m. Peninsula Village Hall
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES
April 28, 2026 Meeting Minutes

EXTENSION REQUEST:

Request for extension of commencement of work deadline from Ara Asadorian for 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, April 28, 2026

CALL TO ORDER: In the absence of a Board Chairperson, Mr. Bryan called the meeting to order at 6:00 p.m.

ROLL CALL:

Mark Anson	Present	Greg Canda	Present
Matthew Padrutt	Present	John Shega	Present

OTHERS PRESENT: Solicitor Brad Bryan, Village Planner Rita McMahon, and Applicant/ 6336 Riverview Road property owner Jason Klein

APPROVAL OF MINUTES:

March 10, 2026 Meeting Minutes

Mr. Anson made a motion that was seconded by Mr. Canda to approve the minutes. Roll Call Vote: Mr. Anson, yes; Mr. Padrutt, abstain; Mr. Canda, yes; Mr. Shega, abstain. The minutes were approved.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON FOR 2026:

Mr. Canda nominated Mr. Anson as Chairperson, and Mr. Padrutt seconded that motion. Roll Call Vote: Mr. Anson, yes; Mr. Padrutt, yes; Mr. Canda, yes; Ms. Shega, yes. The motion was approved. Mr. Anson nominated Mr. Padrutt as Vice Chairperson, and Mr. Shega seconded. Roll Call Vote: Mr. Shega, yes; Mr. Anson, yes; Mr. Padrutt, yes; Mr. Canda, yes. The motion was approved.

VARIANCE REQUEST HEARING:

Request from Jason Klein 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).

Mr. Bryan read the variance request and swore in the Applicant, Jason Klein. Mr. Klein presented his plans for a first-floor addition to his long-owned home, including a primary bedroom, bathroom, laundry room, and living space, explaining the design was driven by the location of a shallow hand-dug well and the goal of creating first-floor living so he and his family can remain in the home long term. Questions regarding the intent of the project and neighbor outreach were asked, with Mr. Klein confirming he and his wife intend to remain in the home into the future, it will not be used as a short-term rental, and the immediate neighbors had no objections to the addition. Mr. Bryan noted the surrounding property owners were notified of the meeting date and time. Mr. Klein stated he would be the general contractor for the project.

The Commission discussed the distance from nearby homes and the lack of visibility of the Klein home from the surrounding properties. Ms. McMahon presented her review memorandum and outlined the criteria and standards for granting an area variance. She explained that the property and house are already nonconforming due to the age and lot configuration, relocating or building the addition elsewhere on the property was impractical because of the well and structural limitations, and the addition would not substantially alter the neighborhood or

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negatively affect adjoining properties or public services. Mr. Canda noted the plans included ADA-compliant features intended to support aging in place and long-term residency in the community.

Mr. Bryan asked if anyone in the audience had comments or questions. There were no comments. Mr. Anson made a motion that was seconded by Mr. Padrutt to approve the variance requests with no conditions. Roll Call Vote: Mr. Anson, yes; Mr. Padrutt, yes; Mr. Canda, yes; Mr. Shega, yes. The motion was approved. Mr. Bryan reminded Mr. Klein he needs to submit his building plans to the Stow Building Department and receive a building permit before proceeding with construction.

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.

Mr. Bryan explained that Mr. Asadorian notified the Village he had to go out of town on last-minute business and would be unable to attend this meeting. Because neither Mr. Asadorian nor a representative was present, the Board could not consider his request. Mr. Canda supported postponing the matter to the next meeting. Mr. Bryan noted the Board would need to schedule a meeting to approve this meeting's minutes within 60 days. Mr. Anson asked whether the variance approval would expire before the next meeting was held. Mr. Bryan and Ms. McMahon clarified the extension request was submitted before the one-year deadline, and therefore, the Board could grant the requested extension after the time period expired, if that is what it decides to do. Ms. McMahon clarified that construction should not commence at this point unless the extension is granted by the Board.

Mr. Canda made a motion that was seconded by Mr. Padrutt to hold a BZA meeting on Tuesday, June 9, 2026 at 6:00 p.m. to approve the April 28, 2026 Minutes and consider the extension request. Roll Call Vote: Mr. Shega, yes; Mr. Anson, yes; Mr. Padrutt, yes; Mr. Canda, yes. The motion was approved.

ADJOURNMENT: Mr. Anson made a motion to adjourn the meeting that was seconded by Mr. Padrutt. Roll Call Vote: Mr. Shega, yes; Mr. Anson, yes; Mr. Padrutt, yes; Mr. Canda, yes. The motion was approved. The meeting was adjourned at 6:23 p.m.

Approval of Board Acknowledged by:

Mark Anson, Board President

Date



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