



AGENDA

MEETING OF BOARD OF ZONING APPEALS

Tuesday October 27, 2026
6:00 p.m. Peninsula Village Hall
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

September 15, 2026 Meeting Minutes

VARIANCE REQUEST HEARING

Request from Gregory Canda and Dawn Canda (Property Owners), 6421 Riverview Road, for a 170-foot front yard setback variance related to the construction of a new, 640 sq. ft., 16 ft. high, detached garage to house a recreational vehicle. Section 1113.01 of the Village Zoning Code requires front setbacks in the R-1 Rural Residential District to be 200 feet. The proposed structure also requires a variance from Section 1117.09(e), which provides that accessory buildings be located behind the front line of the principal building. The proposed garage would be 16.68 feet in front of the front building line of the house.

ADDITIONAL BUSINESS

ADJOURNMENT

**Record of Proceedings
Board of Zoning Appeals
Held: Tuesday, September 15, 2026**

CALL TO ORDER: Mr. Padrutt called the meeting to order at 6:02 p.m.

ROLL CALL:

Sara Leffler	Present	Greg Canda	Present	William Cole	Present
Matthew Padrutt	Present	John Shega	Present		

OTHERS PRESENT: Solicitor Brad Bryan and Administrative Assistant Faith Dorton

APPROVAL OF MINUTES:

August 4, 2026 Meeting Minutes

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

ADMINISTRATIVE BUSINESS:

Mr. Padrutt suggested establishing a standard practice of providing meeting notifications and draft minutes about a week in advance, giving members and the public more time to review materials and prepare questions. Mr. Bryan noted that regular meetings can be posted on the Village website calendar well ahead of time, particularly with the Board meeting at a regular time every other month. Mr. Padrutt reported upon the Ordinance pending before Council that would extend the deadline for approving minutes from 60 to 75 days.

Mr. Padrutt asked the Board Members if, upon further reflection, they wanted to make any changes to the Board Rules that were adopted at the last meeting. No amendments were requested. Mr. Padrutt clarified that the Rules can be amended by the Board at any time. Mr. Canda asked how strictly Robert's Rules of Order would need to be followed, noting that the Board generally operates in an interactive and somewhat informal manner. Mr. Bryan stated that Robert's Rules would only be resorted to, when necessary, in the event of the need to resolve a procedural dispute.

Mr. Bryan noted a variance application has been filed with the City, but it could not be scheduled to be heard at this meeting because there was not enough time to get the notices out to the neighboring property owners. That request will be heard at the October 27 Meeting.

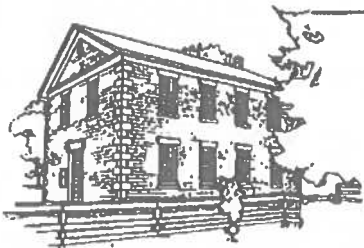
ADJOURNMENT:

Mr. Canda made a motion that was seconded by Ms. Leffler to adjourn the meeting. Roll Call Vote: Mr. Shega, yes; Mr. Cole, yes; Mr. Padrutt, yes; Mr. Canda, yes; Ms. Leffler, yes. The motion was approved. The meeting was adjourned at 6:09 p.m.

Approval of Board Acknowledged by:

Matthew Padrutt, Board Chair

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: Gregory R. Canda (and Dawn T. Canda)
Address of Applicant: 6421 Riverview Rd. Peninsula, OH 44264
Phone Number of Applicant: 330-603-2591 (Greg)
Email of Applicant: gcandasfo@gmail.com
Name of Property Owner if different than the Applicant: same
Address of Property Owner: same
Phone Number of Property Owner: same
Email of Property Owner: same

Address of Request: 6421 Riverview Rd., Peninsula, OH 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)

Allow location of proposed new accessory building to be closer to the street than the existing house

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

New pole building will only fit in the yard at a distance of about 30 feet from the street line, while the house is presently at a distance of about 45 feet. Locations of the well, septic leach beds and elevation grades all impact the other potentially available areas.

Signature of Applicant: Gregory R. Canda



Date: Sept. 8, 2026

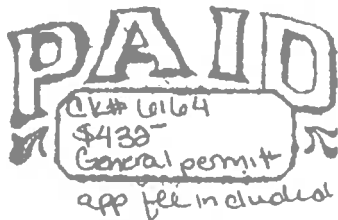
Signature of Property Owner if different than the Applicant:

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.



Property Owner(s)	
Name: <u>GREGOIRE R + DAWN T. CANDA</u>	Phone: <u>230-608-2591</u>
Address: <u>6421 RIVERVIEW DR</u>	Fax:
City/State: <u>PENINSULA OH</u>	ZIP: <u>44264</u>
Email: <u>GLADIMAT@GMAIL.COM</u>	

☐ Base Permit Fee:

☐ Additions:

TOTAL:

Signature (Blue Ink):

Date: 9.8.2026

Print Name:

GREGOIRE R. CANDA

Check One:

☒ Owner

☐ Applicant

☐ Agent

It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact with or without intent, such as might or would

Signature:

Date: 9.8.2026

Print Name:

GREGOIRE R. CANDA

Check One:

☒ Owner

☐ Applicant

☐ Agent

Property owner must have Summit County Health Department approval for location of septic system prior to issuance of Zoning Permit by Village of Peninsula.

BUILDING PERMITS are issued by STOW BUILDING DEPARTMENT

The structure, described in this application for a Zoning Certificate to erect and/or alter a structure or premises as described herein or shown in accompanying plans and specifications, is to be erected as shown on the accompanying plot plan. The information which follows and the accompanying plans and specifications with the representation therein contained are made a part of this application.

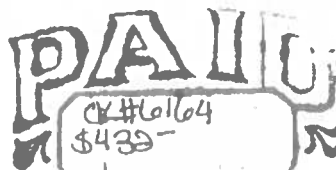
It is understood and agreed by this application that any error, misstatement or misrepresentation of material fact, or expression of material fact, either with or without intention on the part of this applicant, such as might, or would, operate to cause a refusal of this application, or any material alteration or change in the accompanying plans, specifications or structure made after filing this application and/or subsequent to the issuance of a Zoning Certificate in accordance with this application, without the approval of the Zoning Inspector, shall constitute sufficient ground for the revocation of such permit. The acceptance of this application constitutes an agreement to abide by all the conditions herein contained and to comply with all Ordinances of the Village of Peninsula and the State of Ohio relating to the structure herein described and/or the work to be done hereunder.

I hereby declare, under the penalties provided for in the Building Code and Zoning Ordinance of the Village of Peninsula for violation thereof, that the statement made in connection with this project in this application for a Zoning Certificate are to the best of my knowledge and belief, true.

THIS SECTION - STAFF USE ONLY	
Fee total: <u>\$82.00 \$50 + \$5/100 SQ FT</u>	
ZONING PERMIT APPROVAL:	☐ Approved by Zoning Official ☒ DENIED Approved by Zoning Official Date: <u>9</u>
Reasoning for Denial: <u>ZONING CODE 1113.01 REQUIRES A 200 FT FRONT YARD SETBACK, YOU WILL HAVE 30+ FT. ZONING CODE 1117.09(C) REQUIRES ALL ACCESSORY BUILDINGS TO BE BEHIND THE</u>	
ZONING OFFICIALS SIGNATURE: <u>Ronald L. White</u>	Date:

Revised JULY 2013

FRONT LINE OF THE MAIN BUILDING, THE HOUSE IS SETBACK 40+ FEET, THE TOILE BUILDING WILL BE 30+ FEET.



→ B2A App Included

VILLAGE OF PENINSULA
ZONING PERMIT/CERTIFICATE OF COMPLETION APPLICATION

This application must be submitted in person. Call Village of Peninsula Fiscal/Zoning Office at 330-657-2714.

Application for Zoning Permit and Certificate of Completion

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of the information contained and supplied within this application. With this application must be supplied four (4) sets of plot plans drawn to scale showing dimensions of lot and of existing and/or proposed structures and uses, access streets, parking area with spaces, access lanes and driveways, sewage disposal and water supply facilities and all easements, showing their locations and distances from street lines, building line, side and rear lot lines and between each other. If septic system is to be used, attach a copy of the approval for sanitary and water facilities given by Summit County Health Department and/or Ohio Environmental Protection Agency, as law requires. Also attach Surface Water Drainage Approval signed by the Peninsula Street Commissioner.

1. Subject Property

PROPERTY LOCATION:

Property Size (Gross Area in Acres)

APPLICANT:

Name of Business or Establishment (If Applicable):

2. Zoned

Currently Zoned:

Proposed Use:

☒ Residential ☐ Business ☐ Light Industry ☐ Sign

Previous Permit Number (If applicable):

3. Project Description

Fences, Walls, or Hedges: ☐ Existing ☐ New **Description:**

New:

Addition:

Remodel:

Accessory Building:

One (1) Story: ☒

Split Level:

1 1/2 Story:

Two (2) Story:

Building Floor Area Square Feet: Basement:

First (1) Floor:

Second (2) Floor:

Third (3):

Building Height: 16' Ft. above Grade. **Accessory Building Floor Area**

Square Ft.

Estimated Value of Structure:

Flood Plain: Yes ☐ No ☒

Check/Complete All That Apply:

☐ No Improvements Proposed

☐ Demolition

☐ Private Septic System

☐ Private Well

New Building Construction: ☒

Alcohol Sales: ☐ Beer & Wine or ☐ Full Line of Alcohol

☐ On-site Consumption or ☐ Off-site Consumption

4. Applicant

Name:

Phone:

Address:

Fax:

City/State:

ZIP:

Email:

5. Agent (Agent if different from applicant)

Name:

Phone:

Address:

Fax:

City/State:

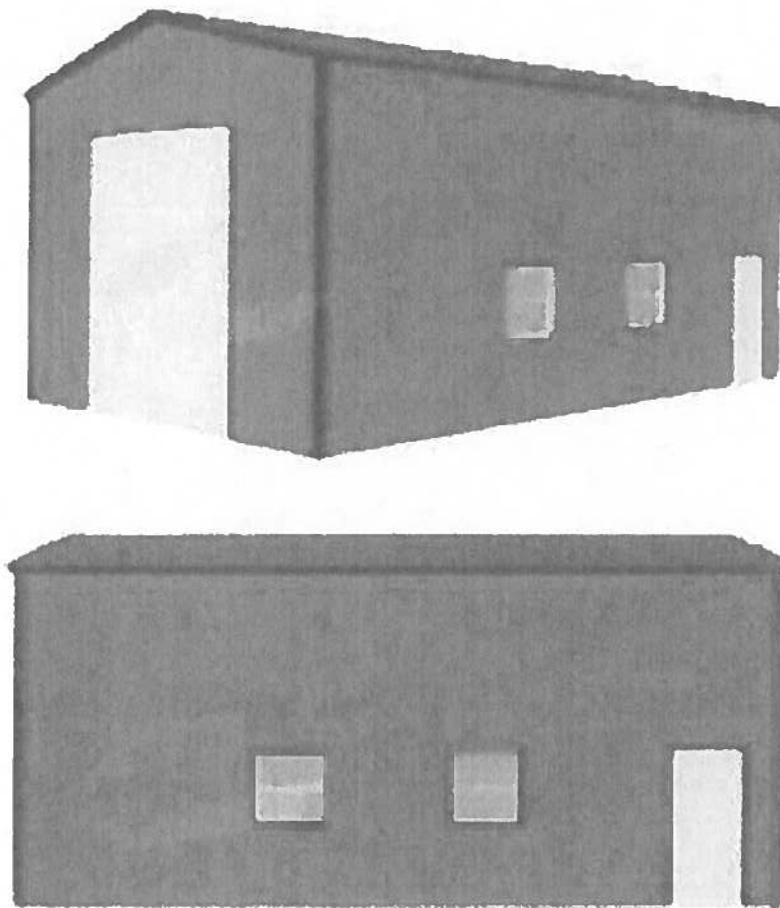
ZIP:

Email:

Overview of Canda proposed pole barn
to enclose RV. Details are being quoted by multiple vendors.
Electric will be run, but no water.

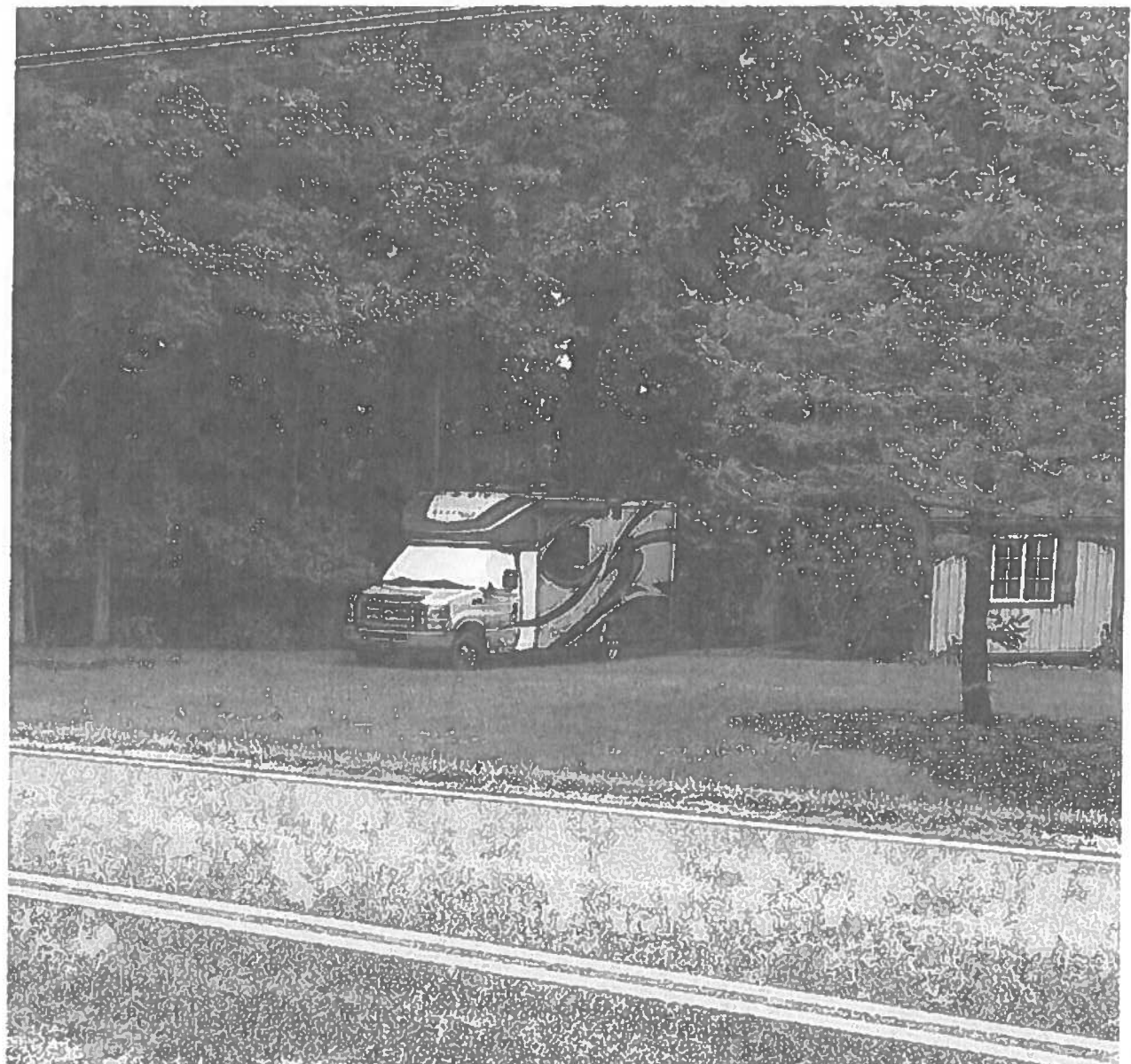
Pole barn will be 32 ft by 20 ft, with a height of about 16 feet.

This will NOT be used for residence, only for
storage of the RV and other yard equipment.

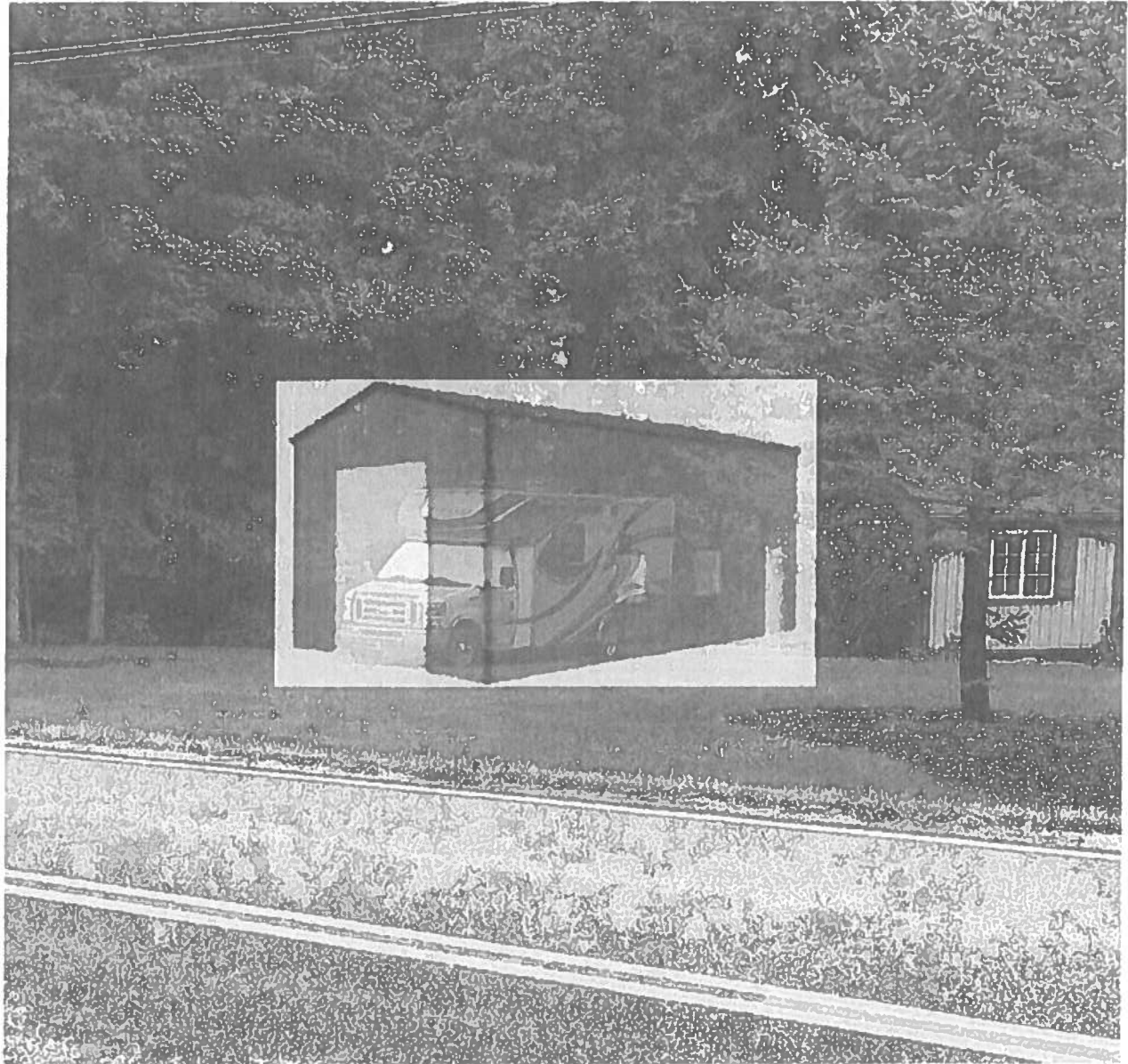


Gregory Canda
6421 Riverview Rd
Peninsula, OH 44264
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gcandasfo@gmail.com

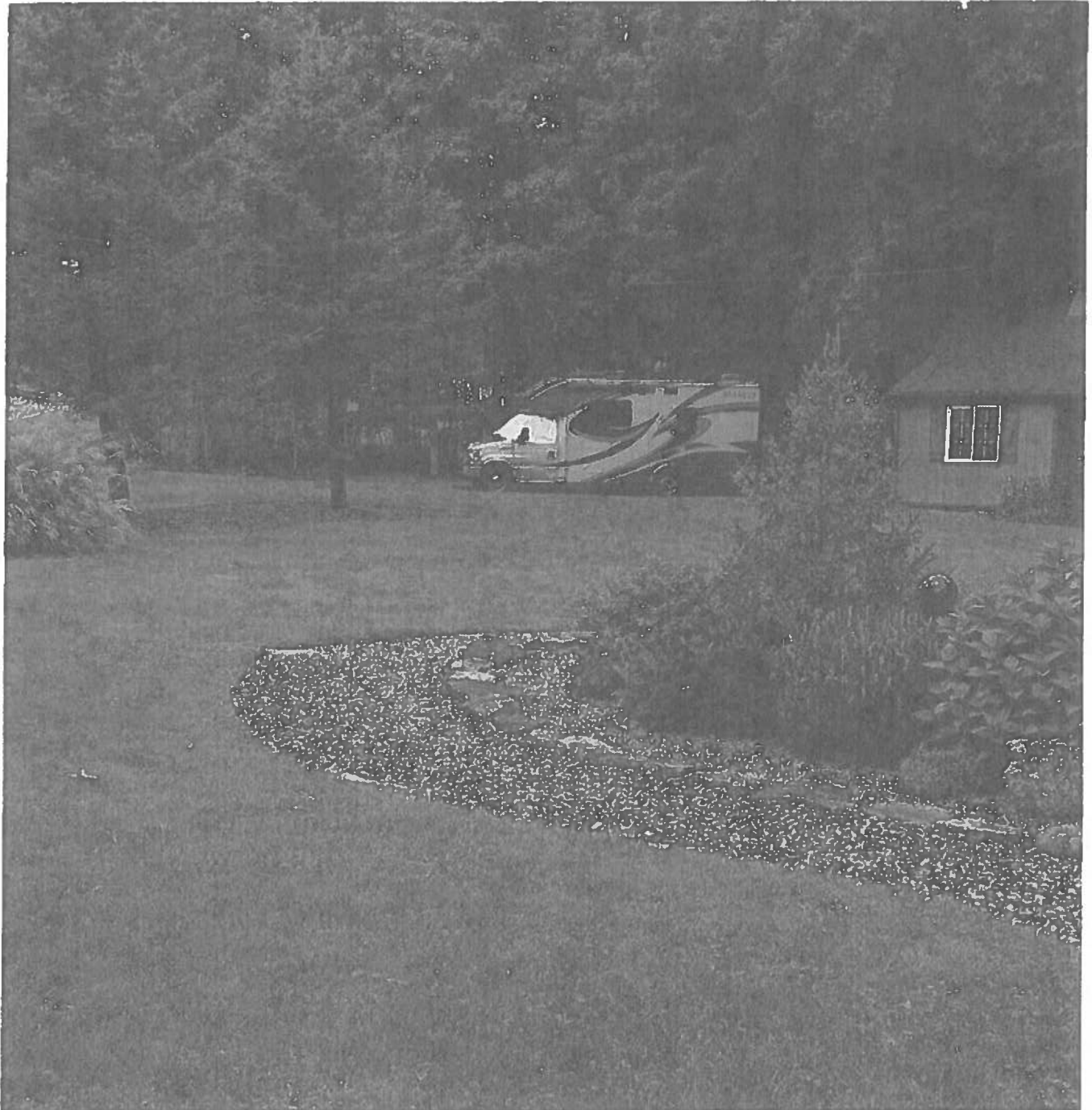
Perspective view of RV parked in Canda property
next to existing shed on side of yard.



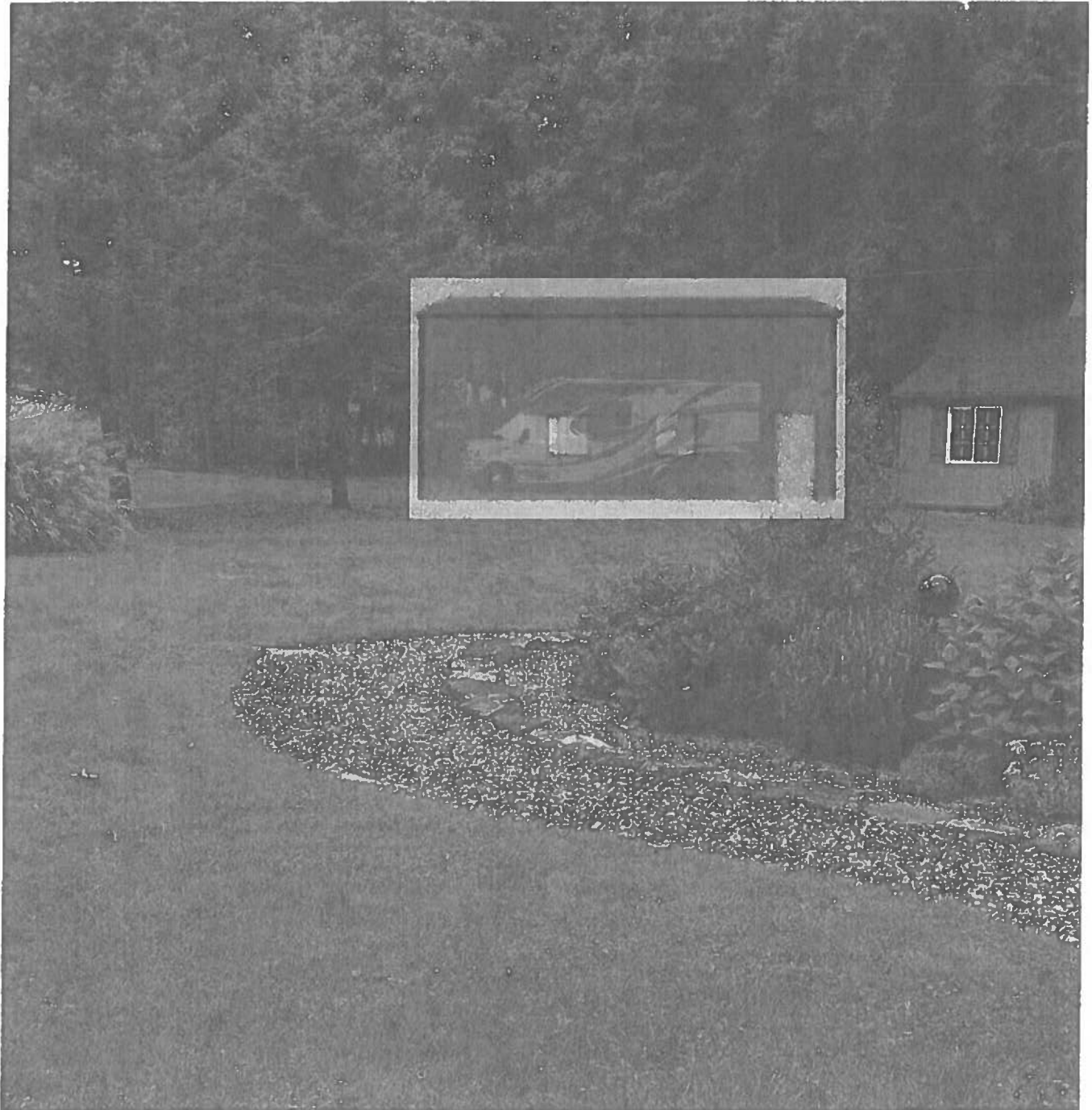
Concept view of RV as enclosed
by proposed pole barn.



Side view of RV parked in Canda property next to existing shed on side of yard.



Concept side view of RV as enclosed
in proposed pole barn.



From Summit County, view of property parcels
with elevation lines and showing
distance from house to street of about 46 ft.



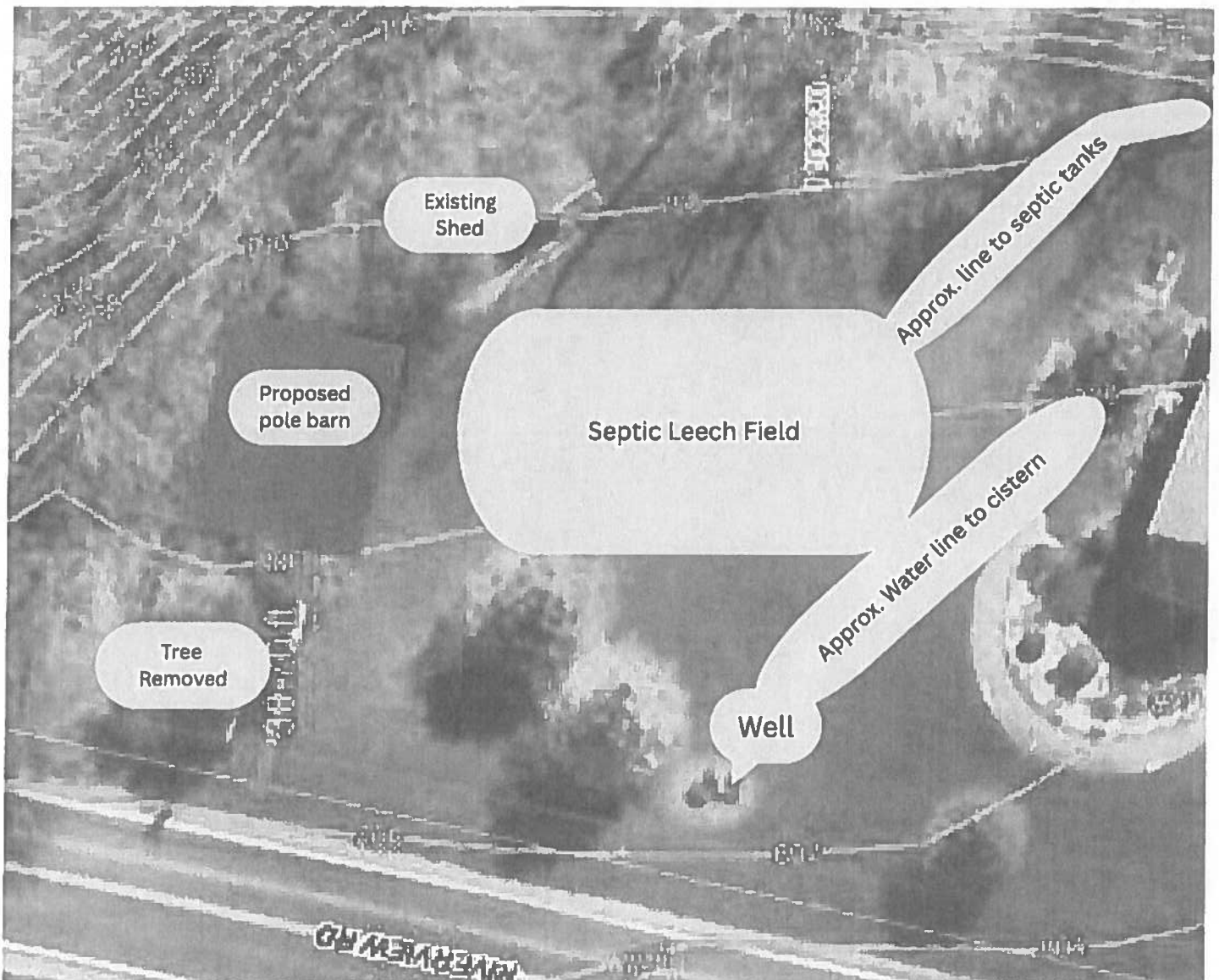
From Summit County, view of property parcels with elevation lines and showing distance from proposed pole barn to street of about 30 feet.



View of property parcels
with elevation lines and showing distance
from proposed pole barn to street of about 30 feet.



View of property showing existing shed,
existing leach fields, well and lines to cistern.
A tree has already been removed to make space.



Outline of proposed gravel driveway to new pole barn. The tree has already been removed.



Reasons for requesting a variance:

- Notes: Total property parcels is greater than 1 acre. Intended height will be less than 20 feet. (1117.09 c 1 - no variance needed)
- Proximity to street, 1117.09 (e)
 - All accessory buildings shall be located behind the front line of the principle building
 - Variance required: Front of building is about 46 feet from the street line. The proposed pole building will be about 30 feet from the street line.
 - This is forward of the building front line but NOT in front of the main property.
- No other area on our property will fit this need
 - There is significant elevation changes throughout the property as there is a gully on the side of the yard and a hill to the river in the back
 - Most of the side yard consists of the leach beds for the septic system.
 - A well and water pipe to the cistern are also in the area
 - Two trees have been removed to make space for the barn and drive access

MEMORANDUM

TO: Village of Peninsula BZA
FROM: Rita McMahon, Village Planner
CC: Bradric Bryan, Village Solicitor
DATE: September 23, 2026
RE: 6421 Riverview Rd Variance Request

PROPERTY OWNER: Greg R. and Dawn T. Canda

APPLICANT: Greg R. Canda

PROPERTY ZONING: "R-1" Rural Residential District

VARIANCE REQUEST(S): Section 1113.01 Schedule of Regulations
 Section 1117.09(e) Accessory Building Location

PROJECT SUMMARY:

Greg Canda proposes to build a detached garage on the property located at 6421 Riverview Road to house a recreational vehicle. The property consists of 3 parcels that are all in the owner's name and together are 1.03 acres in area. The property is developed with a house that has an attached garage and a garden shed. The proposed detached garage will be 640 square feet and 16 feet in height. Section 1117.09(c)(1) permits garages to be up to 20 feet in height provided the building is located at least 35 feet from a side property line on a property of over 1 acre. Mr. Canda's proposed freestanding garage will be more than 60 feet from the northern side property line. Therefore, the height is in compliance with the code. The owner is permitted by section 1117.09(d) to have up to 3 detached accessory structures that do not exceed 75% of the floor area of the main dwelling. The property will also be in conformance with that requirement.

The detached garage is proposed to be located 30 feet from the front property line, over 60 feet from the north side property line and over 110 feet from the rear property line. As previously indicated, the garage location will meet the side and rear setbacks for a garage or accessory building. Section 1117.09(e) requires that accessory buildings be located behind the front line of the principal building. The current home is located at a front setback of 46.68 feet. The home is located at a nonconforming front setback as section 1113.01 requires the front setback in the R-1 Rural Residential District to be 200 feet. The proposed garage front setback of 30 feet

will be 16.68 feet in front of the existing home and 170 feet closer to the front property line than required.

Variances to Section 1117.09(e) and 1113.01 are requested.

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 at 6421 Riverview Road sits adjacent to the Cuyahoga River. Approximately .55 acres of the 1.03 acres of the property is in the slope to the Cuyahoga River and is unbuildable. The remaining half acre has a maximum depth of 117 feet from the front property line to the top of the slope. As a result, it is impossible to meet the code required front setback of 200 feet. There is no location on the property that would meet the requirement of 1113.01. A review of the information submitted by the applicant indicates that the existing house is at 46.68 feet from Riverview Road right-of-way. There is a septic leach field and water well adjacent to the north side of the existing home and an existing shed near the north east portion of the property. The existing home is approximately 15 feet from the south property line. These features limit the available space where any additional accessory structure may be place. Every location that could be proposed would require a variance to one or more of the setback standards for an accessory building and would be in front of the existing home's setback.
- B. Whether the variance is insubstantial;
The variances request when evaluated against the requirements of 1113.01 may be considered substantial but given the topography of the property and the existing above ground and below ground structures on the property there is not location on the property that this structure or any structure could be located without a variance. The applicant has located the proposed garage as far off the right-of-way as feasible. However, it will still be in front of the existing main structure. A variance of 16.68 feet from the setback of the existing house is requested.
- 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 where many of the existing homes are located at a front setback that is less than the code required 200 feet. The homes on either side of this property are located approximately 50 feet from Riverview Road right-of-way.

Several homes in the area are located at setbacks of 33 feet or less. The variances should not change the character of the area. The proposed garage will be buffered by existing vegetation to the north minimizing any impact to the adjacent property. The house on the adjacent property is over 250 feet away.

- 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;

According to County tax records, the house was constructed in 1903 which predates any of the zoning regulations currently in place. The applicant acquired the property in 2006. Several of the zoning standards have changed since 2006. However, the fact remains that nothing could be constructed on the parcel today without the benefit of variances.

- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

There is no other way to allow the applicant to construct a garage on this property without a variance given the location of existing structures.

- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

The applicant's intention is to use the use new structure to house a recreational vehicle. The zoning code was amended in 2020 to control the location and types of recreational vehicles in residential districts. The desire of the Planning Commission and Council was to limit the parking of recreational vehicles within the front setback and, when possible, store them in completely enclosed structures. The applicant has no location to store his recreational vehicle which is not within the front setback. He is proposing instead to place it within a completely enclosed structure. The proposal meets the spirit and intent of the ordinance.

CONCLUSIONS

The applicants request to locate a garage at the front setback of 30 feet meets the standards of practical difficulty outline by section 1140.08(l). The topography of the property severely limits the construction of any structure on this site. The existing above and underground structures further limit the potential location of this accessory structure. The applicant has also endeavored to meet the spirit and intent of the code by constructing a garage to house the recreational vehicle. The granting of the variance would be justified.