

St Albans Township

Alexandria, OH 43001

APPLICATION FOR VARIANCE

BOARD OF ZONING APPEALS

APPLICATION NUMBER _____

Name of Applicant Larry Biehl
Mailing Address 127 Locust Rd Alexandria OH 43001
Phone Number(s) 614 402-7388
Email Address Arthur127Locust@yahoo.com

1. Location Address: 127 Locust Rd ST. Albans Township
2. Nature of Variance: Describe generally the proposed variance: _____

In addition, plans drawn to scale must accompany this application showing:

- (1) dimensions and shape of the lot,
- (2) the size and locations of existing buildings,
- (3) the locations and dimensions of proposed buildings or alterations, and
- (4) any natural or topographic peculiarities of the lot in question, and
- (5) list of adjacent property owners and addresses within 500 feet of applicants property

3. Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: (Please attach these comments on a separate paper)
 - a. Special conditions that exist peculiar to the land or building in question.
 - b. That a literal interpretation of the Zoning Resolution would deprive the applicant of rights enjoyed by other property owners.
 - c. That the special conditions do not result from previous actions of the applicant.
 - d. That the requested variance is the minimum variance that will allow a reasonable use of the land or building.

I certify that the information contained in this application and its supplements is true and correct to the best of my knowledge.

Applicant: Larry Biehl Date 7-1-25

FOR OFFICIAL USE ONLY:

Date Issued _____ Date of notice to parties of interest _____ Date of Check _____

To Whom It may concern

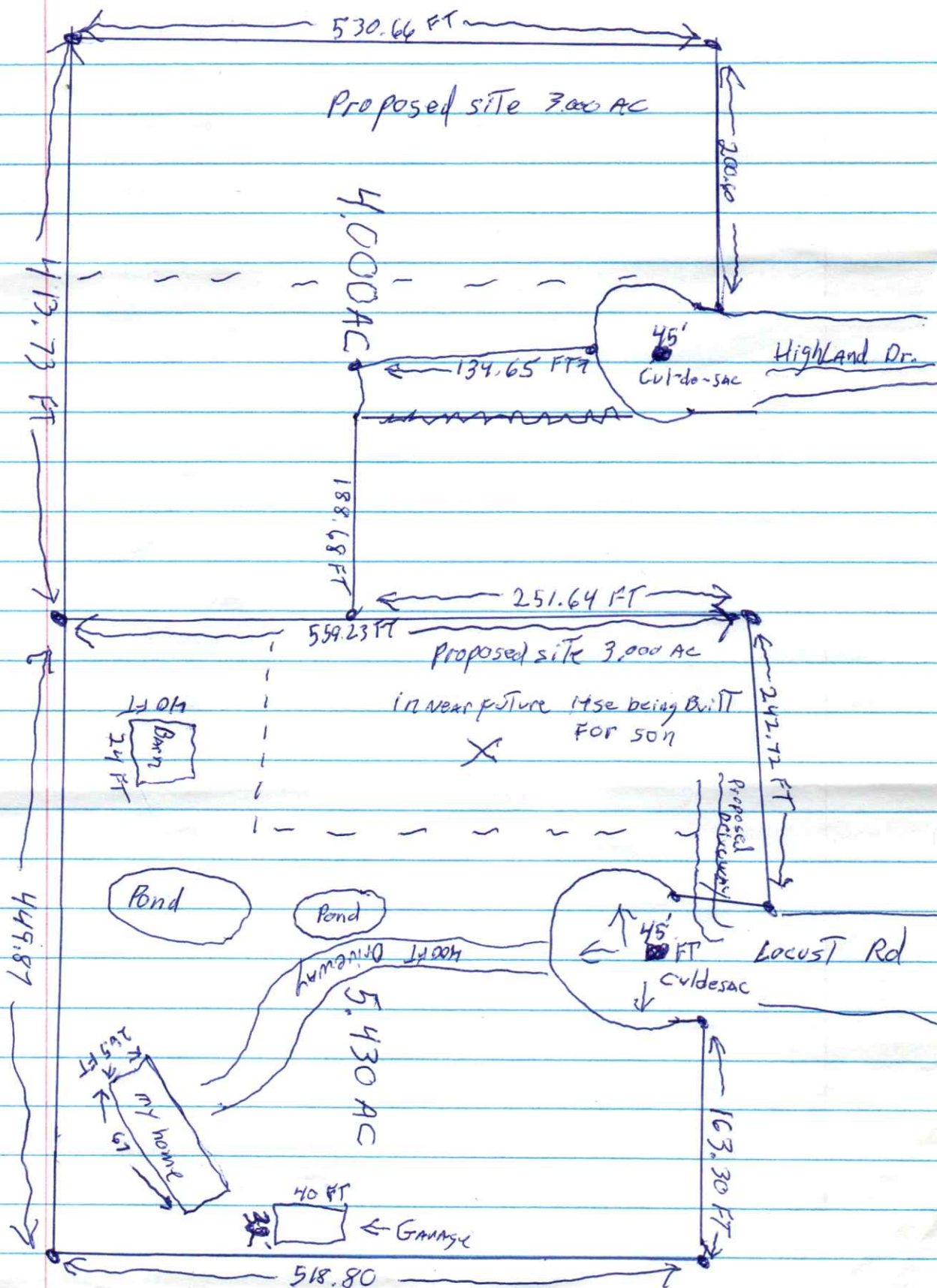
The reason for this variance is because im a little short on my frontage and i would like to split my property enough for in the near future my son would like to build a house for him and his family and to be fair my other son although he at this time has no intentions of building a house but to give him equal amount of land. The divide of land will be 3 Acres a piece

Thank you

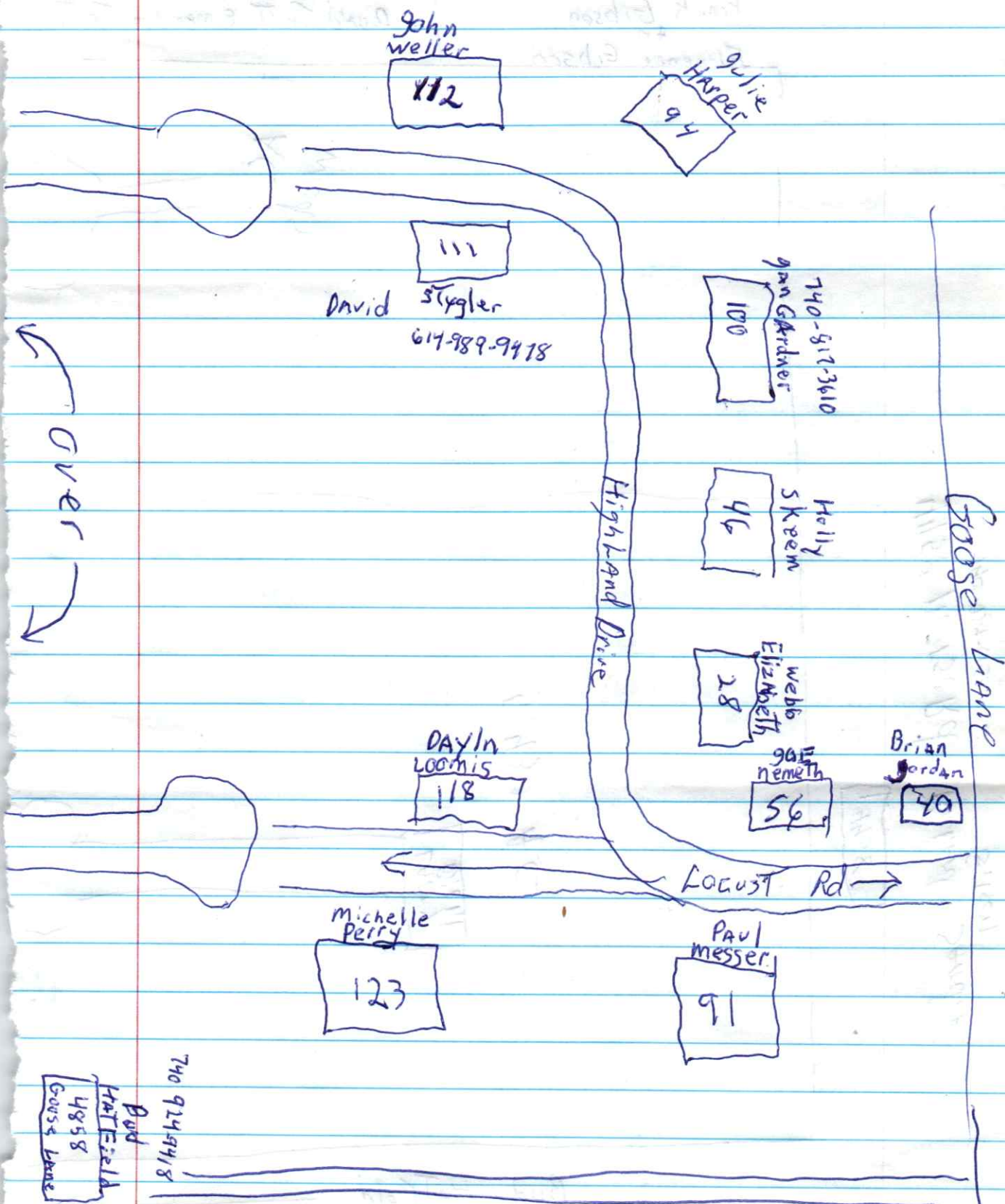
Larry Biehl

Larry Biehl

Locations And dimensions on proposed buildings



People within 500 FT of my property



4235 Morse Rd Alexandria
Frank Gibson
Florence Gibson

unknown address
Donald Tritt & Marilyn Tritt

Woods

4458 Morse Rd

Richard & Sandra

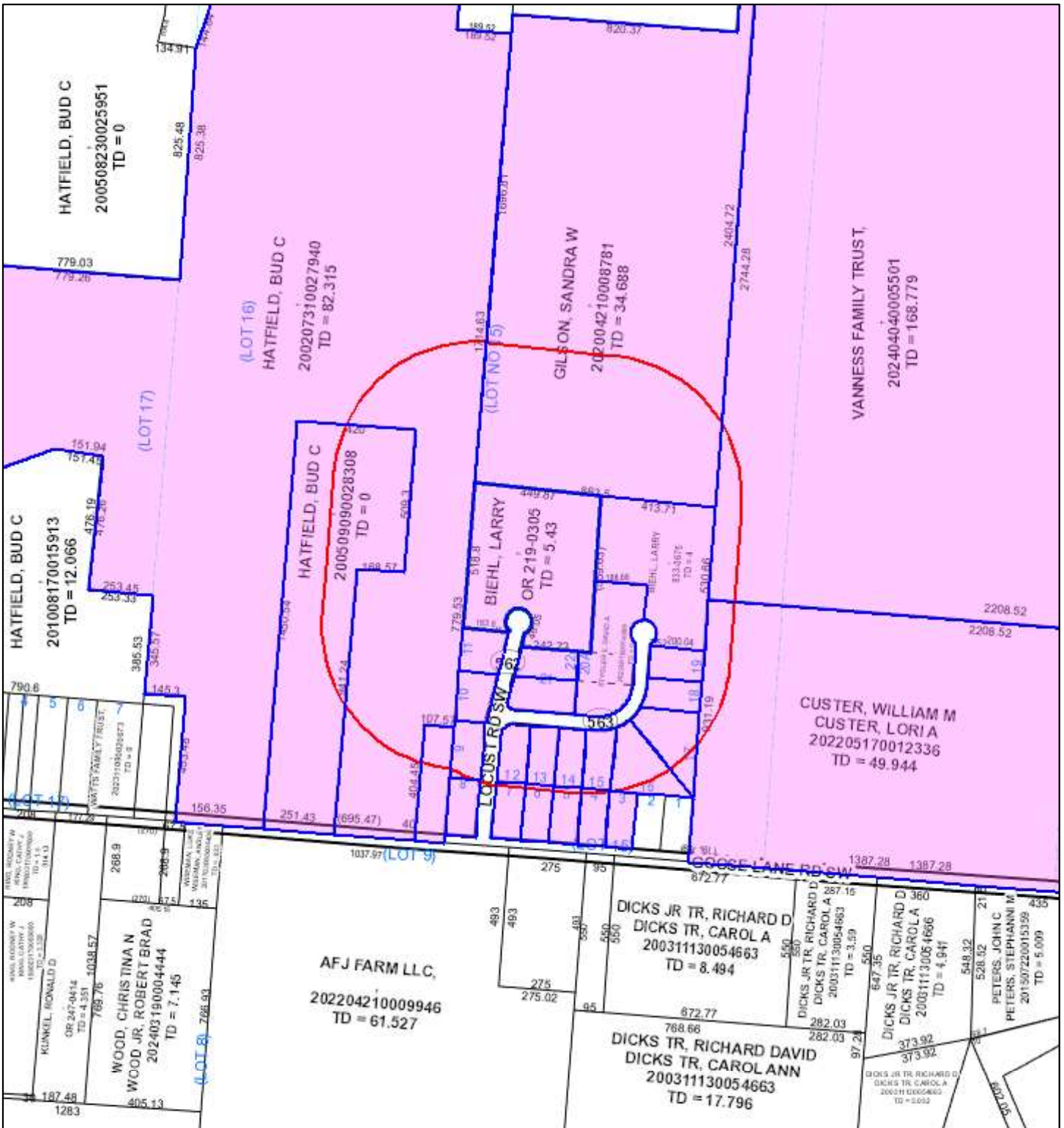
4458

5.430 AC

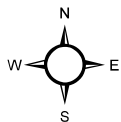
LARRY
BIEHL

Bud Hatfield

Buffer Map



July 11, 2025



LICKING COUNTY TAX MAP

Property Report

Address		
LARRY BIEHL -- LOCUST RD SW		
Engineer's Pin	Owner	Auditor's PIN
02140000800000030000	LARRY BIEHL	066-317784-02.000
Tax Acreage	Deed Acreage	Official Record
5.43	0	219-0305

Parcel Num	Engineer Pl	OWNER1	OWNER2	Address	City	State	Zip Code
066-31728	02140000	GILSON, S/ ,		4459 MOR	ALEXANDR	OH	43001
066-31778	02140000	BIEHL, LAR ,		127 LOCUS	ALEXANDR	OH	43001
066-31778	02140000	BIEHL, LAR ,		127 LOCUS	ALEXANDR	OH	43001
066-31803	02140000	VANNESS F ,		4240 MOR	ALEXANDR	OH	43001
066-31881	02140000	HATFIELD, ,		1333 AUTC	COLUMBU	OH	43228
066-31881	02140000	HATFIELD, ,		1333 AUTC	COLUMBU	OH	43228
066-31951	02140964	GROVES, K GROVES, C	4730	GOO	ALEXANDR	OH	43001
066-31985	02140964	NEMETH, JI ,		56 LOCUS	ALEXANDR	OH	43001
066-31986	02140964	HARPER, JI ,		94 N HIGH	ALEXANDR	OH	43001
066-31986	02140964	GROVES, K GROVES, C	4730	GOO	ALEXANDR	OH	43001
066-31987	02140964	JORDAN, B JORDAN, D	40	LOCUS	ALEXANDR	OH	43001
066-31987	02140964	ADDIS, JEN VOGELPO	4466	GOO	ALEXANDR	OH	43001
066-31988	02140964	JORDAN, B JORDAN, D	40	LOCUS	ALEXANDR	OH	43001
066-31989	02140964	JORDAN, B JORDAN, D	40	LOCUS	ALEXANDR	OH	43001
066-31989	02140964	STYGLER II ,		9056 JUG	ALEXANDR	OH	43001
066-31990	02140964	ADDIS, JEN VOGELPO	4466	GOO	ALEXANDR	OH	43001
066-31990	02140964	MESSER, P MESSER, L	91	LOCUS	ALEXANDR	OH	43001
066-31991	02140964	STYGLER II ,		9056 JUG	ALEXANDR	OH	43001
066-31992	02140964	LOOMIS, H LOOMIS, D	118	LOCUS	ALEXANDR	OH	43001
066-31992	02140964	SKEEN, HO ,		46 HIGH	ALEXANDR	OH	43001
066-31993	02140964	MARSCH, C MARSCH, J	123	LOCUS	ALEXANDR	OH	43001
066-31994	02140964	WEBB, ELIZ ,		28 HIGH	ALEXANDR	OH	43001
066-31995	02140964	GROVES, K GROVES, C	4730	GOO	ALEXANDR	OH	43001
066-31996	02140964	WELLER, JC WELLER, R	112	N HIGH	ALEXANDR	OH	43001
066-31996	02140964	WELLER, JC WELLER, R	112	N HIGH	ALEXANDR	OH	43001
066-32035	02140964	GARDNER, ,		100 HIGH	ALEXANDR	OH	43001
066-32035	02140964	GARDNER, ,		100 HIGH	ALEXANDR	OH	43001
066-31909	02140000	CUSTER, W CUSTER, L	4250	GOO	GRANVILLE	OH	43023