

# St Albans Township

Alexandria, OH 43001

## APPLICATION FOR VARIANCE

BOARD OF ZONING APPEALS

APPLICATION NUMBER \_\_\_\_\_

Name of Applicant Randy & Karen Gantt  
Mailing Address 3300 Northridge Road, Alexandria, OH 43001  
Phone Number(s) 740-817-0289  
Email Address Kgantt1229@yahoo.com

1. Location Address: 3300 Northridge Rd., Alexandria, OH 43001
2. Nature of Variance: Describe generally the proposed variance: My daughter wants to build a house on our property. I have 12.04 acres of land & I have 394 feet of road frontage. We are 6 feet short of road frontage to meet the 400 feet requirement. We are requesting a variance for the 6 feet.

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: Karen & Randy Gantt Date 4-8-2025  
Randy Gantt

\*\*\*\*\*

FOR OFFICIAL USE ONLY:

Date Issued \_\_\_\_\_ Date of notice to parties of interest \_\_\_\_\_ Date of Check \_\_\_\_\_

Woods

3300

Auto  
Barn 24x32

Old  
home

1500-1800 Sq. ft.  
Newhouse



Northridge Road



Reeves home address:

\* Kevin + Bridgett Reeves = 2548 Johnstown-  
Mounts Road Alexandria Rd.  
Alexandria, Ohio Alexandria, Ohio  
Land next to ours on Northridge Rd. 43001  
Parcel # 066-318606-00.001

\* Polly + Ben Gorringer  
3366 Northridge Rd.  
Alexandria, Ohio 43001

\* Mark + Kayla Boozer  
3291 Northridge Rd.  
Alexandria, Ohio 43001

\* Ryan + Amber Brzezinski  
3419 Northridge Rd.  
Alexandria, Ohio 43001

\* Sue Datai  
3271 Northridge Rd.  
Alexandria, Ohio 43001

WARRANTY DEED

Instr: 200105040016261 06/04/2001  
Pages: 1 Fee: \$14.00 2:40PM  
Bryan A. Long T20010014869  
Licking County Recorder MEPFOLLAND

KNOW ALL MEN BY THESE PRESENTS, That Florence A. Gantt, a widow and not  
remarried, of Franklin County, Ohio, for valuable consideration paid, grants, WITH GENERAL  
WARRANTY COVENANTS to Randolph R. Gantt and Karen M. Gantt, for their joint lives,  
remainder to the survivor of them, whose tax mailing address is 3300 Northridge Road,  
Alexandria, Ohio 43001, the following real property:

Situated in the County of Licking, State of Ohio, and Township of St. Albans and  
bounded and described as follows:

Being in Township 2, Quarter Township 1, and Range 14, of the United States  
Military Lands and more particularly described as follows:

Commencing at an iron pin in the center line of County Road No. 21, on the  
South line of Lot 15, and the North line of Lot 16; thence along the center line of  
County Road No. 21, North 7 deg. 00' East 124 feet to an iron pin in the center  
line of County Road No. 21; thence South 83 deg. 16' 38" East, passing an iron  
pin at 30 feet, a total distance of 1342.05 feet to an iron pin; thence South 10 deg.  
02' 39" West a distance of 394 feet to an iron pin; thence North 83 deg. 18' 20"  
West, passing an iron pin at 1292.13 feet, a total distance of 1322.13 feet to an  
iron pin in the center line of County Road No. 21; thence North 7 deg. 00' East  
270 feet to the place of beginning, containing 12.04 acres more or less, but subject  
to all legal highways.

Being part of the real estate conveyed to Russell E. Moore and Lillian Moore by  
two deeds; one from Earnest R. Thomas as Executor of the Estate of Edward Earl  
Thomas, dated March 14, 1969, recorded in Volume 645, at page 395 of the Deed  
Records in the Recorder's Office, Licking County, Ohio; and the other deed from  
Letha Mae Thomas, dated March 14, 1969, recorded in Volume 645, at page 398  
of said records.

Being the same real estate conveyed by Russell E. Moore and Lillian A. Moore,  
husband and wife, to George H. Gantt and Florence A. Gantt by deed dated  
November 30, 1974 and recorded in Volume 729, Page 480, of the Deed Records  
of Licking County, Ohio.

Permanent Parcel Number: 66-3186000-000

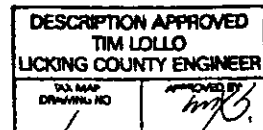
Prior Deed Reference: Volume 126, Page 233.

WITNESS her hand this 1<sup>st</sup> day of May, 2001.

In presence of:

Mari P. McCullough  
MARI P. MCCULLOUGH

Florence A. Gantt  
Florence A. Gantt



05-09-01  
BY J. TERRY EVANS, AUDITOR  
SEC. 319.202 COMPLIED WITH

STATE OF OHIO: COUNTY OF KNOX: SS.

TRANSFERRED  
Date May 4, 2001  
J. Terry Evans  
Licking County Auditor TH

Before me, a Notary Public in and for said county and state, personally appeared the  
above named Florence A. Gantt who acknowledged that she did sign the foregoing instrument  
and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand at Mount Vernon, Ohio, this 1<sup>st</sup>  
day of May, 2001.

Mari P. McCullough  
Notary Public

MARI P. MCCULLOUGH  
Notary Public - State of Ohio  
My Commission Expires Nov. 7, 2001

This instrument prepared by:  
William Todd Drown  
Folland & Drown LPA  
205 North Gay Street, PO Box 969  
Mount Vernon, OH 43050  
(740) 393-2718