

St Albans Township

Alexandria, OH 43001

APPLICATION FOR VARIANCE

BOARD OF ZONING APPEALS

APPLICATION NUMBER _____

Name of Applicant Ryan + Amber Brzezinski
Mailing Address 3419 Northridge Rd, Alexandria OH 43001
Phone Number(s) 614 738-2375
Email Address ryan8451@gmail.com

1. Location Address: 3419 Northridge Rd
2. Nature of Variance: Describe generally the proposed variance: 40 ft. road frontage
leading back to 4⁺ acre lot

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: [Signature] Date 4-10-25

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

APPLICATION FOR VARIANCE
3419 NORTHRIDGE RD, ALEXANDRIA, OH. 43001

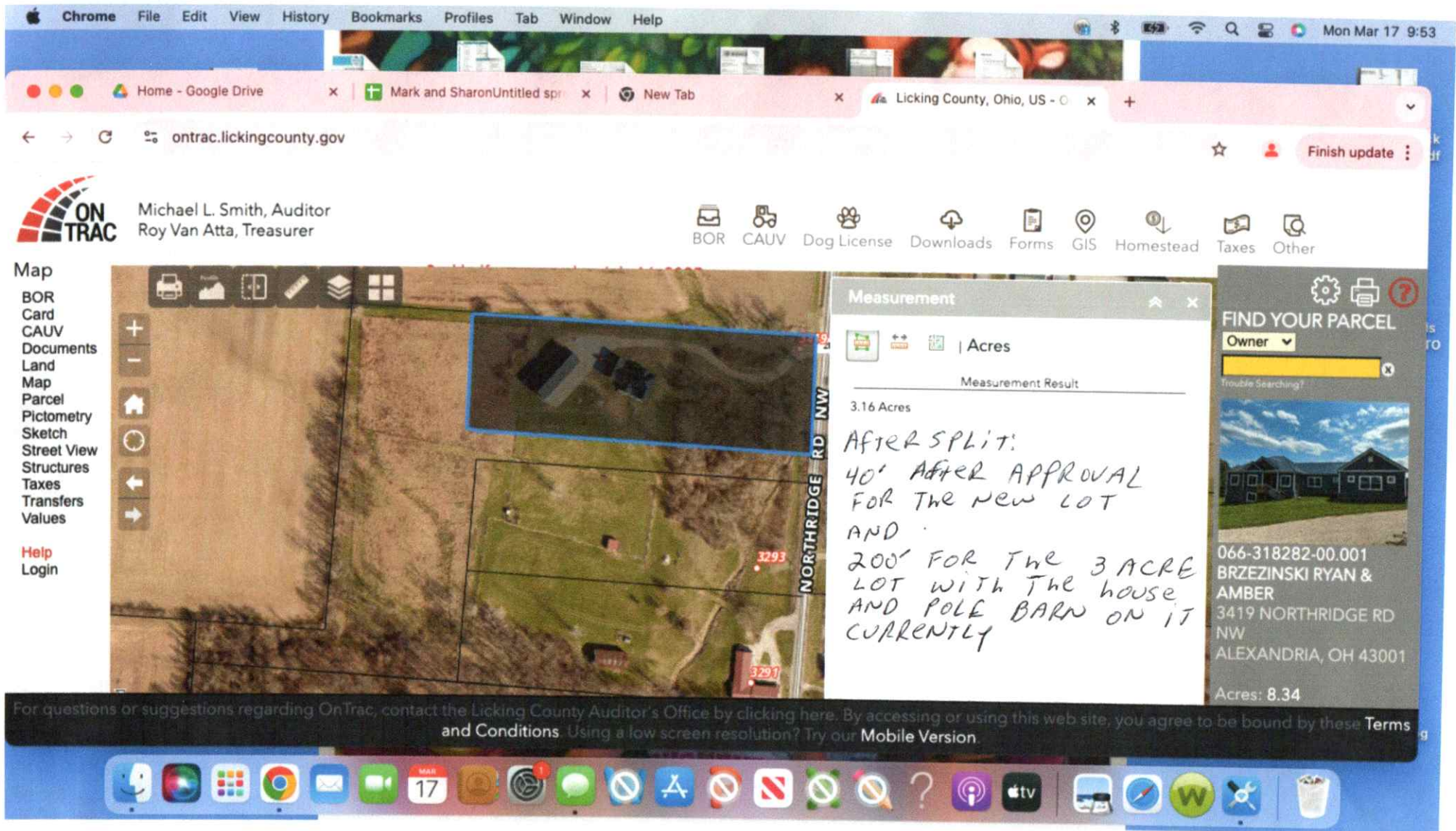
Question #3 (Justification of Variance)

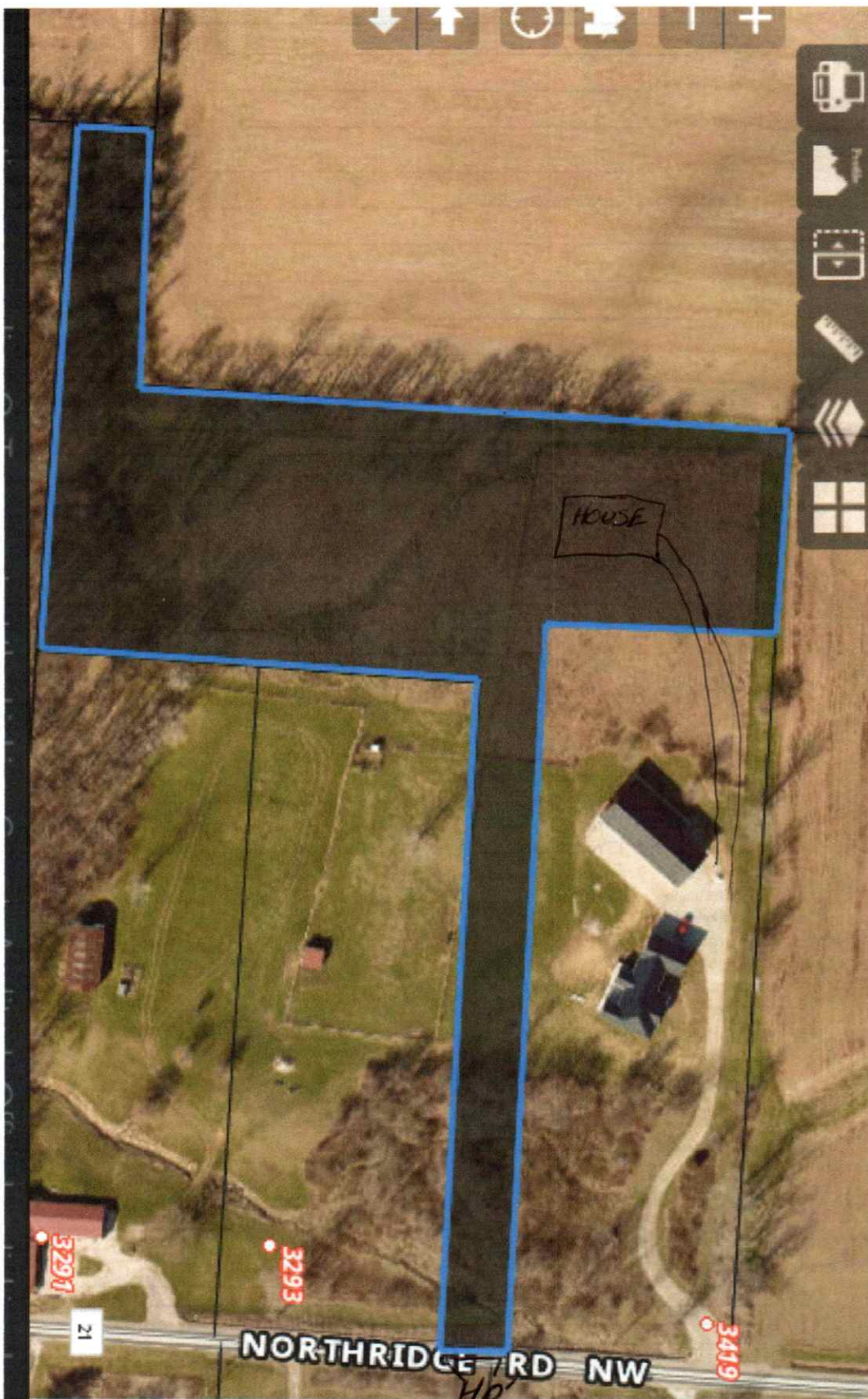
- a. This is a flag lot that needs access to road frontage
- b. The literal interpretation of the Zoning Resolution would deprive my family from being on the same land. Currently my Youngest Daughter and her husband live next door on 3 Acres.

The flag lot would allow my Oldest Daughter, her husband, and her son (my grandson, Cole) to build their new home.

Allowing the Variance would allow our family to be together and would also increase the value of the land and increase Property taxes that could be collected.

- c. There is no special conditions from previous actions
- d. The Forty (40) feet of road frontage is the minimum variance that will allow a reasonable use of the property.





40 FOOT
FRONTAGE
EXTEND CURRENT
DRIVEWAY
(WILL BE DEADED AS
A SHARED DRIVEWAY)

4.85 Acres

Measure