

Board of Zoning Adjustment Application

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

Office Use only

Application Number: BZA26-124 Date Received: 9/30/26

Assigned Planner: Adam Trimmer Fee: \$350

Contact Information: ADTrimmer@columbus.gov;614-645-1469

Comments: November 5, 2026, Staff Review

Types of Action Requested (Check all that apply):

☒ Variance ☐ Special Permit

Project Description:

I WISH TO CONSTRUCT A NEW DETACHED GARAGE IN
SOUTH-WEST CORNER OF BACK YARD.

Location:

☐ Check here if listing additional parcel numbers on separate page

Certified Address: 3203 LEE ELLEN PL. City/Zip Code: COLUMBUS, 43207

Parcel Number(s): 010-120931-00

Neighborhood Group: ~~SOUTH COLUMBUS CIVIC ASSOC.~~ Current Zoning: 783, RESIDENTIAL, R2
FAR SOUTH COLUMBUS AREA COMMISSION

Applicant (if different from owner):

Applicant Name: _____ Phone Number: _____

Full Address: _____

Email Address: _____ Fax Number: _____

Property Owner(s)

☐ Check here if listing additional property owners on a separate page

Name: RICHARD A. WYCOFF Phone Number: 614-980-6074

Full Address: 3203 LEE ELLEN PL. COLUMBUS, OHIO 43207

Email Address: RWYCOFF11366@GMAIL.COM Fax Number: N/A

Agent

Check one if applicable:

☐ Attorney ☐ Agent ☐ Licensed Architect or Engineer ☐ Landscape Architect

Name: _____ Phone Number: _____

Full Address: _____

Email Address: _____ Fax Number: _____

Signatures

Applicant Signature: Richard H. Wycoff

Property Owner Signature: Richard H. Wycoff

Agent Signature: _____

Board of Zoning Adjustment Application

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances. Please answer in detail the following and check either Y or N.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance. ☒ Yes ☐ No

WOULD POTENTIALLY INCREASE PROPERTY VALUE.

2. Whether the variance is substantial. ☒ Yes ☐ No

WOULD ALIGN GARAGE ENTRANCE WITH DRIVEWAY THAT RUNS FROM STREET TO REAR ALONG SOUTH SIDE OF PROPERTY LINE, FOR EASIER ACCESS.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance. ☐ Yes ☒ No

THERE WOULD BE NO DETRIMENT OR OBSTRUCTION TO ANY ADJOINING PROPERTIES.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service). ☐ Yes ☒ No

THERE WOULD BE NO OBSTRUCTION OR OBSTACLE FOR ANY CITY SERVICES, INCLUDING FIRE OR LAW ENFORCEMENT.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☐ Yes ☒ No

I ALWAYS BELIEVED THE STANDARD EASEMENTS WERE AT
3' FEET FROM ALL PROPERTY LINES.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance. ☐ Yes ☒ No

IT WOULD ALTER ACCESS/ENTRANCE INTO GARAGE BY EXTENDED
MOTOR VEHICLES, WOULD ALSO INCREASE YARD SPACE TO NORTH SIDE
OF PROPERTY.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. ☒ Yes ☐ No

IT WOULD STILL CONTINUE TO OBSERVE A SUBSTANTIAL EASEMENT
AND ACCESS AROUND ALL SIDES OF STRUCTURE.

B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.

C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

3332.25 REQUIRED SIDE YARDS, REDUCE SIDE YARD FROM
5' FEET TO 3' FEET ALONG SOUTHERN PROPERTY LINE.

Signature of Applicant: Richard A. Wysocki

Date: AUG. 31, 2026

Board of Zoning Adjustment Application

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST

3307.06 Special Permits

The board of zoning adjustment shall have the power:

- A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of the Zoning Code and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.
- E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

List all sections of Code relevant to your Special Permit request and explain your reasoning as to why this request should be granted.

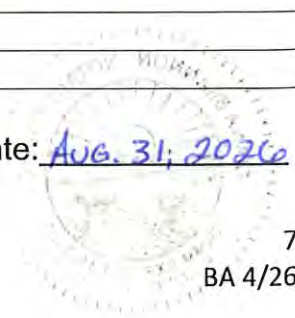
PLEASE NOTE: It is the applicant's responsibility to identify the Special Permit required for the project. If the necessary Special Permit is not requested, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application meets the criteria of C.C. 3307.06 in the following ways (use separate page if needed or desired):

MY REQUEST DOES NOT IMPOSE ANY SUBSTANTIAL DETRIMENT TO
THE PUBLIC, NEIGHBORHOOD, OR ADJOINING PROPERTIES.

Signature of Application: Richard A. Wycoff

Date: AUG. 31, 2020



Board of Zoning Adjustment Application

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

Affidavit

STATE OF OHIO, COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RICHARD A. WYCOFF

of (1) MAILING ADDRESS 3203 LEE ELLEN PL. COLUMBUS, OHIO 43207

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at (2) per PROPERTY ADDRESS _____

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

(3) Subject Property Owner's Name: RICHARD A. WYCOFF

Mailing address: 3203 LEE ELLEN PL. COLUMBUS, OHIO 43207

Applicants Name (same as listed on front application): _____

Phone Number: 614-980-6074

(4) Neighborhood Group: FAR SOUTH COLUMBUS AREA COMMISSION
SCOTO SOUTHLAND CIVIC ASSOCIATION

Zoning Chair or Contact Person: PAM RICHARDS NORWOOD THOMAS + DOUGLAS SHREVE

Email Address: INFO@SCOTOSOUTHLAND.ORG BULLTHOMAS2014@GMAIL.COM
D.SHREVEFSCAC@GMAIL.COM

and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

Signature of Affiant Richard A. Wycoff Date: SEPT. 9, 2026

Sworn to before me and signed in the presence this 9th day of September, in the year 2026.

Notary Seal Here

Signature of Notary Public: Giana Brannon

My Commission Expires: 09/15/2030

This affidavit expires six (6) months after date of notarization.



Board of Zoning Adjustment Application

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

INSTRUCTIONS FOR AFFIDAVIT

- (1) Name and address of the person who did the research. It is important that the person who does the research is the same person who signs the notarized affidavit.
- (2) Address of the subject site as indicated on the address card from the Department of Building & Zoning Services, Map Room; Phone (614) 645-5661.
- (3) From real property records located on the 19th floor of the Franklin County Court House Building, 373 South High Street, or other applicable government records, such as the County Auditor website: enter the name and mailing address of the owner(s) of the subject property (this must be the same as the "Property Owners" shown on the application).
- (4) Fill in the appropriate Neighborhood Group and complete contact information. Go to CbusAreaCommissions.org to identify the Area Commission and, for areas not served by one, use the ONE Map (gis.columbus.gov/one). Then, contact the Department of Neighborhoods at 614-645-1993 or the assigned Neighborhood Liaison to confirm this information.
- (5) A "Proximity Report" listing the surrounding property owners can be obtained from the applicable County Auditor. This list shall include properties across the street and in other municipalities and jurisdictions, if applicable. From the Franklin County Auditor's website, after having opened the subject property record, select the Mapping page and run a 125-foot Buffer Search around the property (including contiguously-owned property), and generate the Proximity Report to obtain an Excel list of surrounding property owners.
 - (5a) It is the affiant's responsibility to determine the actual address, including personally visiting the properties, if necessary.
 - (5b) DO NOT list a mortgage company as a mailing address for the property unless title to the property is held by the mortgage company, thereby making the company the actual property owner. It is the affiant's responsibility to exercise reasonable diligence to determine the address of the actual property owner.
 - (5c) For owner-occupied dwelling units, please also include "or Current Occupant" after the owner(s) name.
 - (5d) If property owners appear on the list more than once, please provide only one mailing label.
 - (5e) Please submit an MS Word document in Avery #5160 format (example provided), emailed to staff with the application, listing the names and complete addresses of the applicant; property owner(s); agent; applicable Area Commission or Neighborhood Group; and surrounding real property owners as explained in (5) above. Make sure that the last two lines of the address label contain the street address and the city, state, and zip code.
- (6) This Affidavit form must be signed in the presence of a Notary Public. The Affidavit expires six (6) months after date of notarization.

Board of Zoning Adjustment Application

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) RICHARD A. WYCOFF
of (COMPLETE ADDRESS) 3203 LEE ELLEN PL. COLUMBUS, OHIO 43207
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY
FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a
5% or more interest in the project which is the subject of this application and their mailing addresses:

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Signature of Affiant Richard A. Wycoff Date: SEPT. 9, 2026

Sworn to before me and signed in the presence this 9th day of September, in the year 2026

Notary Seal Here

Signature of Notary Public: Giana Brannon

My Commission Expires: 09/15/2030



This affidavit expires six (6) months after date of notarization.

10

010-120933

125.33

50

3197

35

010-120932

T.B.R.

134.20

50

20'

24'

27'

34

3203

010-120931

CH=54.92

156.92

160

010-105295

This aerial map displays a residential neighborhood with various property lots and streets. The streets shown are Lee Ellen Pl, Basswood Rd, and S 5th St. A specific lot, 01012001, is highlighted with a red outline. Other lots are labeled with their numbers and some with additional details like area and height restrictions.

Lot Number	Area	Height Restriction
2113-2024	01012001	CAC, H-N/A
783	7/21/1958	C4, H-35
01012002	3/20/1957	R4, H-35
01012003		
01012004		
01012005		
01012006		
01012007		
01012008		
01012009		
01012010		
01012011		
01012012		
01012013		
01012014		
01012015		
01012016		
01012017		
01012018		
01012019		
01012020		
01012021		
01012022		
01012023		
01012024		
01012025		
01012026		
01012027		
01012028		
01012029		
01012030		
01012031		
01012032		
01012033		
01012034		
01012035		
01012036		
01012037		
01012038		
01012039		
01012040		
01012041		
01012042		
01012043		
01012044		
01012045		
01012046		
01012047		
01012048		
01012049		
01012050		
01012051		
01012052		
01012053		
01012054		
01012055		
01012056		
01012057		
01012058		
01012059		
01012060		
01012061		
01012062		
01012063		
01012064		
01012065		
01012066		
01012067		
01012068		
01012069		
01012070		
01012071		
01012072		
01012073		
01012074		
01012075		
01012076		
01012077		
01012078		
01012079		
01012080		
01012081		
01012082		
01012083		
01012084		
01012085		
01012086		
01012087		
01012088		
01012089		
01012090		
01012091		
01012092		
01012093		
01012094		
01012095		
01012096		
01012097		
01012098		
01012099		
01012100		

1:1,128

0 0.01 0.01 0.02 mi

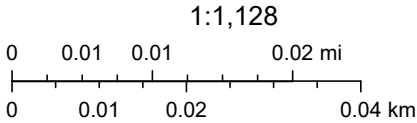
0 0.01 0.02 0.04 km

City of Columbus
City of Columbus GIS |

3203 Lee Ellen Pl.



9/28/2026, 12:38:36 PM



City of Columbus GIS