

EXHIBIT B

Statement of Hardship

33 Warren Street, Columbus, OH 43201 (010- 202520)

CV03- 091

The 8,126 square foot parcel is located at the southeast corner of Warren Street and Pearl Alley, is zoned C-4, Commercial and is developed with a commercial building used as a community theater and offices. Applicant proposes to change the use of the existing building to residential use by remodeling the building for use as seven (7) dwelling units.

The C-4, Commercial District permits residential use if located over a ground level commercial use. Applicant proposes to change the use of the entire building to residential use with the proposed seven (7) dwelling units, to include ground level residential use and accessory parking for each dwelling unit, so the proposed residential use will not be located over a ground level commercial use.

Applicant submits this application to request a variance to Sections 3356.03, C-4, Permitted Uses and 3356.05, C-4 District Development Limitations, to permit ground level residential use and to permit residential use not located over a ground level commercial use, while applicant proposes to change the use of the building for residential use consisting of seven (7) dwelling units, including ground level residential use and residential use not located over a ground level commercial use.

The existing building covers almost the entire parcel and no off-street parking presently exists. As part of the change of use, applicant intends to provide two (2) parking spaces per unit in garages located along the west wall of the building. The garages are private garages to provide two (2) accessory parking spaces per dwelling unit. Under the provisions of Section 3342.02, Administrative Requirements, (1)(b)(1), the proposed use is a less intense use and requiring fewer parking spaces than the existing use and two (2) spaces per unit is code compliant.

The proposed use is consistent with many residential uses in the immediate vicinity and in the short north area in general, provides code compliant parking and will allow the development of seven (7) new high quality housing units.

Granting of this variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.