

**EXHIBIT B**  
**Statement of Hardship**

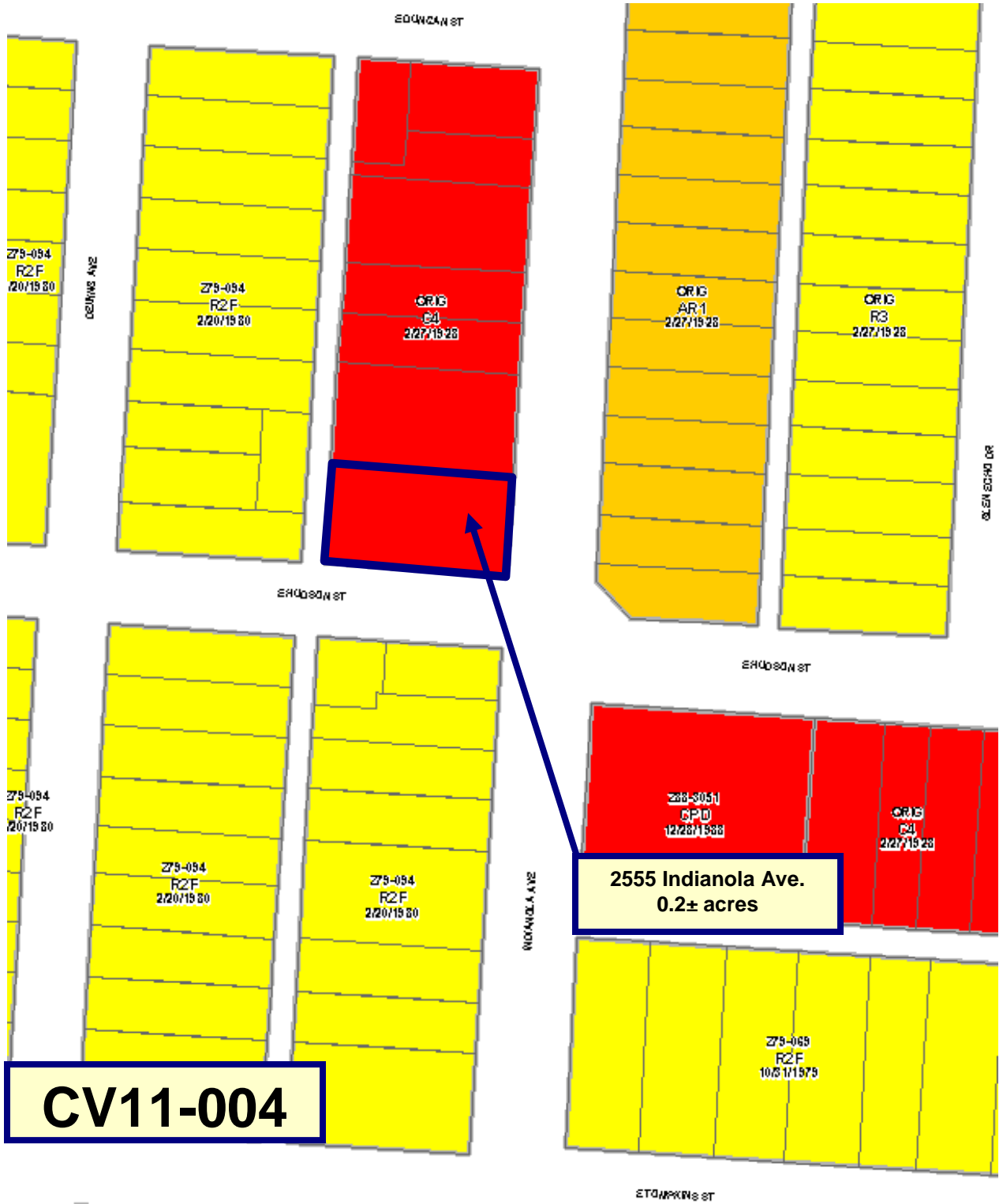
**2555 Indianola Avenue**  
**CV11-004**

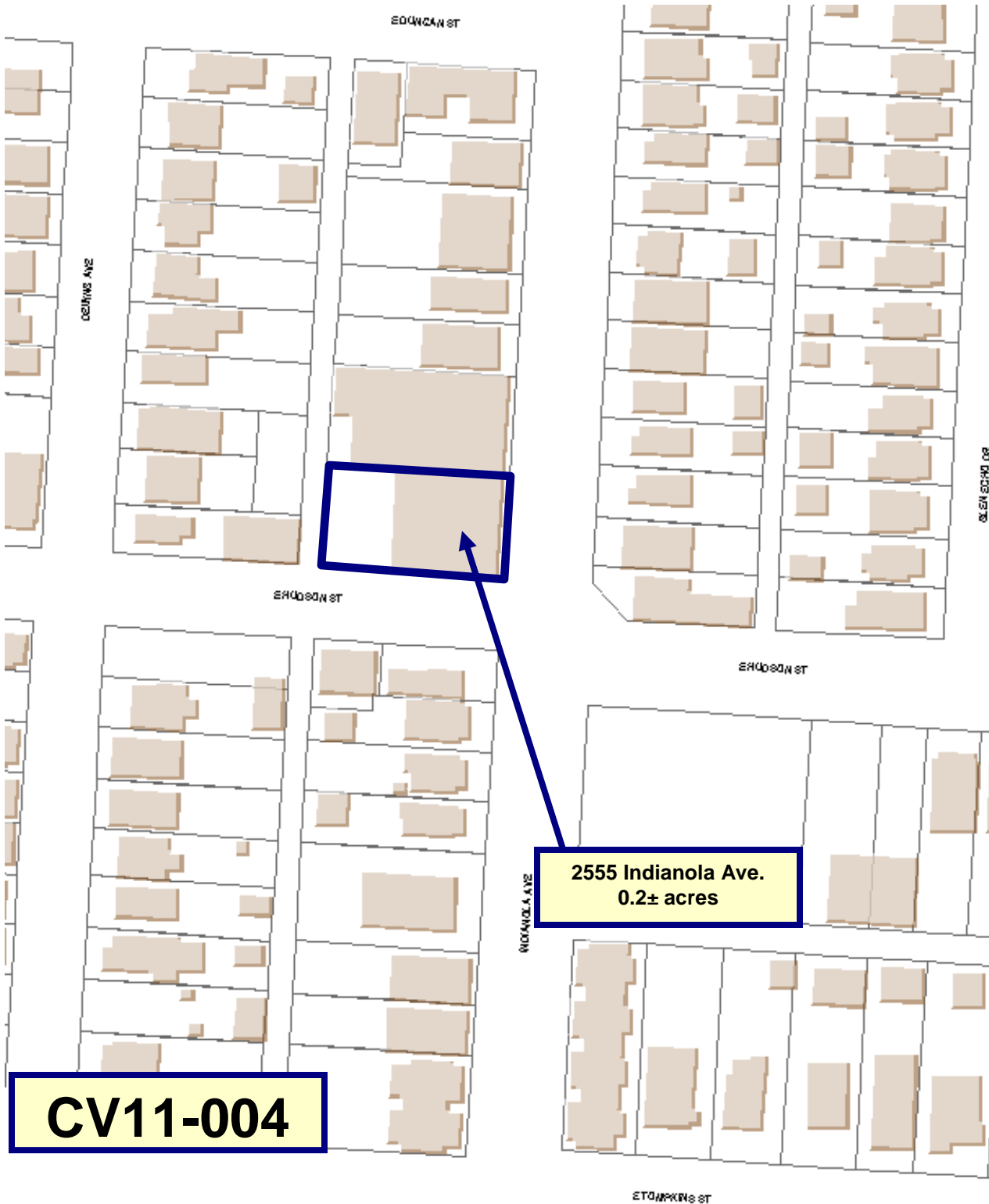
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The property is zoned C-4 (original zoning) and is developed with a two-story brick building presently used as nine (9) apartments, with 3 apartments located on the first floor and 6 apartments located on the second floor. Applicant requests a variance from the C-4, Commercial District permitted uses to permit the continued use of the building with ground level residential use. At some time in the future, ground level commercial use may be viable but it isn't at this time. Applicant has a hardship in that there is no commercial district that permits ground level residential use and no residential district that permits ground level commercial use. Applicant requests the following variances:

- 1) 3356.03, C-4 Permitted Uses, to permit ground level residential use consisting of three (3) apartments and second floor residential use (6 apartments) not located over a ground level commercial use.
- 2) 3312.25, Maneuvering Area, which Section requires each parking space to have 20 feet of maneuvering area for 90 degree parking spaces, while the existing parking lot utilizes stack parking and the public alley is a 16 foot right of way, thereby leaving 17 feet of maneuvering rather than 20 feet for the row of parking spaces adjacent to the alley.
- 3) 3312.27, Parking Setback Line, which Section currently requires a ten (10) foot parking setback from the street right of way line, while the site is a corner lot and has street frontage on both Indianola Avenue and East Hudson Street, the parking lot is behind the building fronting Indianola Avenue and even with the south wall of the building, but the parking lot is at a zero (0) setback from East Hudson Street and the location of the parking lot is an existing condition.
- 4) 3312.21(A), Landscaping and Screening, which Section requires the interior of any parking lot containing ten (10) or more parking spaces to provide internal shade trees as specified, while the parking is existing and there is no area to plant shade trees and maintain the 12 existing spaces.
- 5) 3312.49, Minimum Number of Parking Spaces Required, which Section requires 14 parking spaces for nine (9) dwelling units @ 1.5 spaces/unit, while there is an existing parking lot with 12 spaces.

06/20/11





**Hitt, Dana**

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**From:** Ronald Hupman [hupman1@att.net]  
**Sent:** Saturday, March 19, 2011 8:29 AM  
**To:** Hitt, Dana  
**Subject:** 2555 Indianola Ave.

Dana,

At its regular meeting on March 16, the UAC voted to recommend approval of a council variance to permit residential use on the ground floor at 2555 Indianola Ave. in the C-4 zoning district. Vote: 11 yes; 3 No

Ron



**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**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.

APPLICATION # CV11-007

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 East Rich Street, 3rd Fl., Columbus, OH 43215  
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 in the following formats

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

<p>1. Dean W. Fried, Trustee of the Dean W. Fried Declaration of Trust dated December 6, 2006 7921 Waterton Lane Lakewood Ranch, FL 34202 # of Columbus Based Employees: 0 Contact: Dean W. Fried, (614) 206-5492</p>	<p>2.</p> <hr style="border-top: 1px dashed black;"/>
<p>3.</p> <hr style="border-top: 1px dashed black;"/>	<p>4.</p> <hr style="border-top: 1px dashed black;"/>

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

*Donald Plank*

Subscribed to me in my presence and before me this 20th day of JUNE, in the year 2011

**SIGNATURE OF NOTARY PUBLIC**

*Barbara A. Painter*

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



**BARBARA A. PAINTER**  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

This Project Disclosure Statement expires six months after date of notarization.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
**Please make all checks payable to the Columbus City Treasurer**