

EXHIBIT B

Statement of Hardship

6593 Abbie Trails Dr

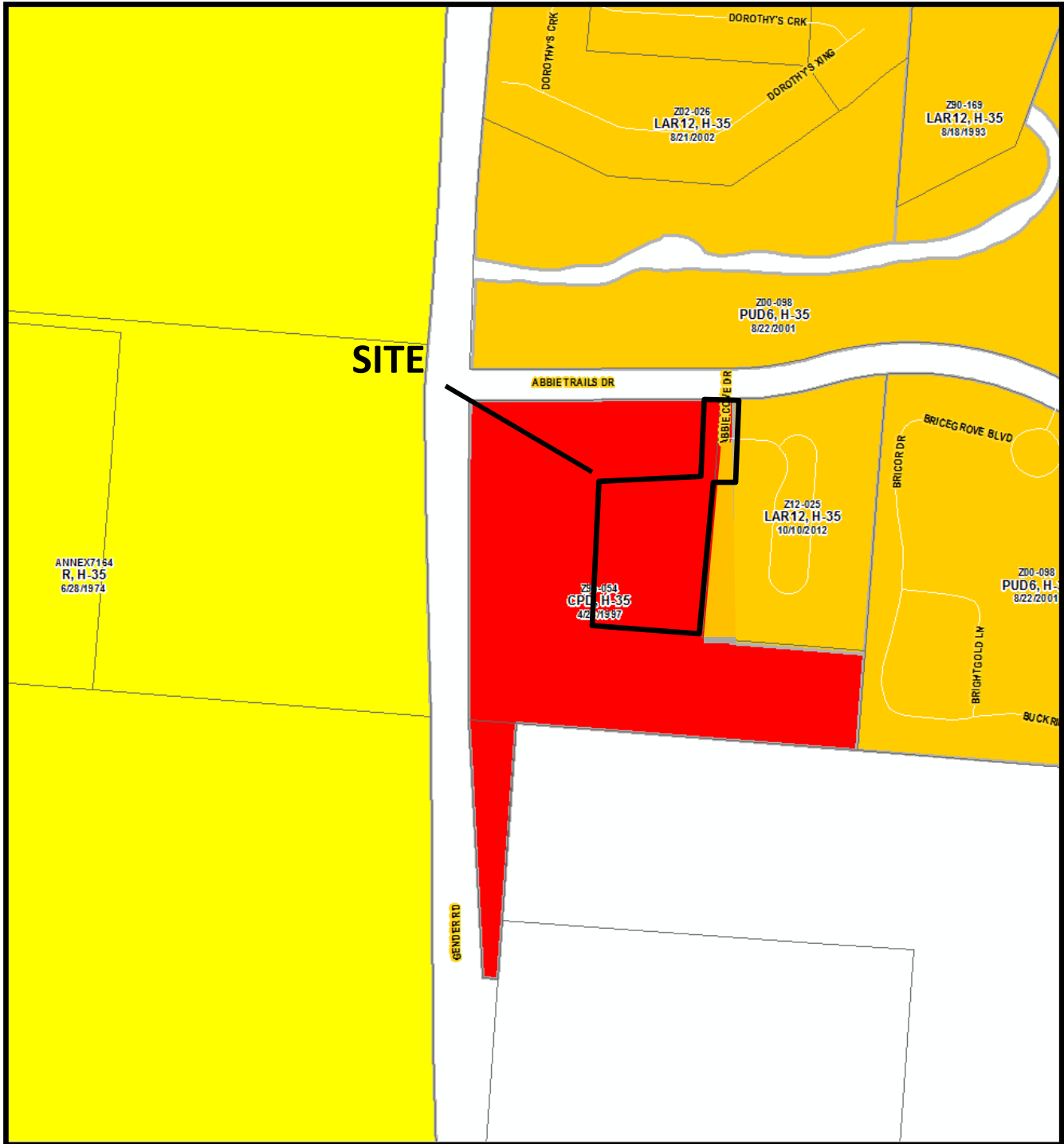
Abbie Cove Apartments

CV14-021

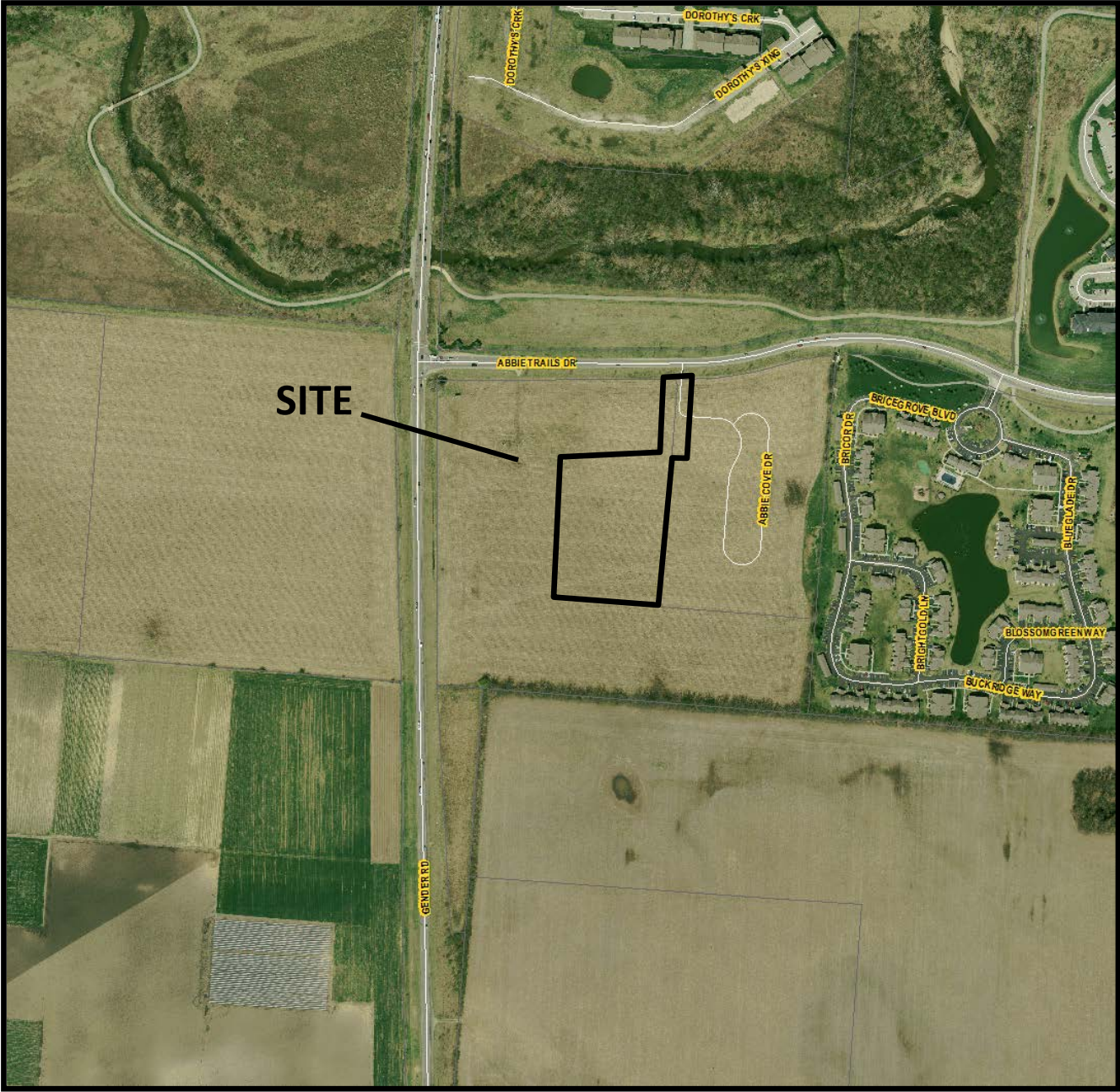
The 5.4 ± acre site is adjacent and to the west of the Abbie Cove Apartments. The tract is currently being rezoned from CPD to LAR12 to permit a second phase of the Abbie Cove Apartments. 0.129± acre of the existing access point for the Abbie Cove Apartments on the parcel to the east is also incorporated into the request because this access point will serve both phases of the development. Between the subject site and Abbie Trails Drive is a strip of commercially zoned frontage. To the west is additional commercially zoned property. Abbie Cove Drive currently connects to Abbie Trails Drive and includes a recently completed road widening and left turn lane improvement. Applicant proposes access on and across Abbie Cove Drive for the future commercial development, to allow access to the intersection and the turn lane. Commercial development will cause the use of Abbie Cove Drive, in part, for commercial purposes, which are not otherwise permitted in the LAR12 zoning. Applicant submits this application to permit the use of 404 feet ± entrance drive of the LAR12 parcel, being part of the perimeter set back, for use in conjunction with future planned commercial development to the north and west. Applicant has a hardship in that commercial use of part of a residential driveway is not permitted and a variance is the most appropriate way to permit the proposed commercial use of the driveway, allow the driveway to be in the proper location to serve both the residential and commercial development and to provide better traffic flow, and permit the construction of the drive before the commercial development.

Applicant request the following variance:

1. 3333.02, Permitted Uses, which Section does not permit commercial uses, while applicant proposes to provide vehicular access on Abbie Cove Drive, a private street in the Abbie Cove Apartments, in conjunction with future commercial development to the west, thereby providing improved access to applicant's commercial development and the Apartments.
2. 3333.255, Perimeter Yard, while this section does not permit drives or parking in the Perimeter Yard, the northern property line of the subject property actually is front property line and to have an access drive through this setback is the logical position for the drive to serve both the Apartments and the future commercial user to the north.



CV14-021
6395 Abbie Trails Drive



SITE

CV14-021
6395 Abbie Trails Drive



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

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 # CV14-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Steven J. Fulkert

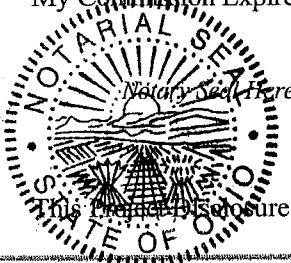
Of [COMPLETE ADDRESS] 677 Notchbrook Dr, Delaware OH 43015
deposes and states that [he/she] is the APPLICANT AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject 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

1. M. H. Murphy Development Company 10685 Edgewood Dr Dublin OH 43017 100% Employees: 12 Michael H. Murphy 614-836-4403	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Steven J. Fulkert
 Subscribed to me in my presence and before me this 4th day of April, in the year 2014
SIGNATURE OF NOTARY PUBLIC Debra A. Clark
 My Commission Expires: 10/5/15



DEBRA A. CLARK
NOTARY PUBLIC
STATE OF OHIO
 Recorded in
 Perry County
 My Commission Expires 10/5/15
 This disclosure statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.
 Please make all checks payable to the Columbus City Treasurer