

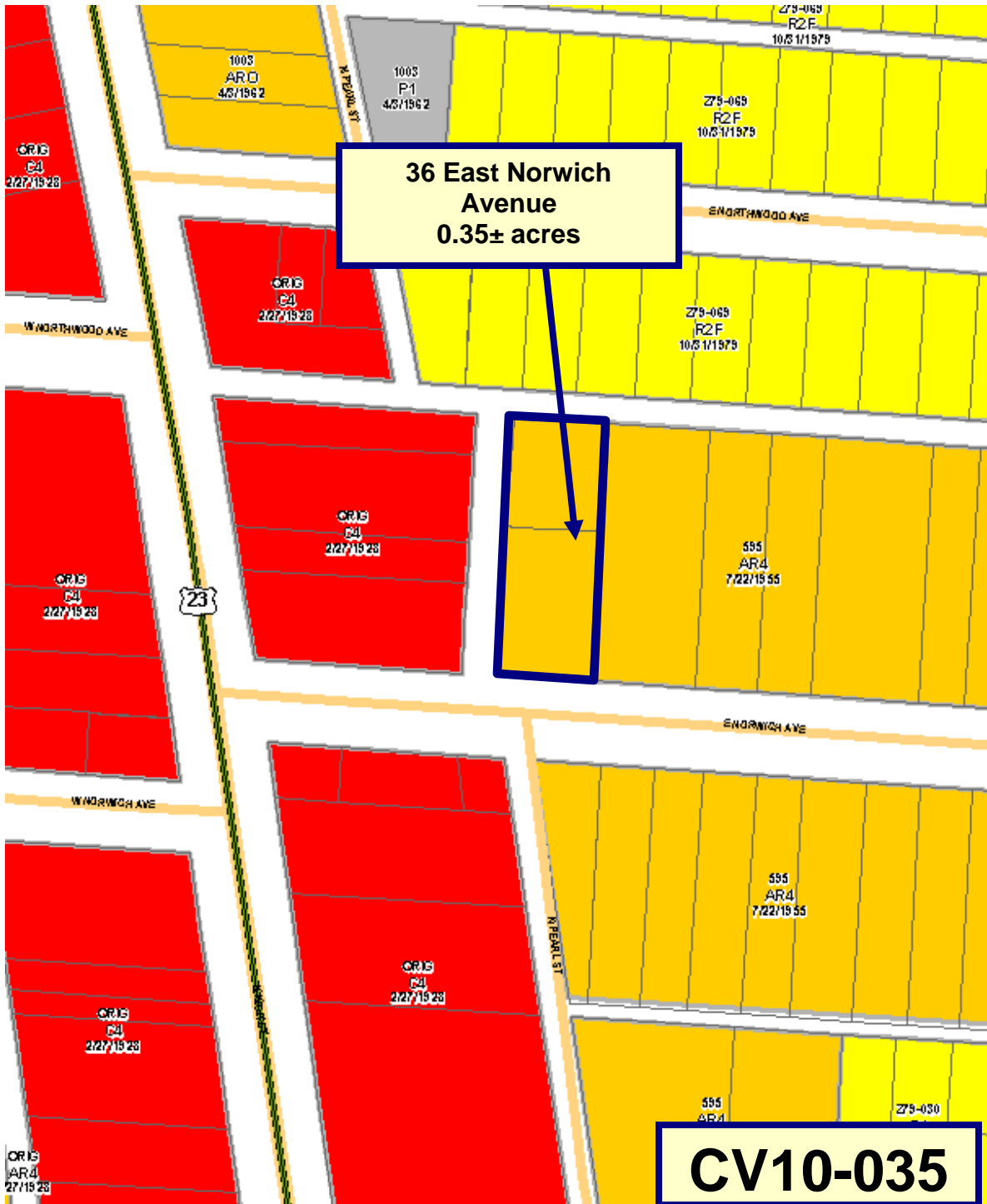
EXHIBIT B**STATEMENT OF HARDSHIP****36 East Norwich Avenue, Columbus, OH 43201****CV10- 035**

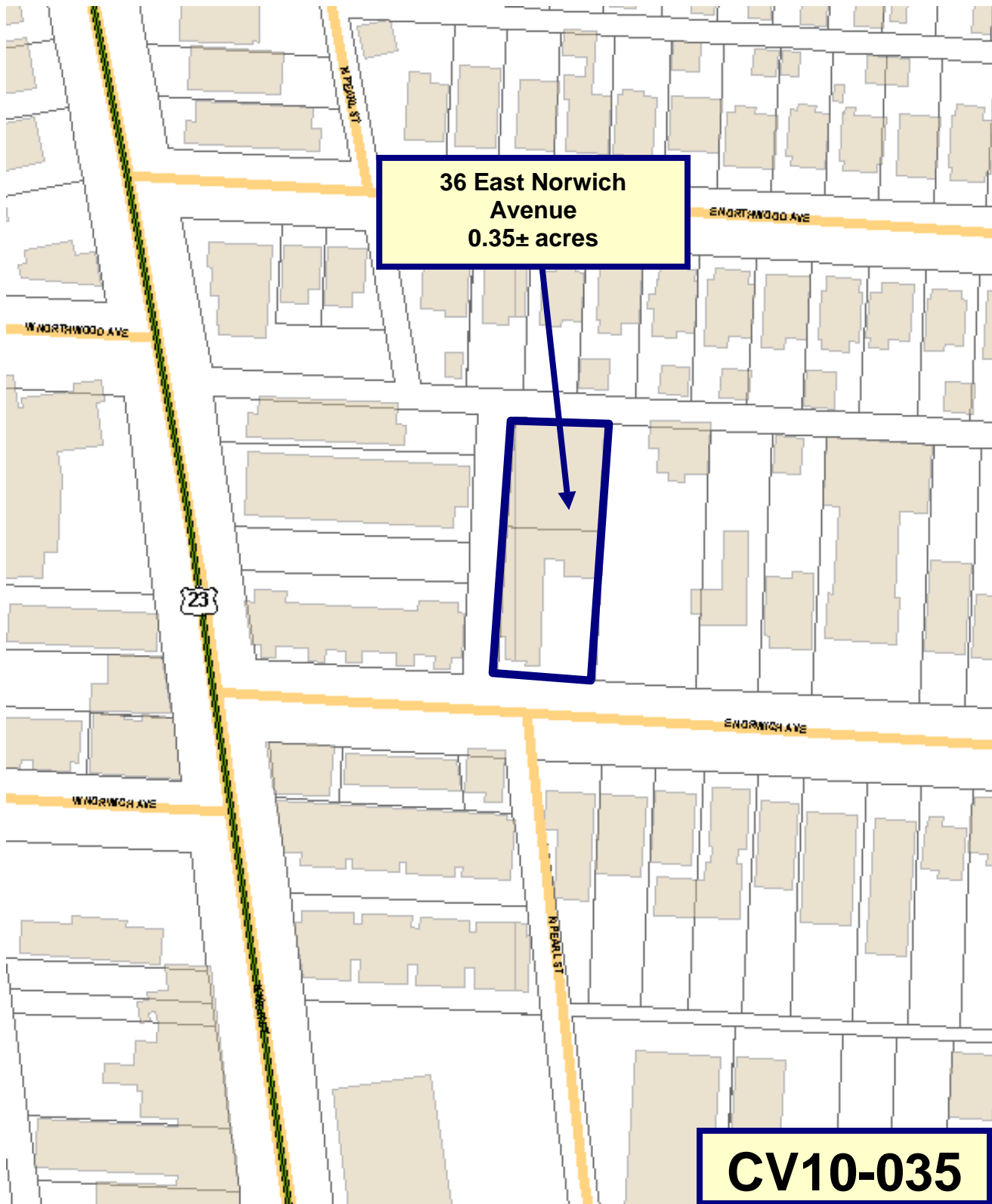
The 0.325 +/- acre (14,154 sq. ft.) site is located on the north side of Norwich Avenue, 175 +/- feet east of North High Street. The site is zoned AR-4, Apartment Residential and is also within the University Planning Overlay area. The site is developed with a church, but the building is no longer used as a church. Applicant proposes to reuse the church building with a change of use to one (1) dwelling unit and office use for a property management office. There is presently no (0) on-site parking. As part of the change of use, applicant will remove a rear (north) 4,400 +/- sq. ft. one (1) story newer addition to the church and replace the addition with a two (2) level parking structure to provide 28 parking spaces. The primary church building was built prior to 1920 and will be preserved.

Applicant requests the following variances:

- 1) Section 3333.035, AR-4, Apartment Residential District Use, to permit the change of use of a church building to one (1) dwelling unit, a property management office (9,800 +/- sq. ft.) and accessory parking.
- 2) Section 3372.562, Landscaped Area and Treatment, which Section requires at least five (5) percent of the lot area to be landscaped and located behind the most rear portion of the principal residential building, while applicant is unable to provide rear landscaping because of the location of the existing church building and proposed parking facility, but landscaping is provided in other areas of the parcel.
- 3) Section 3333.22, Maximum Side Yard Required, which Section requires total side yard equal to 20% of the width of the lot or 14.8 feet, while the existing church building has existing east and west side yards of 0.15 +/- feet and these side yards will remain with the change of use and new parking facility.
- 4) Section 3333.23, Minimum Side Yard Permitted, which Section requires a minimum side yard of five (5) feet and existing side yards and the side yards of the parking facility will be 0.15 +/- feet.
- 5) Section 3333.27, Rear Yard, which section requires each principal building to provide 25% of lot area in rear yard, while the building presently has zero (0) rear yard and will have zero (0) rear yard with removal of the existing one (1) story rear addition and construction of the proposed parking facility.

The proposed project is a reuse of a specialized contributing structure that has limited alternative uses. The requested variances primarily reflect existing conditions.





Page 1 of 1

Hitt, Dana

From: Ronald Hupman [hupman1@att.net]
Sent: Thursday, November 18, 2010 5:35 PM
To: Hitt, Dana
Cc: David Perry
Subject: Fw: November UAC Meeting Zoning Recommendations

--- On **Thu, 11/18/10, Ronald Hupman <hupman1@att.net>** wrote:

From: Ronald Hupman <hupman1@att.net>
Subject: November UAC Meeting Zoning Recommendations
To: "Shannon Pinhe" <spine@columbus.gov>
Date: Thursday, November 18, 2010, 5:22 PM

Shannon,

At its meeting last evening, the UAC considered the following council variance requests:

36 E. Norwich Ave. Applicant: Garland Properties LTD

Motion: The UAC recommends approval of a council variance to permit conversion of a church at 36 E. Norwich Ave, to a property management office and one dwelling unit.
Vote 12 Yes; 1 No Motion passed.

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue, Columbus, Ohio 43224



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

APPLICATION # CV10-035

Being first duly cautioned and sworn (NAME) DONALD PLANK, Plank Law Firm
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd Flr, 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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Garland Properties LTD
48 East 15th Avenue
Columbus, OH 43201
of Columbus based employees: 0
Contact: Wayne Garland, (614) 294-4411

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Donald Plank
Subscribed to me in my presence and before me this 15th day
of October, in the year 2010
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: N/A



Project Disclosure Statement expires six months after date of notarization.
David Watkins
Attorney At Law
Notary Public - State of Ohio
My commission Has no Expiration Date
Ohio Revised Code Section 147.33