

## **EXHIBIT B**

### **STATEMENT OF HARDSHIP**

**137 – 139 South Garfield Avenue**

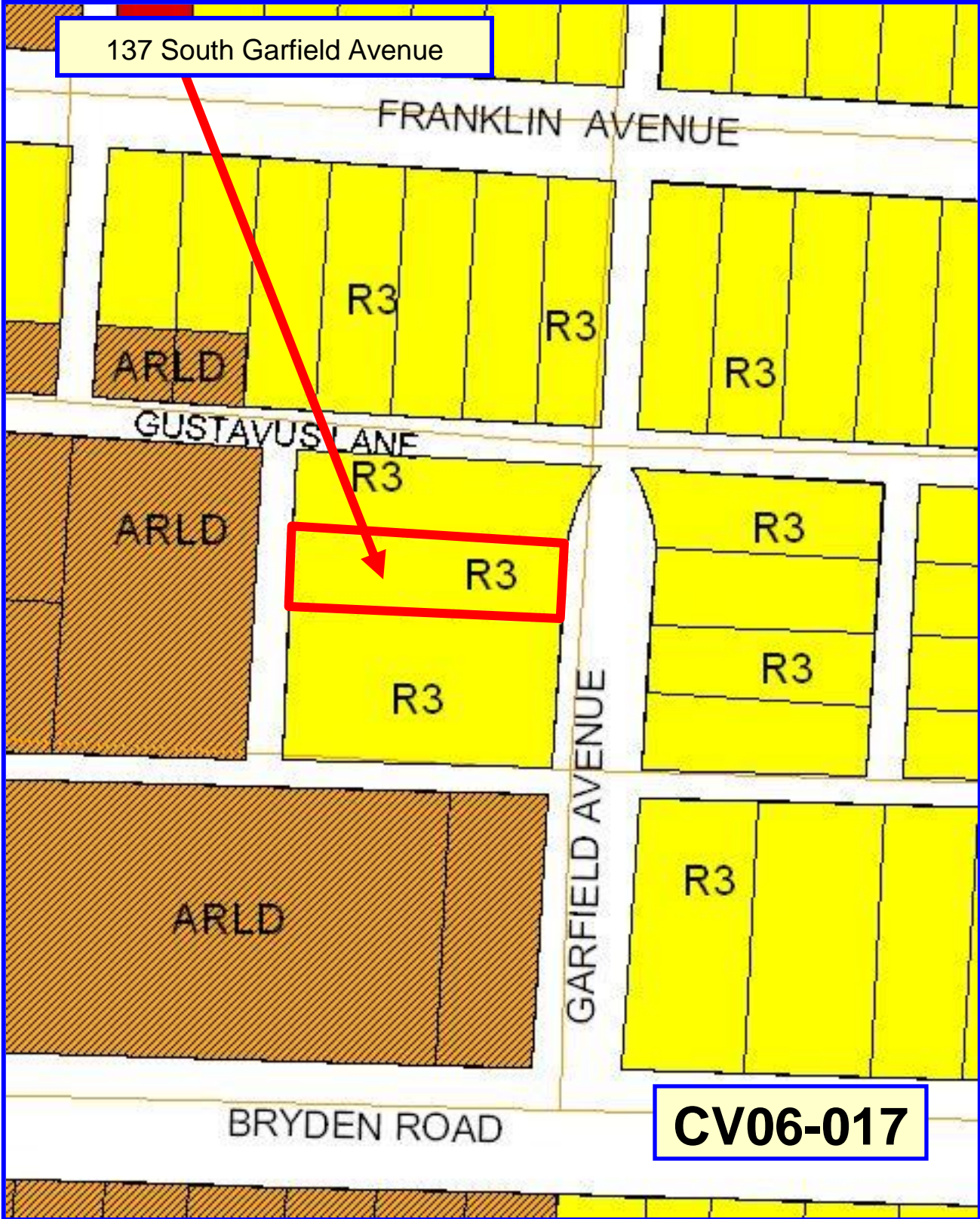
**CV06-\_\_\_\_\_**

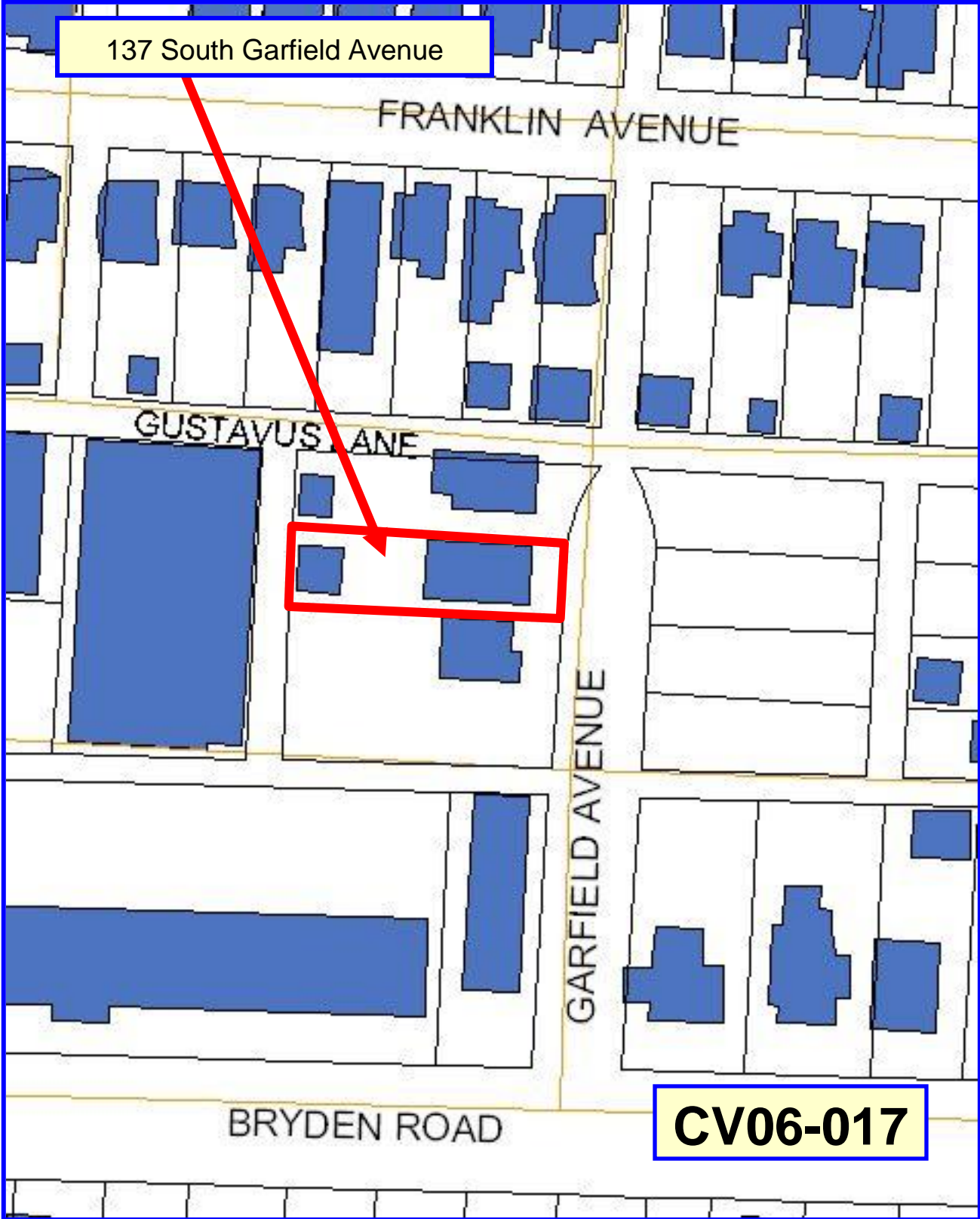
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The site is a lot and two (2) family dwelling. Permit records indicate the two-family dwelling was built in 1919. In 1993, the City of Columbus initiated an area rezoning of portions of the Near East Side. Applicant's property was rezoned to the R-3, Residential District, which made the two-family dwelling a non-conforming use. There are many legal two-family dwellings within the Near East Area Commission area. Many of the two family dwellings were built as two-family dwellings at or near the turn of the century and are historic or contributing structures. Applicant desires to build an addition to the two-family dwelling but has been denied a building permit because of the R-3 zoning established with the area rezoning. Clearly, it is desirable for the city and the community for applicant, a long time resident, to stay in the neighborhood and continue to invest in the building.

By this application, applicant applies for a variance to the R-3, Residential District, as follows:

- 1) 3332.035, R-3, Residential District Use, to permit a two-family dwelling, as a permitted use rather than a non-conforming use and to permit an addition to a two-family dwelling, in the R-3 District.











FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
**STANDARDIZED RECOMMENDATION FORM**

Group Name NEAR EAST AREA COMMISSION

Meeting Date 4/13/06

- Specify Case Type
- BZA Variance (Begins with "V")
  - BZA Special Permit (Begins with "SP")
  - Council Variance (Begins with "CV")
  - Rezoning (Begins with "Z")
  - Graphics (Begins with "VG")
  - Graphics Special Permit (Begins with "SPG")

Case Number CV06-017

- Recommendation (Check only one)
- Approval
  - Disapproval
  - Conditional Approval (please list conditions below)  
(Area Commissions, see note below\*)

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\*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote 12 - FOR 0 - AGAINST 0 - ABS

Signature of Authorized Representative [Signature]

SIGNATURE  
CHAIR  
RECOMMENDING GROUP TITLE

252-3283  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;  
OR MAIL to: Zoning, City of Columbus, Building and Development Services, 757 Carolyn Avenue, Columbus, Ohio 43224

Received  
4/18/06  
CV06-017



**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 # CW06-017

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) PLank & Brahm, 145 E. Rich Street, 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 format:

- 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

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

1. Ann N. Heffernan 137 South Garfield Avenue Columbus, Ohio 43205 # of Employees: 0	2. Jane Heffernan 137 South Garfield Avenue Columbus, Ohio 43205 # of Employees: 0
3. Contact: Ann Heffernan (614) 461-0177	4. Contact: Ann Heffernan (614) 461-0177

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 27<sup>th</sup> day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires: 11-05-08