

CITY

EXHIBIT B**Statement of Hardship**

5249 – 5259 Bethel Reed Park
Columbus, OH 43220

CV06-007

The site is zoned L-C-2 (Z01-035) and is presently being developed with a five (5) building office park (Certificate of Zoning Clearance 05345-00000-00013, March 7, 2005). Applicant proposes to use one of the five buildings as a day spa/beauty salon. A day spa/beauty salon is a low intensity use similar to and compatible with an office park and with location along the Bethel Road arterial.

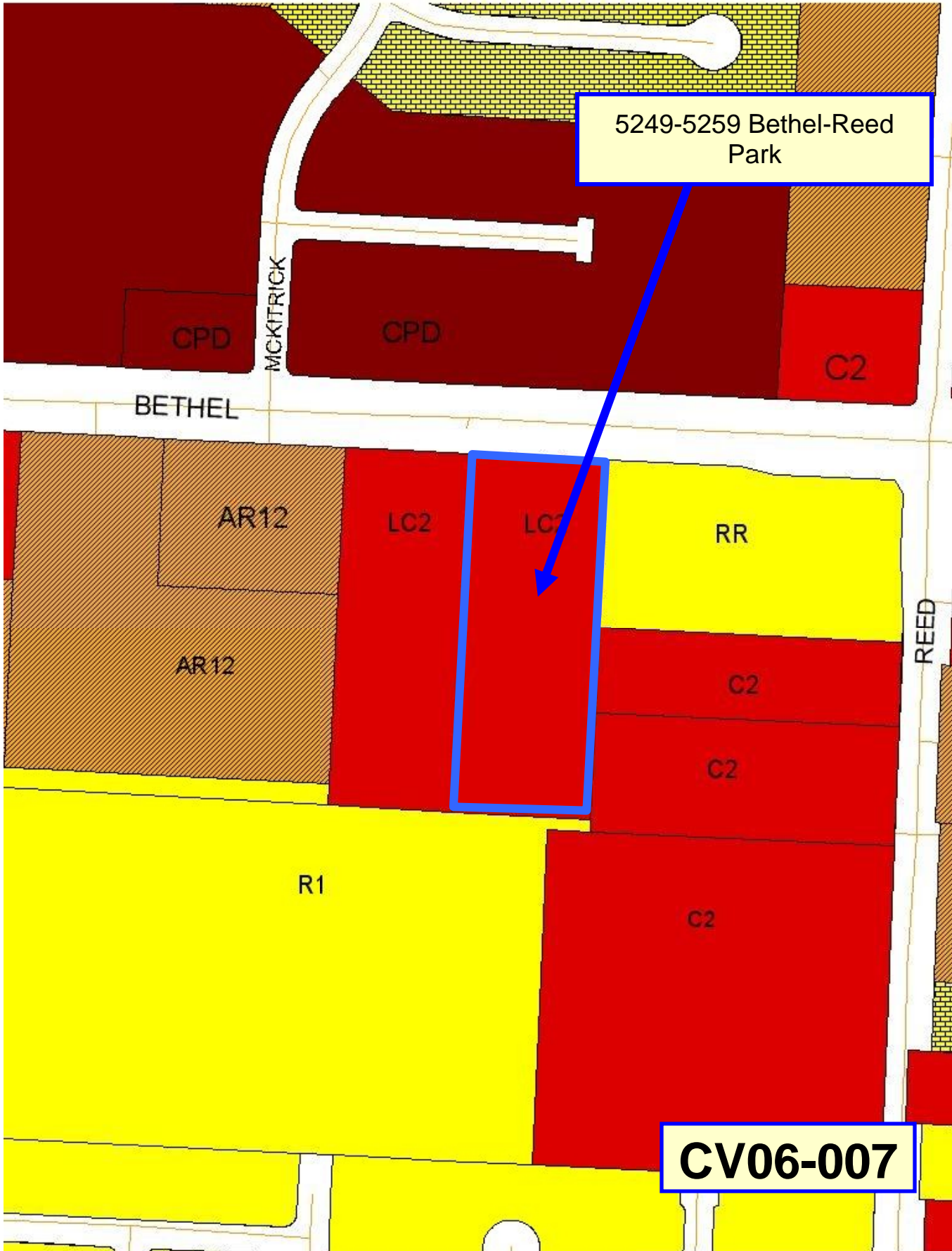
Applicant requests variances as follows:

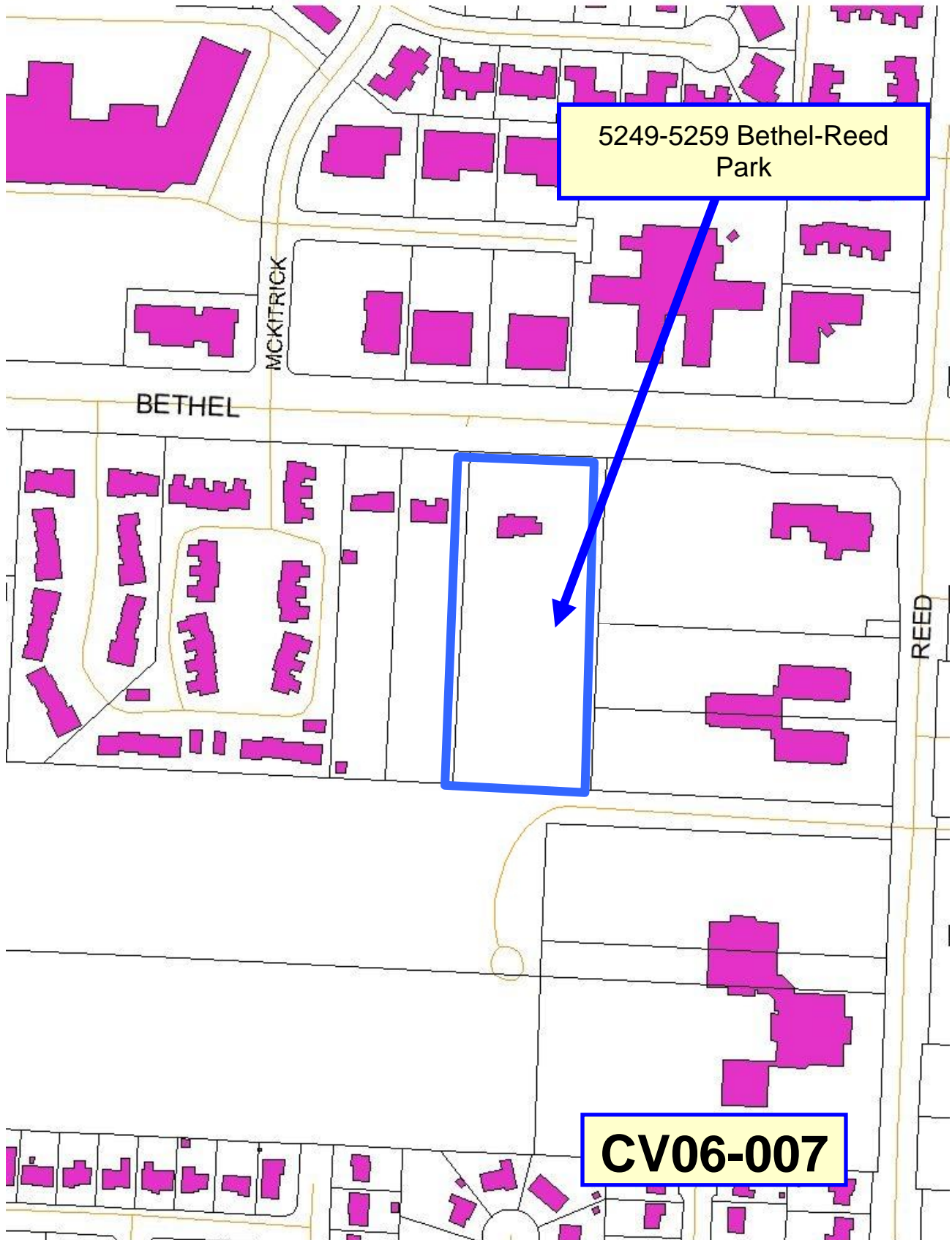
- 1) Section 3353.03, Permitted Uses, (C-2), to permit a day spa/beauty salon.
- 2) Section 3342.28, Minimum Number of Parking Spaces, to permit the change of use from general office to day spa/beauty salon of a 10,500 sq. ft. building approved for general office use, by varying the incremental parking required for a use with calculated parking at 1 space per 250 square feet versus 1 space per 300 square feet (7 spaces) less on-site parking that exceeds code required parking (4 spaces) for a reduction of three (3) parking spaces.

Applicant requests the following conditions be placed on the variance:

- 1) Signage for the day spa/beauty salon shall comply with the C-2, Office Commercial District standards.
- 2) There shall be only one (1) day spa/beauty salon permitted within the office park being developed on the 3.67 acres and that the day spa/beauty salon shall not exceed 10,500 square feet in gross area.

01/31/06





03/03/2006 06:25 6148458826
Attention: Jim Russell

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City of Columbus
Mayor Michael B. Coleman

Department of Development
Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM

Group Name: Northwest Civic Assoc. Meeting Date: March 1, 2006

Case Number: CV06-007 Case Type: Council Variance Rezoning

Zoning Address: 5249-5259 Bethel-land Applicant: Pat Byler

Person(s) Representing Applicant at Meeting: Attorney Donald Plank - Attn: David Perry

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

1.		<input type="checkbox"/>	<input type="checkbox"/>
2.		<input type="checkbox"/>	<input type="checkbox"/>
3.		<input type="checkbox"/>	<input type="checkbox"/>
4.		<input type="checkbox"/>	<input type="checkbox"/>
5.		<input type="checkbox"/>	<input type="checkbox"/>
6.		<input type="checkbox"/>	<input type="checkbox"/>
7.		<input type="checkbox"/>	<input type="checkbox"/>
8.		<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

After discussing the addition of a Day Spa / Salon, the Board agreed it would be a good fit at this location. No concerns with the parking variance

Recommending Commission / Association / Accord Partner Vote: For 11 Against 0-1 Abs

Signature / Title of Authorized Representative: Joannew Lake

Daytime Phone Number: 985-1150

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

CITY

City of Columbus | Department of Development | Building Services Division | 757 Carolyn 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 # CV06-007

Donald Plank

Being first duly cautioned and sworn (NAME) Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, Columbus, Ohio 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. Bigler Company, Ltd. C/o Patrick Bigler 2233 North Bank Drive Columbus, Ohio 43220 # of Employees: 2 Contact: Patrick Bigler 326-0117	2.
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 31st day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza
11-05-08

My Commission Expires:

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

Notary Seal Here



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