

Exhibit B
Statement of Hardship
CV15-041
1336 Dennison Avenue Columbus, OH 43201

The property (PID: 010-012832) is located at the northeast corner of Dennison Avenue and Clark Place. The 5,880 SF parcel is zoned R-4, Residential and is developed with two (2) four family dwellings on the same parcel. The buildings and building arrangement pre-date the R-4 zoning (Z79-033) and pre-dates Columbus establishing zoning (1928). The use of the property with two (2) four family dwellings on one parcel is non-conforming and site development doesn't comply with various development standards of the Zoning Code as itemized. Due to the non-conforming use and non-conformity to development standards, applicant seeks to conform the property/buildings in the R-4 district to applicable sections of the Zoning Code. The City of Columbus "Statement of Hardship" form, to which this narrative/explanation is a supplement, is hereby incorporated by reference. Applicant has a hardship and practical difficulty with compliance with the referenced code sections because there is no zoning district to which the property could be rezoned to conform the property to current use and applicable standards, non-compliance is not due to any action of applicant and applicant's lender requires conformance.

Variations are requested as follows:

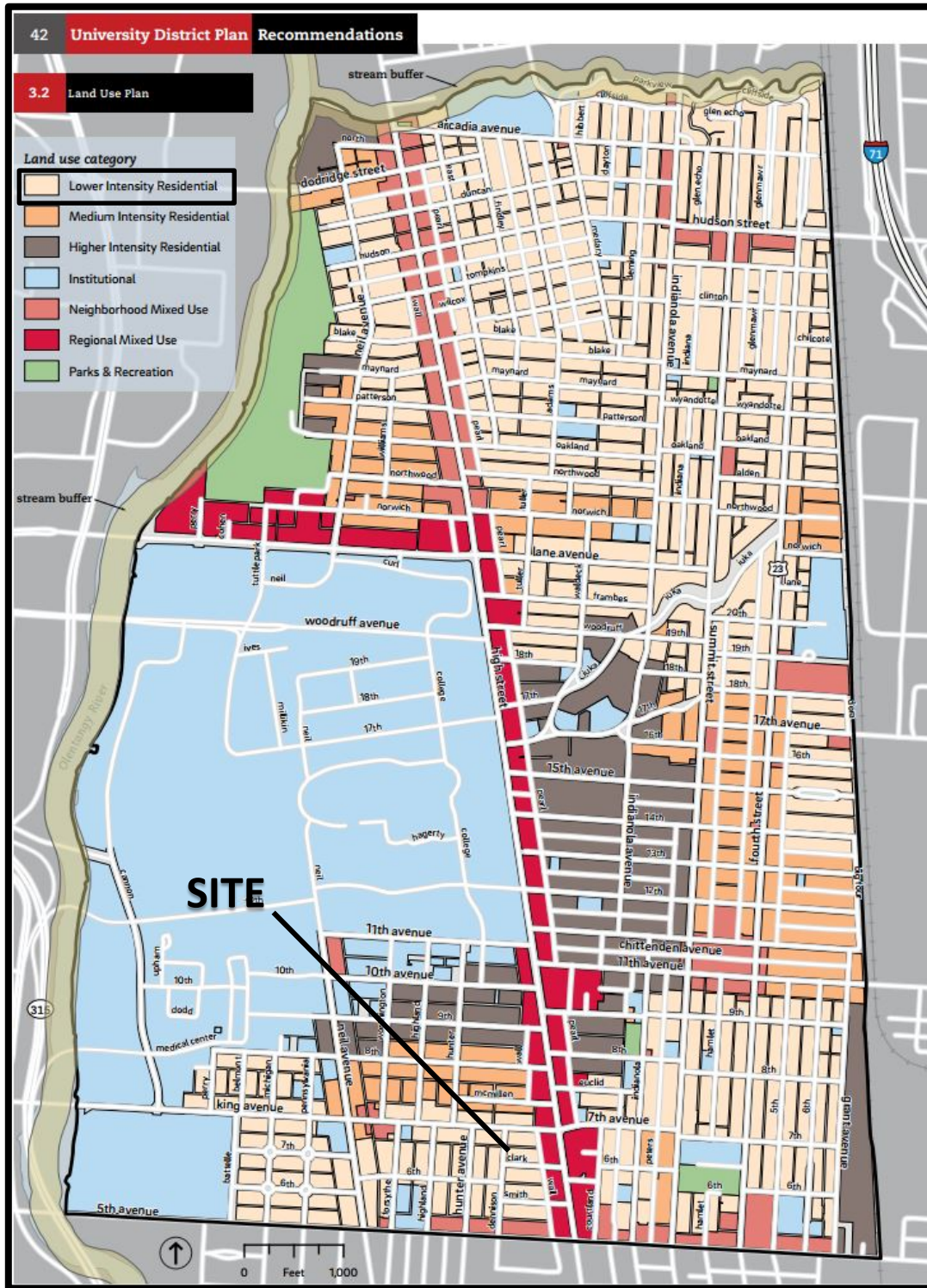
1. 3312.49, Minimum Number of Parking Spaces Required, to reduce code required parking from 12 spaces (8 DU @ 1.5 spaces) to 0 spaces.
2. 3321.05(B)(2), Vision Clearance, to reduce the 30 foot clear vision triangle at the intersection of Clark Place and Dennison Avenue to 3' x 5'.
3. 3332.039, R-4 Residential District, to permit two (2) four family dwellings on a single parcel.
4. 3332.15, R-4 Area District Requirements, to permit two (2) four family dwellings on one 5,880 SF lot (735 SF lot area/DU) rather than on separate lots of 10,000 SF each with 2,500 SF of lot area per unit (interior lot) or 1,500 SF of lot area per unit (corner lot).
5. 3332.18(C), Basis of Computing Area, to increase permitted lot coverage from 50% to 77%.
6. 3332.21, Building Lines, to reduce building setback lines on Clark Place and Dennison Avenue from a minimum of 10 feet to five (5) feet and six (6) feet, respectively.
7. 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 12 feet to 3 feet for the Clark Place building and from 16 feet to 5 feet for the Dennison Avenue building.
8. 3332.26, Minimum Side Yard Permitted, to reduce the minimum 5 foot side yard to 0' for the east side yard of the Clark Place building and to 1' for the north side yard of the Dennison Avenue building.
9. 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 15% of lot area.

10. 3372.542, Maximum Lot Coverage, to increase permitted maximum lot coverage from 25% to 77%.
11. 3372.543, Building Lines, to reduce the Clark Place building line from 16 feet to 5 feet.
12. 3372.544, Maximum Floor Area, to increase the permitted floor area from 0.40 to 1.8.

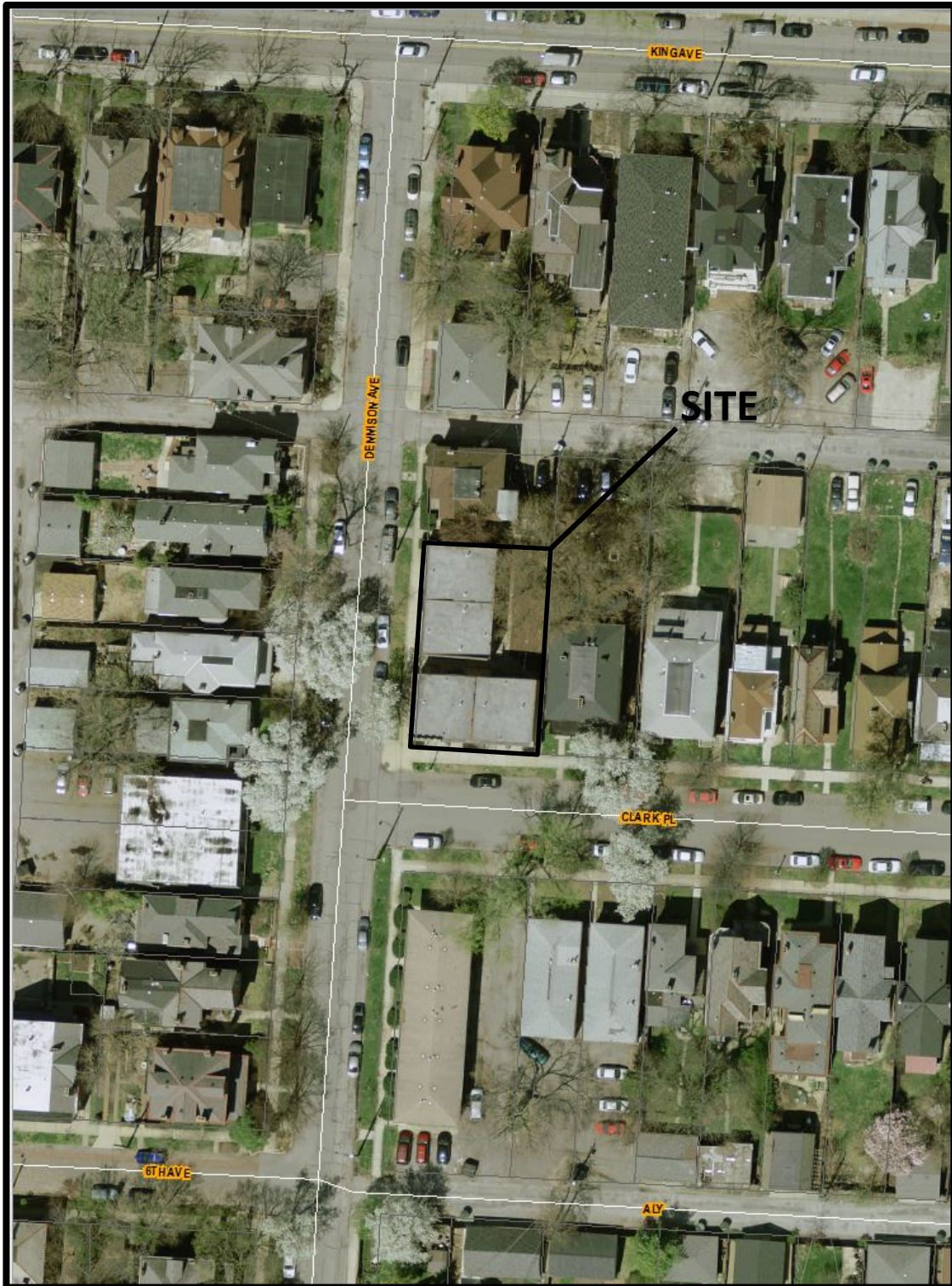
04-20-2016



CV15-041
1336 Dennison Avenue
Approximately 0.14 acres



CV15-041
1336 Dennison Avenue
Approximately 0.14 acres
University District Plan (2015)



CV15-041
1336 Dennison Avenue
Approximately 0.14 acres



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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August 31, 2015

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: 1336 Dennison Avenue
Council Variance: CV15-041

Rachel Beeman
Craig Bouska*
Pasquale Grado*
Ethan Hansen*
Joyce Hughes*
Rory Krupp*
Kate Neithammer
Colin Odden
Sam Runta
Michael Sharvin
Deb Supelak*
Richard Talbot*
Steve Volkmann
Tom Wildman*

*Denotes Zoning
Committee member

Dear Ms. Pine:

This letter is to inform you that on August 19, 2015 the UAC voted to approve the request for a Council Variance in order to renovate two (2) four family dwellings on one parcel that are non-conforming uses. The 12 requested variances are as follows:

1. **Section 3312.49, Min. Number of Parking Spaces Required:** to reduce code required parking from 12 spaces (8 DU x 1.5 = 12 spaces) to 0 spaces.
2. **Section 3321.05(B)(2), Vision Clearance:** to reduce the code-required 30 ft. clear vision triangle at the intersection of Clark Place & Dennison Ave. to 3' x 5'.
3. **Section 3332.039, R-4 Area District Requirements:** to permit two (2) four family dwellings on a single parcel.
4. **Section 3332.15 R-4 Area District Requirements:** to permit two (2) four family dwellings on one 5,880 SF lot (735 SF lot area/DU) rather than on separate lots of 10,000 SF each with 2,500 SF of lot area per unit (interior lot) or 1,500 SF of lot area per unit (corner lot).
5. **Section 3332.18(C), Basis of Computing Area:** to increase permitted lot coverage from 50% to 77%.
6. **Section 3332.21, Building Lines:** To reduce building setback lines on Clark Pl. & Dennison Ave. from a min. of 10 ft. to 5 ft. & 6 ft. respectively, ~~& to permit air conditioning condensers in the 5 ft. & 6 ft. building setbacks.~~
7. **Section 3332.23, Max. Side Yards Required:** to reduce the max. side yard from 12 ft. to 3 ft. for the Clark Pl. building & from 16 ft. to 5 ft. for the Dennison Ave. building.
8. **Section 3332.26, Min. Side Yard Permitted:** to reduce the min. 5 ft. side yard to 0 ft. for the east side yard of the Clark Pl. building & to 1 ft. for the north side yard of the Dennison Ave. building.
9. **Section 3332.27, Rear Yard:** to reduce rear yard from 25% of lot area to 15% of lot area.
10. **Section 3372.542, Max. Lot Coverage:** to increase permitted max. lot coverage from 25% to 77%.
11. **Section 3372.543, Building Lines:** to reduce the Clark Pl. building line from 16 ft. to 5 ft.
12. **Section 3372.544, Max. Floor Area:** to increase the permitted floor area ration from the code maximum of 0.40 to 1.8.

The Commission spent a great deal of discussion time on the variances, particularly on "*Variance Section 3332.21, Building Lines*" as it pertains to the existing condenser units which are not permitted in the setbacks. The condenser units were felt to detract from the overall project. However, as it would be too costly to relocate these condensers, and as the units were installed long ago through legitimate permits, the applicant and the Commission agreed to eliminate the clause in Variance #6 as noted above (stricken and highlighted in red).

The vote to approve the above variances for the Council Variance for the property located at 1336 Dennison Avenue was unanimous: **For – 18; Against – 0; Abstentions – 0.**

Respectfully Submitted,

Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

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 # CV15-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 E Rich Street, FL 3, 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

<p>1. Victorian Heritage Homes LLC 3343 Agler Road Columbus, OH 43216 # of Columbus Based Employees: 0 Contact: Lisa Minklei (614) 545-4878</p>	<p>2. _____</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 20TH day of APRIL, in the year 2016

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here

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 checks payable to the Columbus City Treasurer



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018