

EXHIBIT B**STATEMENT OF HARDSHIP****7440 East Broad Street****CV06-038**

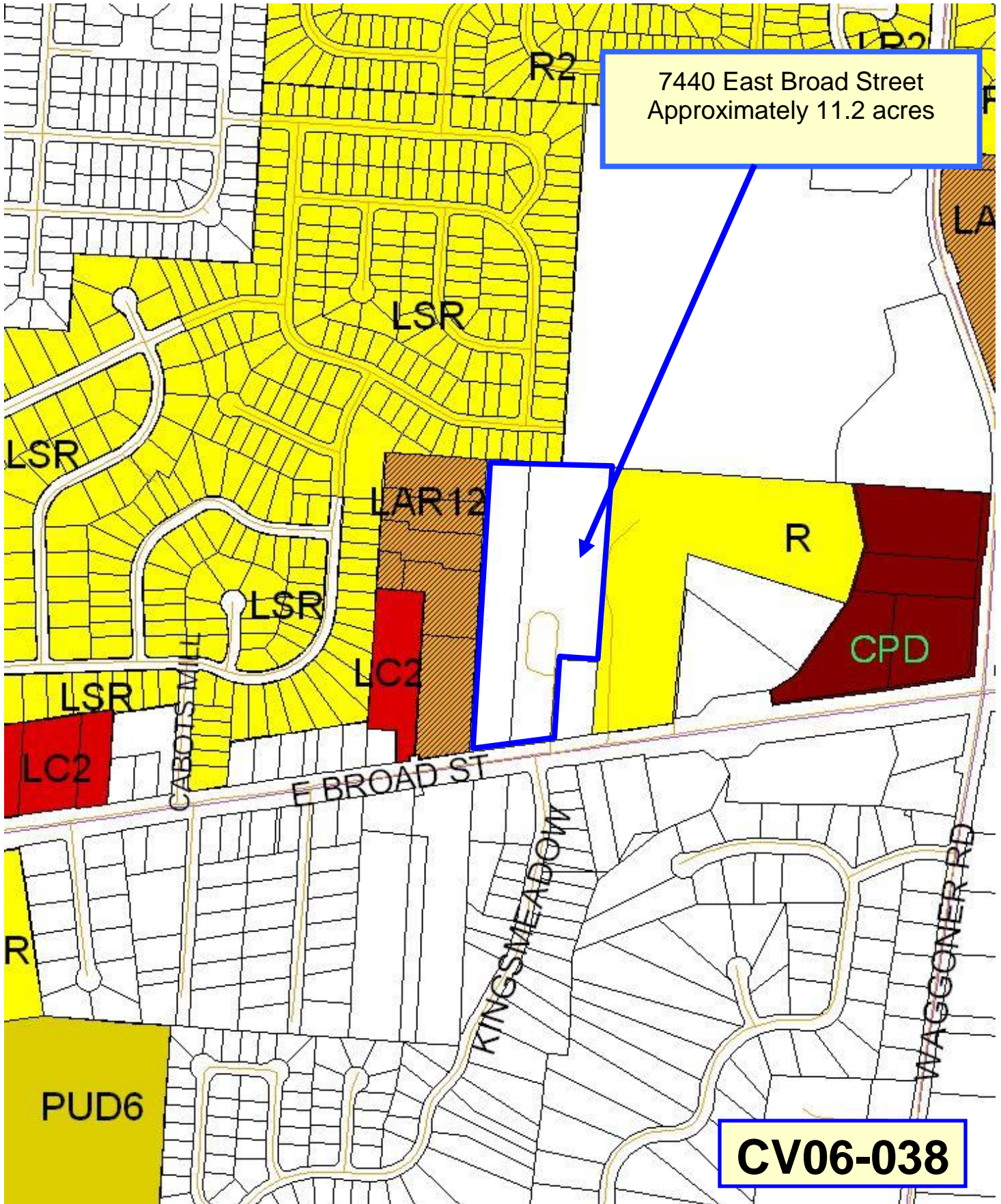
The site is 11.2 +/- acres located on the north side of East Broad Street at the intersection of East Broad Street and Kingsmeadow Drive. The site is pending rezoning (Z06-027) to the L-AR-12, Limited Apartment Residential District for development of the site with dwelling units (condominiums). Applicant proposes to develop the site as illustrated on the enclosed site plan, subject to final engineering, including the use of two (2) unit buildings and stack parking in the individual driveways of individual dwelling units.

Applicant requests the following variances:

- 1) Section 3333.02, AR-12, ARLD and AR-1, Apartment Residential District Use, which Section does not allow two (2) dwelling unit buildings, while applicant proposes to develop the site as illustrated on the submitted site plan, subject to adjustment with final engineering, which development plan includes dwellings with two (2) dwelling units.**
- 2) Section 3342.15, Maneuvering, which Section requires every parking space to have sufficient maneuvering area, while applicant proposes to build dwelling units with two car garages, but to also permit two (2) stack parking spaces in the driveways in front of the two (2) car garages of each dwelling unit.**

Both requested variances have been supported by staff on numerous applications. The variance to permit two (2) unit buildings just allows a different building configuration with the use of two (2) outside or end units versus larger buildings with interior units as part of the proposed development. The proposed stack parking spaces are not code required parking spaces. The attached garages spaces and associated driveway of each dwelling unit is part of an individual dwelling unit (condominium) that will be under the control of the unit occupant. The driveways will be paved anyway for access to the attached front load garages.

05/30/06



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Z06-027

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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 # 06315-0-00038

Being first duly cautioned and sworn (NAME) Donald 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. Portrait Homes - Ohio, LLC C/o Steve Barnard 425 Metro Place North, Suite 185 Dublin, Ohio 43017 # of Employees: 3 Contact: Steve Barnard - 798-8099	2. Christopher Blackburn 7440 East Broad Street Columbus, Ohio 43004 Contact: Steve Barnard 798-8099 # of Employees: 0
3. James & Victoria L. Geiger, Trustees 7460 East Broad Street Columbus, Ohio 43004 Contact: Steve Barnard 798-8099 # of Employees: 0	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 24th day of May, 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.

Notary Seal Here



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