

## Exhibit B

### Statement of Hardship

1463 College Avenue

CV05- 014

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The subject site is comprised of four (4) tax parcels and alley-way owned by the City of Columbus. The four (4) parcels (010-088260, 010-088261, 010-088262, 010-088263) are vacant lots, fronting on College Avenue and zoned C-4, Commercial. The City parcel is contiguous to the four (4) College Avenue parcels and is zoned R-3, Residential. The total property comprises approximately 0.73 acres.

The applicant proposes to develop the site in accordance with the submitted site plan, subject to final engineering and design. Site development will consist of two (2) – four (4) dwelling unit structures and accessory parking. Parking is proposed to be reduced to twelve (12) spaces rather than 16. One off-street parking space per unit is sufficient for the proposed use. Residents do not own or operate motor vehicles. Certain variances to site development standards variances are also requested.

Applicant requests the following variances:

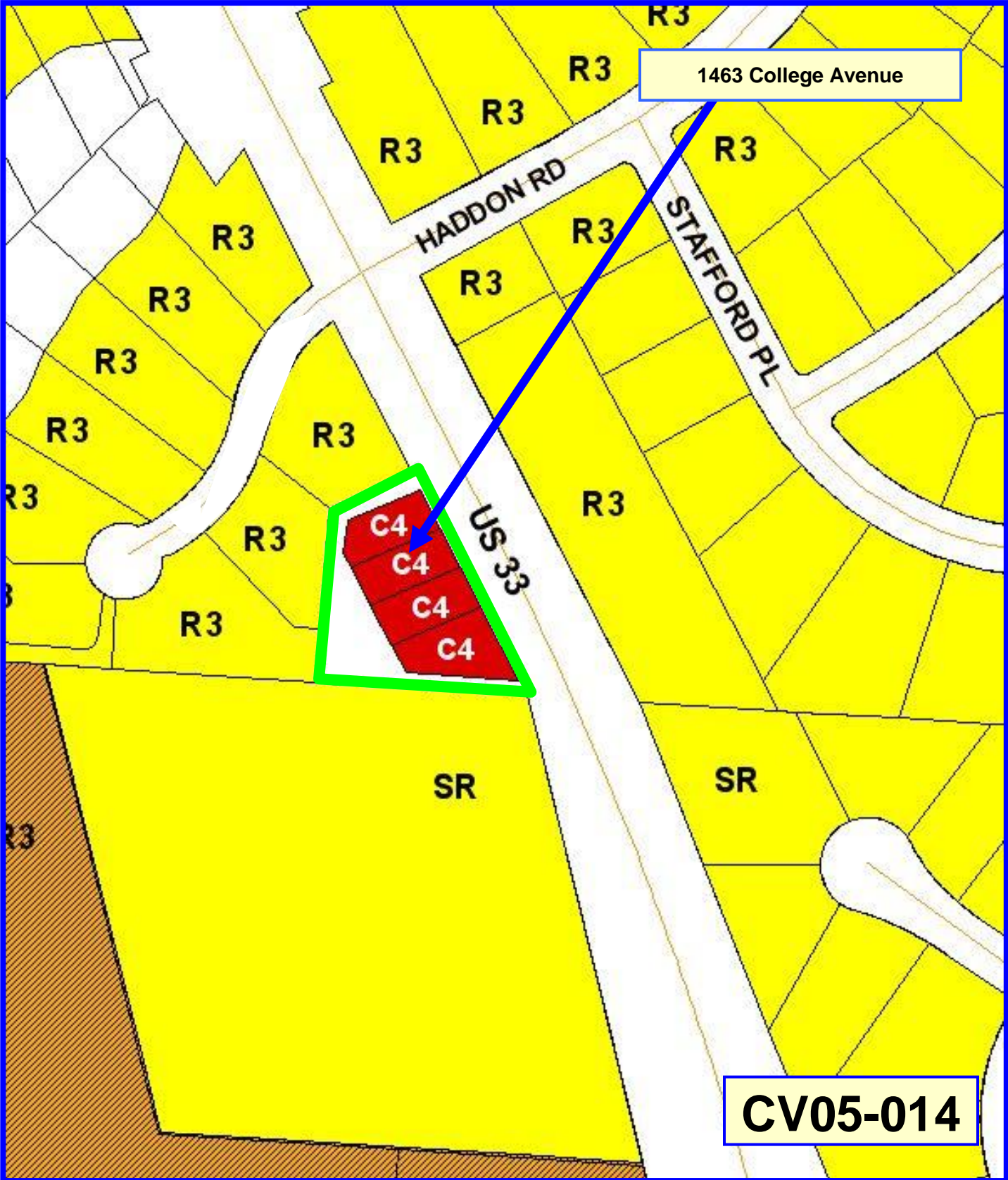
1. 3332.035, R-3, Residential District Use, to permit accessory parking spaces for two (2), four (4) dwelling unit buildings located on the C-4 area and partially on the R-3 area of the property to be located in the R-3 area of the site.
2. 3356.039, C-4, Commercial District Use does not permit residential dwellings or multiple dwelling development, while applicant proposes two (2), four (4) dwelling unit buildings on the C-4 portion of the property.
3. 3342.08, Driveway, which Section requires a residential driveway serving more than 8 parking spaces to be a minimum of 20 feet wide, while applicant proposes twelve (12) parking spaces with 18 foot and 12 foot wide driveways, to reduce pavement.
4. 3342.28, Minimum Number of Parking Spaces Required, which section requires two (2) parking spaces per dwelling unit or a total of 16 parking spaces for 8 dwelling units, while applicant proposes to provide a total of twelve (12) off-street parking spaces.

A hardship exists in that there is no zoning district that will accommodate the proposal without a variance, but due to the irregular configuration of the parcel and certain technical code requirements which applicant has a practical difficulty with compliance, the variances noted are requested.

3/15/05

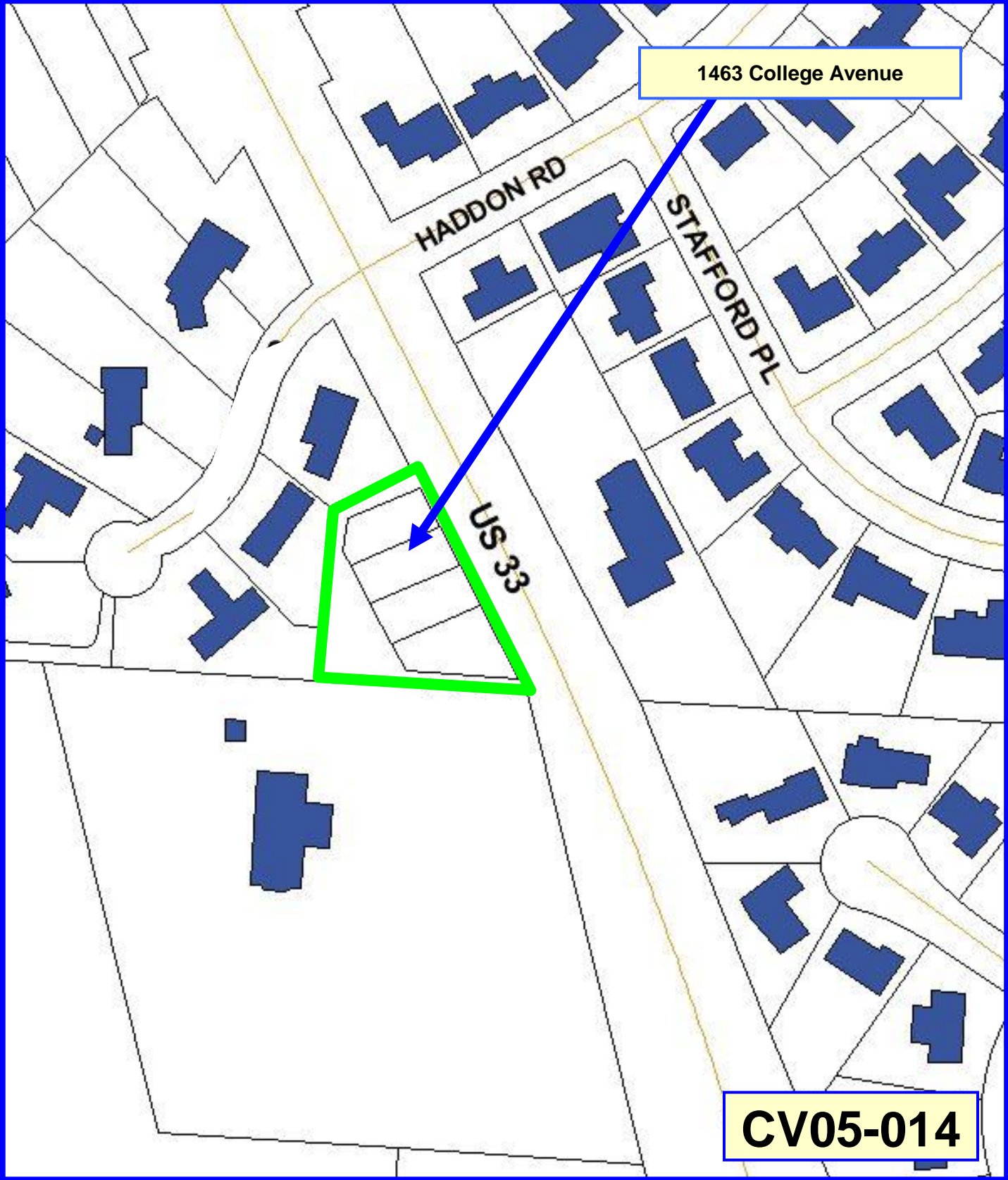


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CV05-014

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Jun 3 2005 7:16 P.01

**Berwick Civic Association**  
P. O. Box 09022  
Columbus, OH 43209  
Bruce Black, President

May 28, 2005

Patrick Rafter, President/CEO  
Creative Housing, Inc.  
2233 CityGate Drive  
Columbus, OH 43219

RE: Proposed Multi-Family Housing Unit  
College Avenue, Berwick Subdivision, Columbus, OH

Mr. Rafter,

The presentation before the Berwick Civic Association Trustee meeting for the proposed multi-unit accessible housing was well received by the trustees and the community at large.


The concerns expressed and questions posed by the members of our community in attendance were well founded. The prescient responses you and your attorney were able to provide demonstrated your careful research and a well planned project. Your answers were direct and thorough. The primary concerns expressed were with the demographic of your tenants and the impact of traffic generated by a multi-family at this location. Your explanation of the community served by the design of your housing as providing safe housing to those requiring various levels of assistance to live independently reassured those who expressed concerns with safety. Information regarding staffing and tenant transportation as well as the presentation of the rendering of the site plan addressed the second concern.

I believe your discussion of your criteria for the site selected - its proximity to amenities, and our neighborhood, and how this will serve the future residents was compelling. The information you provided about your other properties and the neighborhoods they are located in, was very helpful in our understanding of the anticipated impact on our neighborhood.

We are pleased that you are willing to meet with the community, at large if necessary. We expected the specific concerns of those whose properties are adjacent to the proposed site will be addressed satisfactorily at our upcoming meeting.

Thank you for the demonstrated concern, respect and the neighborly fashion of your presentation. We look forward to having you and your tenants as neighbors.

Welcome to our neighborhood.

  
Bruce T. Black  
President Berwick Civic Association

BTB:pc



**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 # CV05-014

Being first duly cautioned and sworn (NAME) Donald Plank, Esq.  
of (COMPLETE ADDRESS) Plank & Brahm, 145 East 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Creative Housing, Inc.</u> <u>c/o Patrick Rafter</u>	<u>2233 CityGate Drive</u> <u>Columbus, OH 43219</u>
<u>Cecil J. Richard</u>	<u>2929 190th St., Apt. 141</u> <u>Redondo Beach, CA 90278</u>
<u>City of Columbus</u> <u>c/o Ed Reese</u>	<u>109 N. Front Street, 4th Floor</u> <u>Columbus, OH 43215</u>

SIGNATURE OF AFFLIANT Donald Plank  
Subscribed to me in my presence and before me this 18th day of March, in the year 2005  
SIGNATURE OF NOTARY PUBLIC Stacy L. Gunz  
My Commission Expires: 11-05-08

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

Notary Seal Here



STACY L. GUNZ  
Notary Public  
My Commission Expires 11-05-08