

EXHIBIT B

STATEMENT OF HARDSHIP

995 Perry Street, Columbus, OH 43215

CV04- 006

The site is located on both the east and west sides of Perry Street south of West Second Avenue and is predominantly developed with factory, warehouse and commercial uses adjacent to large areas of housing in the Harrison West neighborhood. Applicant proposes a major redevelopment of the site with new street and alley dedication and construction of single and two-family detached condominiums, multi-family housing, a community center, partial use of the community center for commercial uses and dedication of public parkland. Applicant has submitted a rezoning application also but requests to proceed by variance to facilitate the project. The uses are appropriate for the site and area and represent a substantial reduction in intensity of uses permitted under existing zoning. A hardship exists in that a variance is the only means to establish the proposed residential uses in the existing zoning districts.

Applicant requests variances to the following sections:

- 1) Section 3355.03, C-3 Permitted Uses, to permit single and two-family residential uses.
- 2) Section 3356.03, C-4 Permitted Uses, to permit single and two-family residential uses.
- 3) Section 3361.02, Permitted Uses, to permit single and two-family residential uses.
- 4) Section 3363.01 M, Manufacturing District, to permit single, two-family, multi-family or condominium residential uses, a community center building for both accessory uses related to residential uses off-site of the community center (Lot 1), non-accessory community related uses accessory community center and commercial use.
- 5) Section 3355.09, C-3 District Setback Lines, to permit a two (2) foot building setback line on the east side of Perry Street.
- 6) Section 3356.11, C-4 District Setback Lines, to permit a two (2) foot building setback line on the east side of Perry Street and the north side of West First Avenue.
- 7) Section 3361.10, Building Lines in Planned or Regional Commercial Districts, to permit a two (2) foot building setback line on the east side of Perry Street.
- 8) Section 3363.24, Building Lines in an M, Manufacturing District, to permit a two (2) foot building setback line on the west side of Perry Street, the south side of West First Avenue and all internal new streets and extensions of Perry Street and West First Avenue.
- 9) Section 3342.18, Parking Setback Line, to permit a two (2) foot parking setback line on Lots 2 and 3.
- 10) Section 3342.28, Minimum Number of Parking Spaces Required, requires two (2) off-street parking spaces per dwelling unit, while applicant proposes a maximum of 88 off-street parking spaces for the 75 dwelling units on Lot 2, 175 off-street parking spaces for the 150 dwelling units on Lot 3 and 36 off-street parking spaces for the 36 dwelling units on Lot 12 and to temporarily reduce to zero (0) the required off-street parking of any dwelling unit used as a model/sales office while in use as a model/sales office and to establish eight (8) off-street parking spaces as the maximum off-street parking required on Lot 1.

This application is subject to the plan titled "Harrison Park", which depicts required public street and alley dedication for the site.