

EXHIBIT B
STATEMENT OF HARDSHIP

707 Jenkins Avenue

CV06-_____

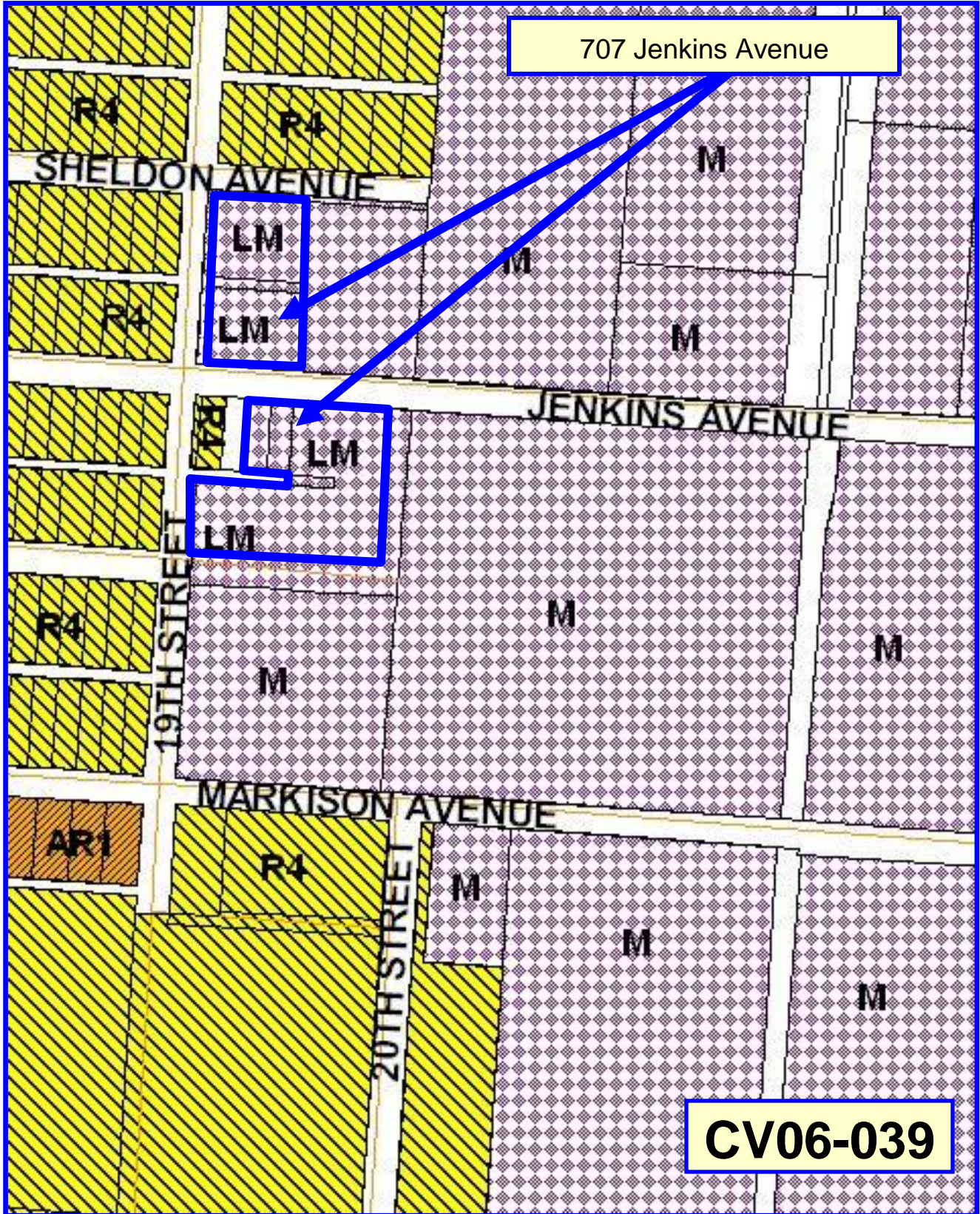
The site is located on both the south and north sides of Jenkins Avenue, east of Nineteenth Street. The site is part of the former Techneglas property, which has been purchased by applicant. The site is zoned L-M, Limited Manufacturing (Z96-046). Applicant proposes to use the former Techneglas corporate office building (707 Jenkins Avenue) site (0.757 +/- Ac) as a charter school and also use property (0.893 +/- ac), also zoned L-M, on the north side of Jenkins Avenue for parking and recreational use related to the charter school. The charter school will initially offer grades K – 4. The change of use of the former Techneglas corporate office building (16,000 sq.ft.) to the charter school requires less code required parking (10 classrooms and 1,200 sq.ft. of assembly space – 40 spaces total) than the office building (16,000 sq. ft. @ 1/300 – 53 spaces). Applicant intends to split the two sites based on the descriptions submitted.

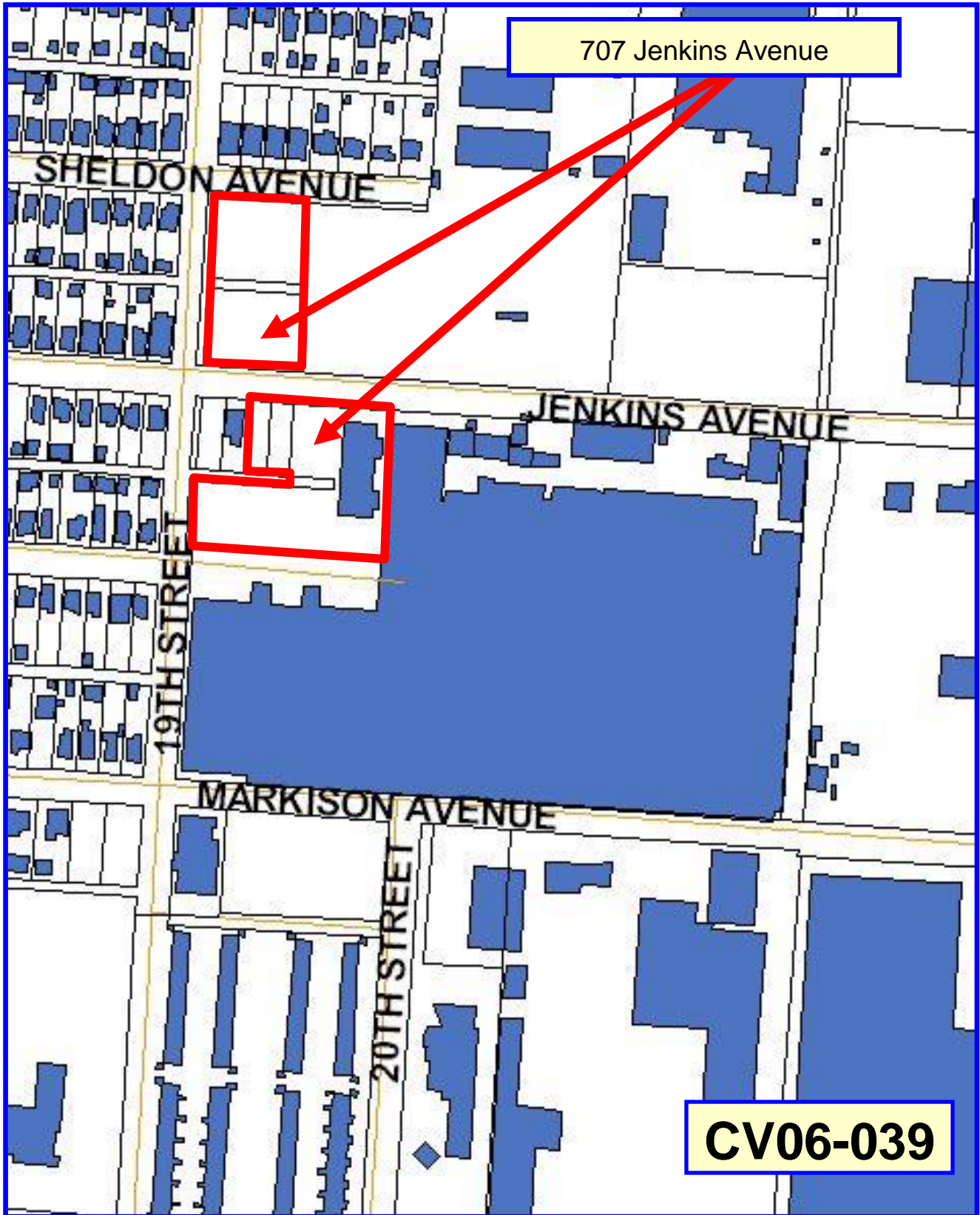
Applicant requests the following variance:

- 1) Section 3370.05, Permitted Uses, which Section, by the Limitation Text established in Ordinance 2854-99, passed December 6, 1999, does not permit commercial uses other than office uses, while applicant proposes to change the use of the former corporate office building for use as a charter school and also use L-M zoned area (0.893 +/- acres) on the north side of Jenkins Avenue for parking and recreational use incidental to the charter school rather than incidental to a use permitted by Ordinance 2854-99.

A hardship exists in that the purpose of use limitations was to limit more objectionable uses/development that might occur related to industrial development of the site and residential uses to the west. The proposed charter school is comparable to or less intensive than office use.

05/30/06



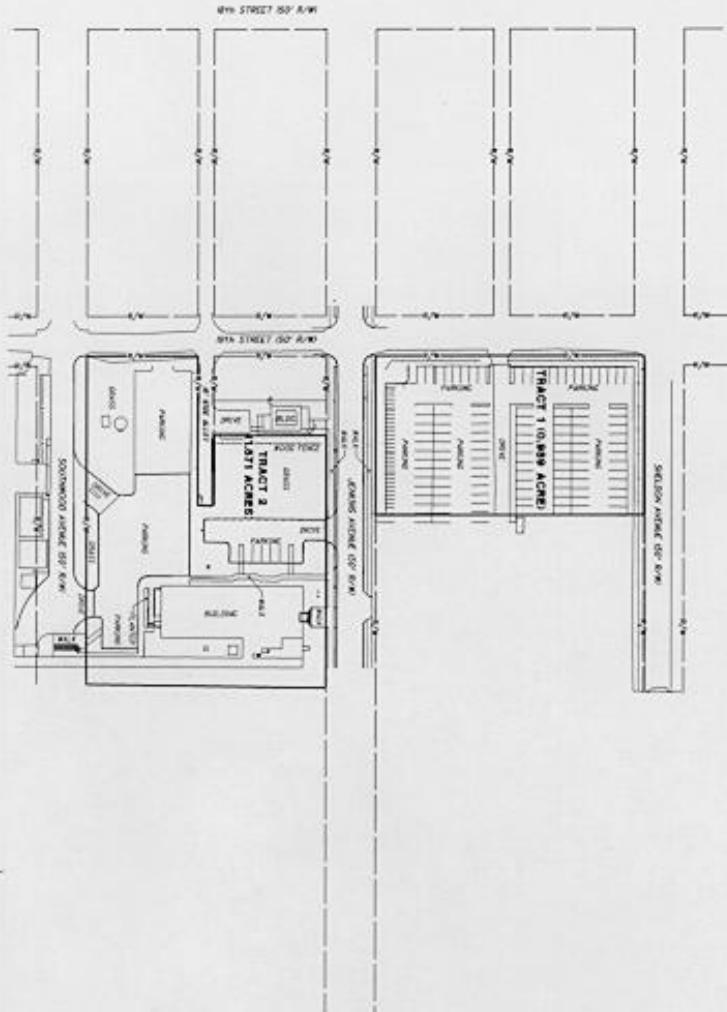




707 Jenkins Avenue

CV06-039

ZONING EXHIBIT 'C'
 SEND A 0.99 ACRE TRACT AND A 1ST ACRE TRACT OUT OF THE LANDS CONVEYED TO TONY, INC. IN INSTRUMENT NUMBER 200509400290,
 LOCATED IN THE 181ST OF WILLIAM WERNER DECEASED'S SUCCESSION OF RECORD IN PLAT BOOK 17, PAGE(S) 256-260
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



THIS PLAN IS A COPY OF THE RECORD INFORMATION AND A REPRESENTATIVE STATE OF THE PARTIAL
 AND IS NOT BE CONSIDERED AS A SUBSTITUTE FOR THE ORIGINAL RECORD INFORMATION.
 THE BOUNDARY SURVEYS SET FORTH AND SHOWN IN THIS PLAN HAVE BEEN VERIFIED
 THE PLAN IS TO BE USED FOR ZONING PURPOSES ONLY, AND IS SUBJECT TO THE RESTRICTIONS OF THE ORIGINAL RECORD INFORMATION.

DATE: 1/11/07
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 PROJECT NO.: 06-039

OTHER SOURCES OF INFORMATION
 - FRANKLIN COUNTY GIS
 - FRANKLIN COUNTY RECORDS OFFICE
 - DIVISION OF PUBLIC SAFETY
 - DIVISION OF PLANNING

NOTES
 1. Dimensions shown on this plan are
 based on the original record information.
 2. All dimensions are in feet and inches.



COLUMBIANS ENGINEERING CONSULTANTS, INC.
 Consulting Civil Engineers and Surveyors
 600 Madison Avenue
 Columbus, Ohio 43215
 TEL: (614) 298-2800 FAX: (614) 298-2809

09/25/2006 10:15 FAX 6142281790
614 249 8706

nationwide insurance

THE DAVID PERRY CO.

NATIONWIDE INSURANCE

09:44:51 09-20-2006

002/002

1 / 1



20 September 2006

Mr. Perry,

This letter is to confirm that on Wednesday, August 2, 2006 the Vassor Village Civic Association membership unanimously approved Variance Number CV 06-039 for the Scioto South Charter School located at 707 East Jenkins Avenue, Columbus, OH 43207.

Respectfully Submitted,

A handwritten signature in cursive script that reads "James E. Griffin".

James E. Griffin
Vice-President, Vassor Village Civic Association

cc: Robln Emrick, President, Vassor Village Civic Association

CSSO, Council of Southside Organizations
Rezoning/Zoning
P.O. Box 77618
Columbus, Ohio 43207
614 491-0840
bob_patterson@bcglobal.net

September 20th 2006

Michael C. Mentel, Zoning Chair
COLUMBUS CITY COUNCIL
90 West Broad Street
Columbus, Ohio 43215

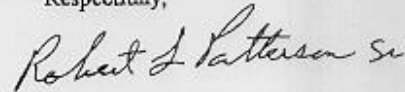
RE: Rezoning / Zoning Application #CV06-039/06315-0-00039
Charter School Request, c/o David Perry

Dear Councilman Mentel,

The Council of Southside Organizations has reviewed the Rezoning / Zoning Application #CV06-039/06315-0-00039, for the property located at 707 Jenkins Avenue 43207, during our general membership meeting, on Thursday, July 13th 2006. The membership voted to *SUPPORT the rezoning / zoning proposal as presented.

Should you have any questions please feel free to contact me at your earliest convenience.

Respectfully,



Robert L. Patterson, Sr.
Zoning Chairperson

* Should we find there to be any intentional or unintentional misrepresentations in the presentation of, or to be any addition(s), deletion(s), correction(s) or change of purpose in this application, following this memberships vote, as presented in the application, this will be cause for the immediate revoking of this letter.

Cc: Applicant, Plank & Brahm
~~Attorney~~, David Perry
CSSO Executive Board
Michael Wiles, President
File

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 # CV06-039

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, Columbus, OH 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. TG707, Inc. C/o Marvin A. Katz 4300 E Walnut Street Westerville, Ohio 43081 # of Employees: 0 Contact: Marvin Katz 882-9389	2.
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 30th day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Zelma Nichols

My Commission Expires:

8-25-08

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



ZELMA NICHOLS
Notary Public, State of Ohio
My Commission Expires 08-25-08