

Exhibit B

Statement of Hardship CV21-011, 2468 – 2470 Summit Street

The site (Franklin County Auditor Tax Parcel 010-026440) is located at the southeast corner of Summit Street and E. Tompkins Avenue and is zoned R-2F, Residential from a 1979 area rezoning. The site developed with an original two (2) story brick multi-family and commercial building built 1920 +/- . CV90-1048 permits the use of the building as 6 dwelling units, a carpet installation trade school and general retail sales. The carpet installation trade school is no longer in business and general retail uses in the remaining south commercial tenant space aren't viable. Exterior attention to the building is needed with a porch and removal of various building materials and small windows used when the north former first floor commercial tenant space was changed to residential use. Applicant proposes to use the entire building as eight (8) dwelling units, thereby eliminating commercial use. See site plan "2468 Summit Street", hereafter, "Site Plan", for site plan and front building elevation commitment. Most of the variances reflect conformance of existing conditions.

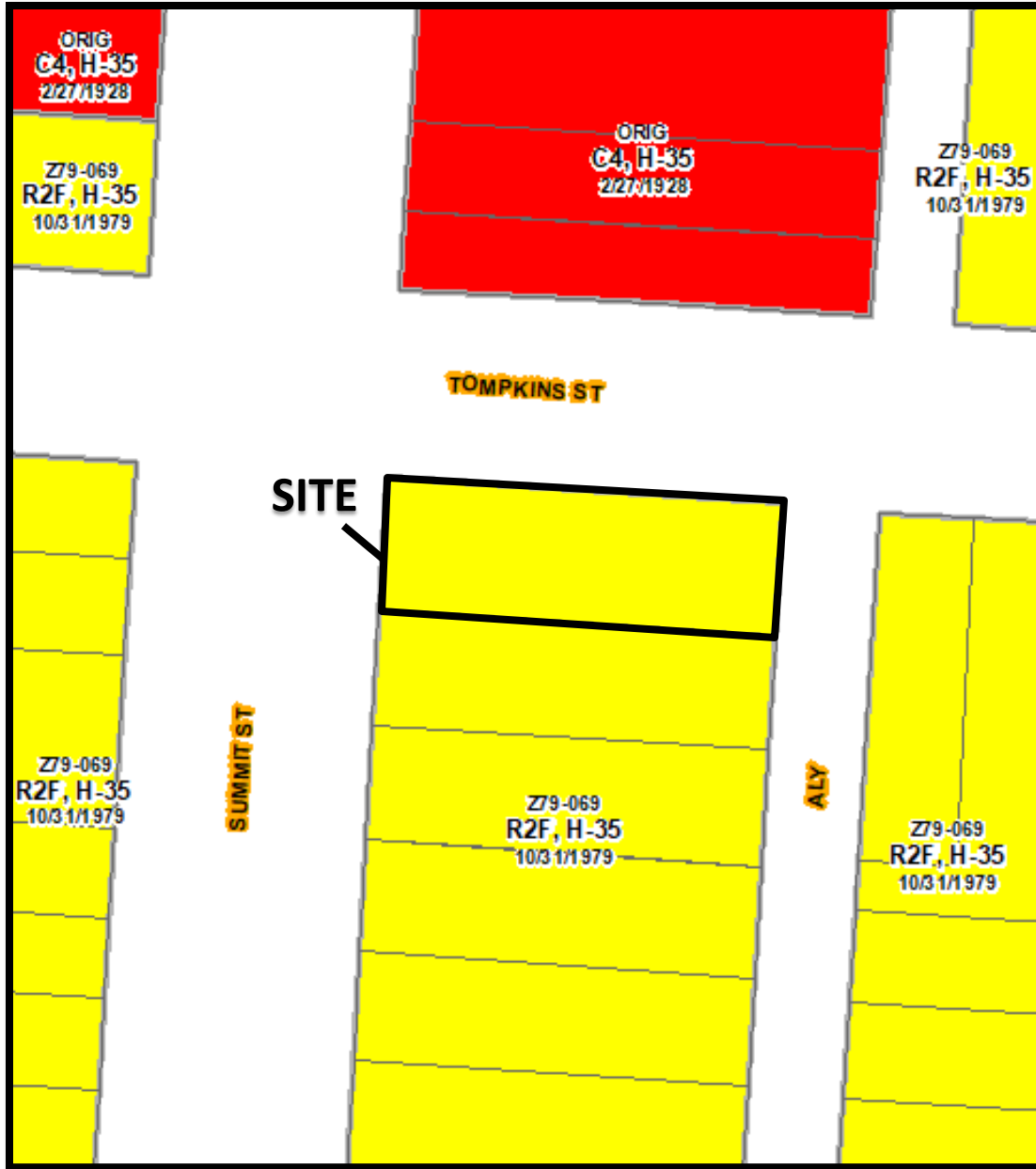
Applicant has a hardship and practical difficulty with complying with the applicable code sections due to the area rezoning, various non-conforming conditions and the proposed use of the building. The proposed change from 6 dwelling units and permitted commercial use to eight (8) dwelling units is appropriate for and consistent with the residential use of the area. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement given the current property development and development prior to the current zoning district.

Applicant requests the following variances:

- 1). Section 3332.037, R-2F, Residential District, to permit an eight (8) dwelling unit apartment building.
- 2). Section 3312.27(3), to reduce the E. Tompkins Avenue parking setback line from ten (10) feet to zero (0) for the existing parking area.
- 3). Section 3312.43, Required Surface for Parking, to permit the existing gravel parking surface.
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 12 spaces (1.5 spaces/dwelling unit) to the existing four (4) spaces.
- 5). Section 3321.05, Vision Clearance, to reduce the clear vision triangle for the southeast corner of Summit Street and E. Tompkins Avenue from 30'x30' to 12'x30' for the existing building and proposed porch.

- 6). Section 3325.801, Maximum Lot Coverage, to increase permitted lot coverage from 25% to 57%.
- 7). Section 3325.805, Maximum Floor Area Ratio (FAR), to increase FAR from 0.40 to 0.90 (existing).
- 8). Section 3325.809, Landscaped Area and Treatment, to reduce landscaped area behind the most rear portion of the principal building from 10% of lot area to 2% (existing).
- 9). Section 3332.05(4), Area District Lot Width Requirements, to reduce the lot width from 50 feet to the existing 41 feet (Summit Street).
- 10). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 square feet for a principal building to 5,275 square feet (existing), subject to Section 3332.18(C), Basis of Computing Area, which limits counting lot depth of more than 3 times the width, so, for purposes of Section 3332.18(C), lot area is 5,043 square feet.
- 11). Section 3332.21(D), Building Lines, to reduce the E. Tompkins Avenue building setback line from ten (10) feet (minimum) to 0.25 feet (existing).
- 12). Section 3332.25, Maximum Side Yards Required, to reduce total side yard from 10 feet to 0.50 feet.
- 13). Section 3332.26, Minimum Side Yard Permitted, to reduce the minimum side yards from 5 feet to approximately 0.25 feet (3") for the existing building.

03/01/2021



CV21-011
2468-2470 Summit St.
Approximately 0.12 acres



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2468-2470 Summit St.
Approximately 0.12 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-011
Address: 2468 SUMMIT ST
Group Name: UNIVERSITY AREA COMMISSION
Meeting Date: 3-1-2021

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
 (Check only one and list basis for recommendation below)
 Disapproval

NOTES:

Vote: Yes 16 No 0 Abstain 1

Signature of Authorized Representative: Michael Kehlmeier Digitally signed by Michael Kehlmeier
Date: 2021.03.29 07:03:10 -04'00'
SIGNATURE
 Univesity Area Commission
RECOMMENDING GROUP TITLE
 614-352-7875
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-011

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. 2468 Summit Holdings, LLC; 172 E 5th Avenue, Columbus, OH 43201; # Cols based Emps: Zero (0) Contact: Sean Ash, (614) 915-4666	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 16th day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.