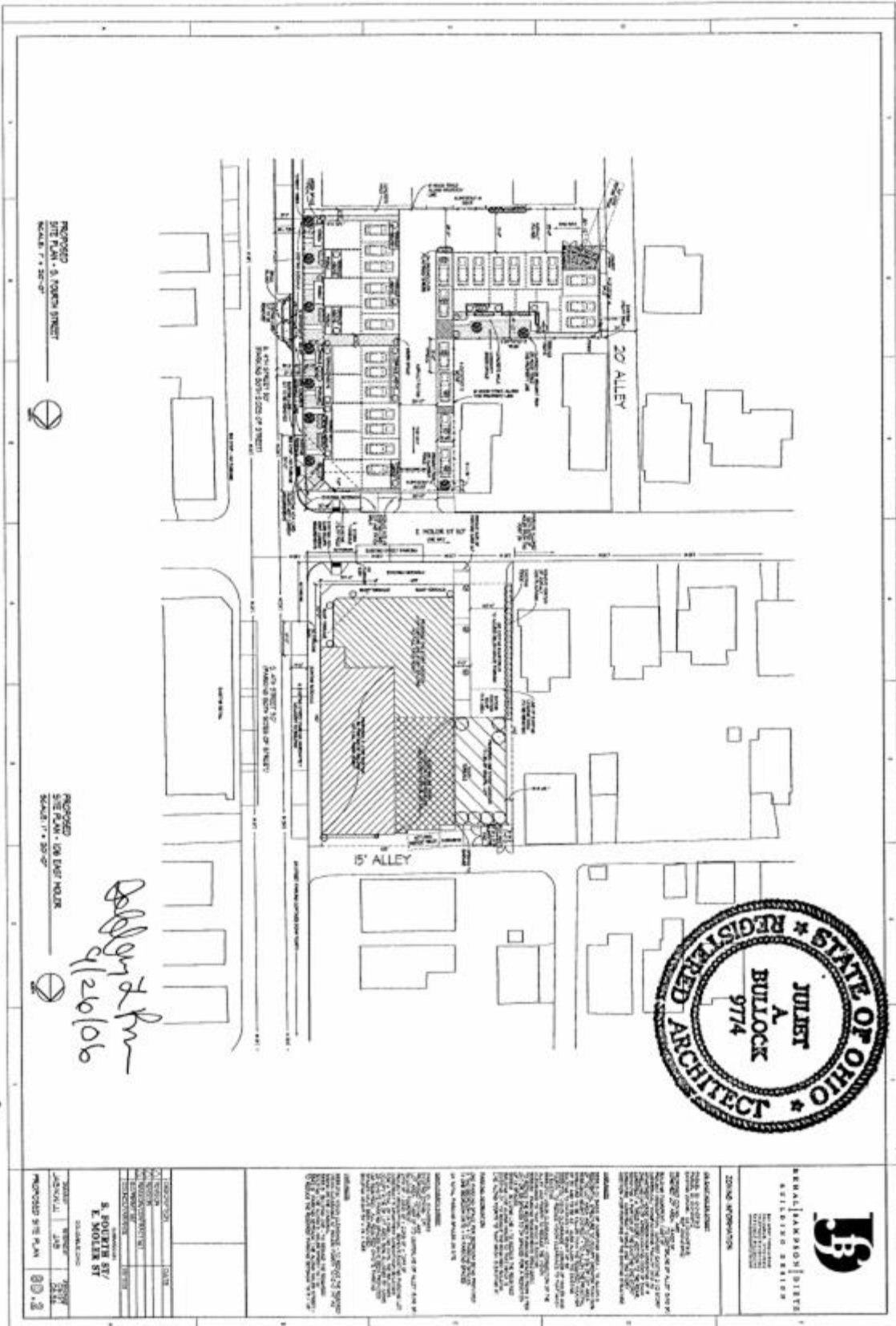


CV06-041/206-051

FINAL RECEIVED Date 9/26/06



PROPOSED
SITE PLAN - S. FOURTH STREET
SCALE: 1/4" = 30'-0"

PROPOSED
SITE PLAN - ON EAST WALKER
SCALE: 1/4" = 30'-0"

Juliet A. Bullock
9/26/06

<p>BERMAN-JACKSON-SIDERS BUILDING SERVICES</p>	
<p>ZONING INFORMATION:</p>	
<p>PERMITS:</p>	
<p>REVISIONS:</p>	
NO.	DATE
1	09.26.06
<p>PROPOSED SITE PLAN</p>	



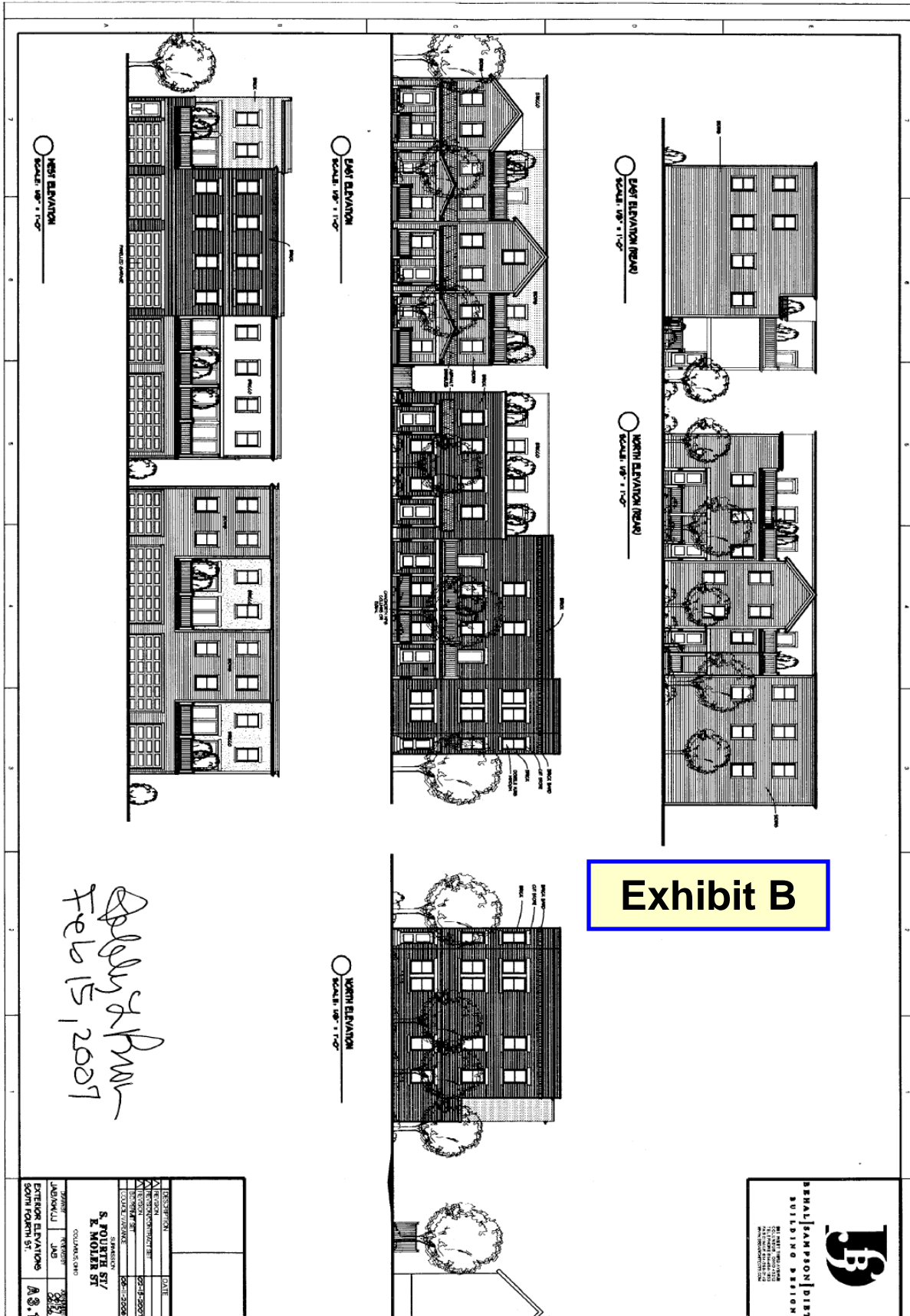


Exhibit B

*Delaney & Pomeroy
Feb 15, 2007*

REVISION	DATE
1. INITIAL DESIGN	02-15-2007
2. REVISIONS TO PERMIT	02-15-2007
3. REVISIONS TO PERMIT	02-15-2007
4. REVISIONS TO PERMIT	02-15-2007
5. REVISIONS TO PERMIT	02-15-2007
6. REVISIONS TO PERMIT	02-15-2007
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97. REVISIONS TO PERMIT	02-15-2007
98. REVISIONS TO PERMIT	02-15-2007
99. REVISIONS TO PERMIT	02-15-2007
100. REVISIONS TO PERMIT	02-15-2007

BEHAL|LAMPSON|PIET
BUILDING DESIGN

100 WEST WASHINGTON ST.
COLUMBUS, OH 43201
614.266.1111
WWW.BEHALLAMPSONPIET.COM

Statement of Hardship

The applicant is converting an existing 2 ½ story commercial / manufacturing facility into a condominium complex consisting of 19 dwelling units. In addition, the applicant is removing the existing parking lot south of Moler Street to construct 3 condominium buildings for a total of 14 dwelling units. In compliance with Columbus City Code Section 3307.10, the applicant is filing this council variance in conjunction with a change in zoning to the AR3, Apartment Residential District.

This project consists of three parcels, two north of Moler Street, one south of Moler Street. For ease, the variances for the north and south sides of the street will be discussed separately.

North of Moler Street - Parcels 010-037613 and 010-016912

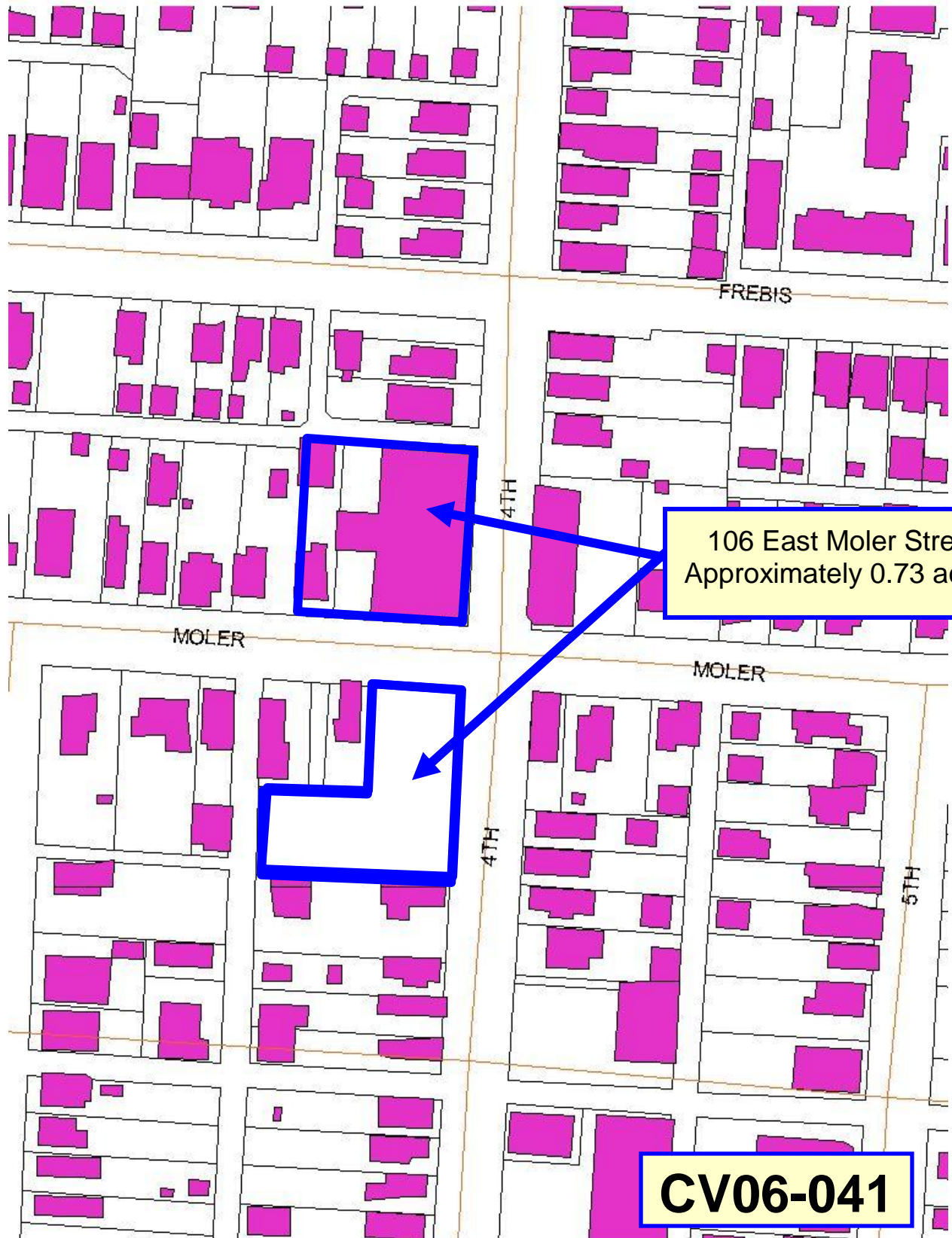
Columbus City Code Section 3333.15, Basis of computing area, permits a building to occupy a maximum of fifty (50%) of the lot area, while the applicant is proposing to occupy eighty-one (81%) of the lot area. Columbus City Code Section 3333.26, Height district, permits a maximum building height of 35', while the applicant proposes a building height of 42'. Columbus City Code Section 3333.27, Vision clearance, permits no portion of a fence or wall exceeding two and one-half (2 ½) feet in height above the finished lot grade to exceed twenty-five (25%) opacity when located in a required yard having vehicular access to a street or abutting such access, while the applicant is maintaining an existing condition at the intersection of the alley and Fourth Street. Columbus City Code Section 3342.28, Minimum number of parking spaces required, requires 2 parking spaces per unit or 38 parking spaces, while the applicant is proposing to provide 24 parking spaces. Columbus City Code Section 3333.18, Building lines, to reduce the building line to 0, the existing condition.

South of Moler Street - 010-033452

Columbus City Code Section 3333.27, Vision clearance, permits no portion of a fence or wall exceeding two and one-half (2 ½) feet in height above the finished lot grade to exceed twenty-five (25%) opacity when located in a required yard having vehicular access to a street or abutting such access, while the applicant is proposing a reduction to 12' - 1/4". Columbus City Code Section 3342.18, Parking setback line, requires a parking setback of ten (10'), while the applicant is proposing a parking setback of 5' - 1 1/8" Columbus City Code Section 3333.18, Building lines, to reduce the building line to one (1') foot.

The requested variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.





Dana,

I am officially informing you (and the City's Development Commission) and Bob Patterson, zoning chairperson of the CSSO, that our Merion Village Association on September 6, 2006, voted to support the proposed condo redevelopment for RaceQuip, with the updates as presented by the Developer that night and with the understanding that the Merion Village Association and the Developer are about to sign a Good Neighbor Agreement.

For your information, this proposal is very controversial in our neighborhood, mostly because of the density of the condo development, and some residents strongly oppose the proposal. Unfortunately, there has also been significant controversy because a number of realtor friends of the Developer just joined our Association to apparently support this proposal in our vote (we have a secret ballot, so we don't know how any individuals voted.) We currently have a review underway of our voting procedures and our constitution and bylaws, and we are looking to prevent such a situation from happening in the future. Meanwhile, none of our existing rules were violated by this situation, and our Association stands by its support vote.

If you have any questions, please don't hesitate to contact me. Thanks!

Bob Leighty
President, Merion Village Association

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 # CV06-041

Being first duly cautioned and sworn (NAME) David L. Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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. John & Mary Schneider 5516 Classics Ct. Dublin, OH 43017 zero employees	2. Doug Tenenbaum & Nageb Deen 1214 Jaeger St. Columbus, OH 43206 zero employees
3.	4.

SIGNATURE OF AFFIANT

David L. Hodge

Subscribed to me in my presence and before me this 15th day of November in the year 2006

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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

Notary Seal Here



NATALIE G. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10