

EXHIBIT B

STATEMENT OF HARDSHIP

7468 East Broad Street

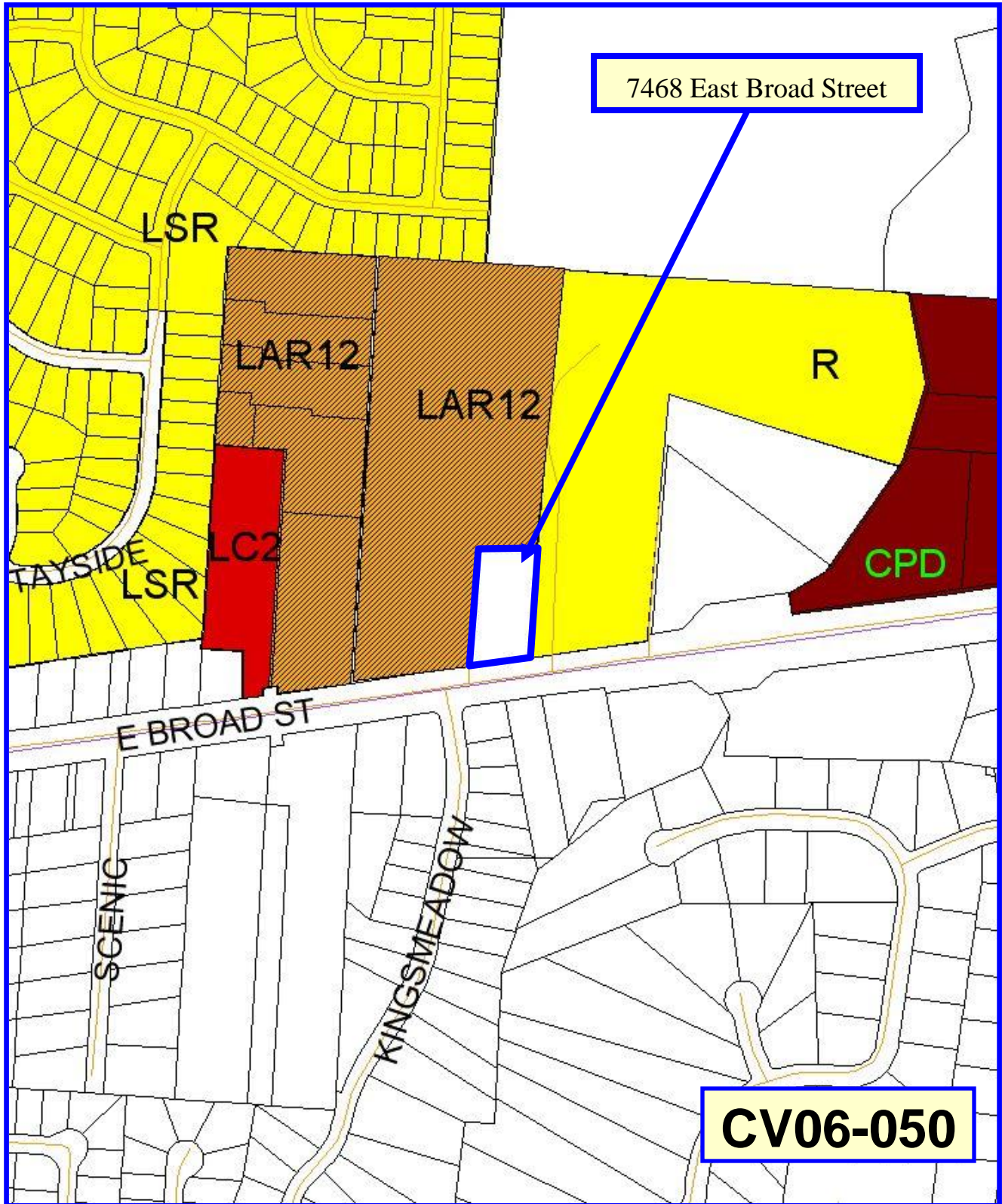
CV06-_____

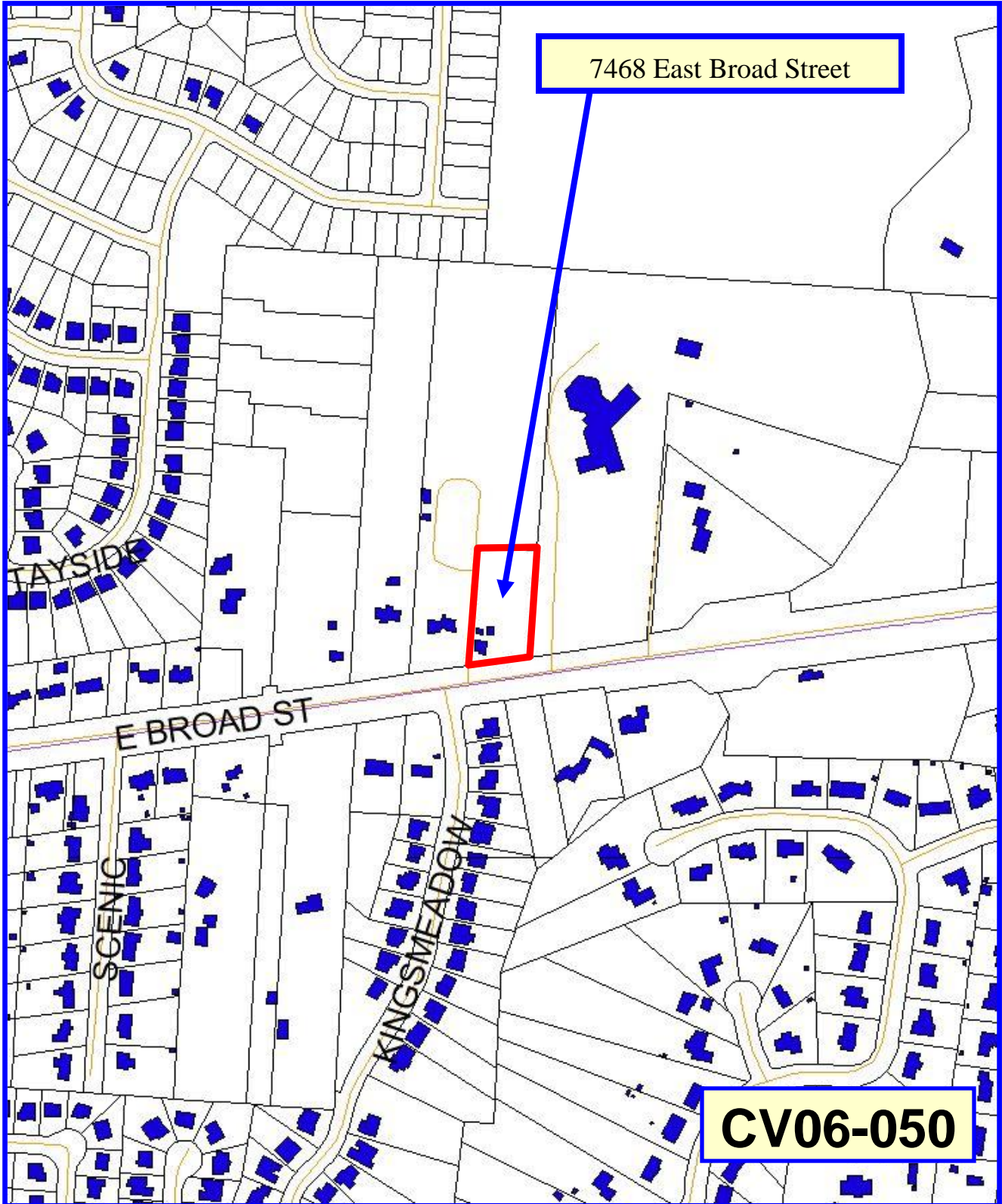
The site is 1.2 +/- acres located on the north side of East Broad Street at the intersection of East Broad Street and Kingsmeadow Drive. The site is pending rezoning (Z06-____) to the L-AR-12, Limited Apartment Residential District for development of the site with two (2) dwelling units (condominiums). Applicant proposes to develop the site with a 2 family dwelling in conjunction with the adjacent 11 acre site (Z06-027/CV06-038).

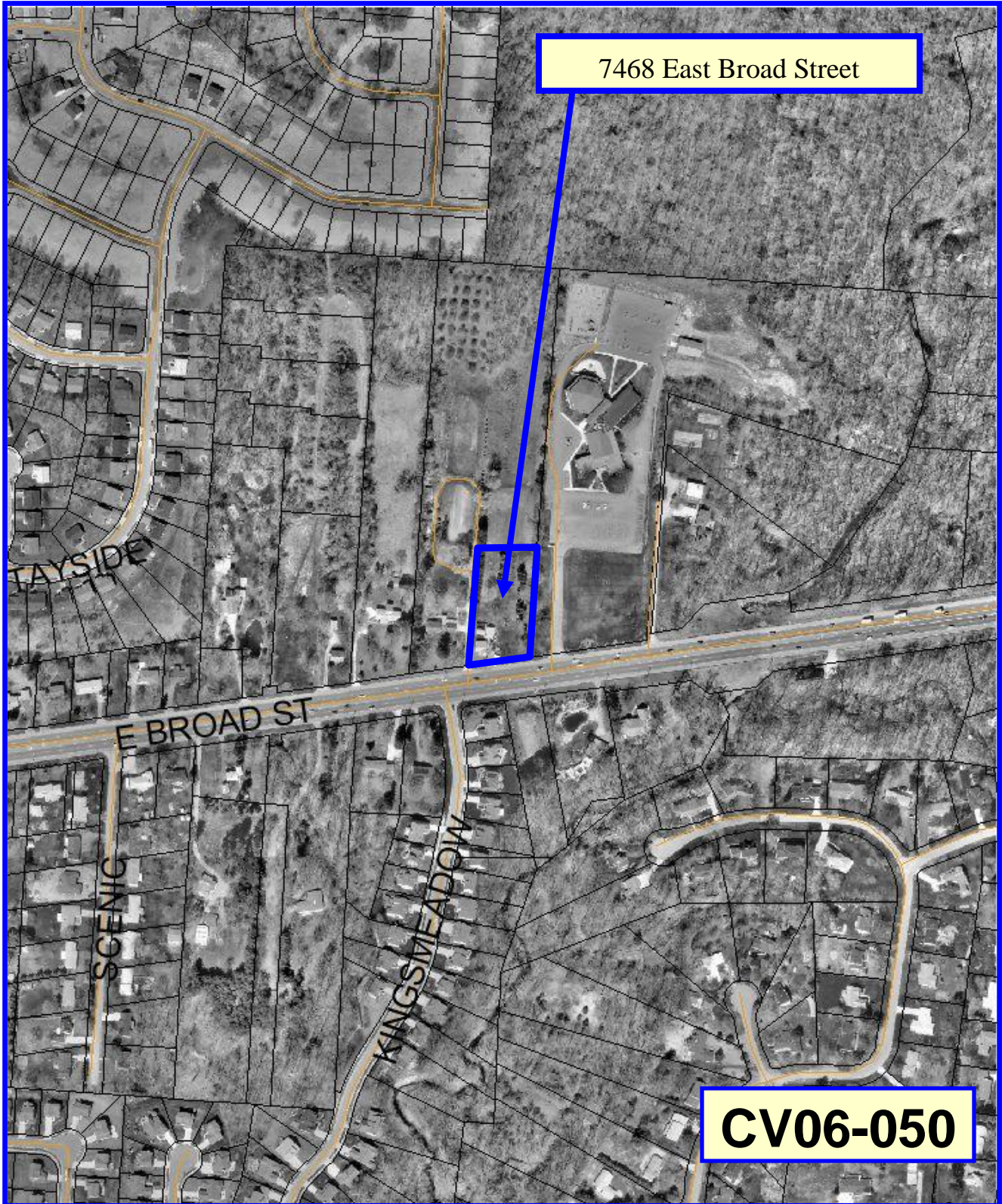
Applicant requests the following variances:

- 1) Section 3333.02, AR-12, ARLD and AR-1, Apartment Residential District Use, which Section does not allow two (2) dwelling unit buildings, while applicant proposes to develop the site with a two (2) dwelling unit building and storm water retention area inconjunction with the adjacent 11 acres zoned L-AR-12 (Z06-027) and accompanying CV (CV06-038) which also permits 2 family dwelling.**
- 2) Section 3342.15, Maneuvering, which Section requires every parking space to have sufficient maneuvering area, while applicant proposes to build dwelling units with two car garages, but to also permit two (2) stack parking spaces in the driveways in front of the two (2) car garages of each dwelling unit.**

Both requested variances have been supported by staff on numerous applications. The variance to permit two (2) unit buildings just allows a different building configuration with the use of two (2) outside or end units versus larger buildings with interior units as part of the proposed development. The proposed stack parking spaces are not code required parking spaces. The attached garages spaces and associated driveway of each dwelling unit is part of an individual dwelling unit (condominium) that will be under the control of the unit occupant. The driveways will be paved anyway for access to the attached front load garages.







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 # CV06-050

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St. 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 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)

<p>1. Annis L. Brake 378 Shadowood Drive Vandalia, Ohio 45377 # of Employees: 0 Contact: Steve Barnard 798-8099</p>	<p>2. Portrait Homes Ohio, LLC C/o Steve Barnard 425 Metro Place, Suite 185 Dublin, Ohio 43017 # of Employees: 8 Contact: Steve Barnard 798-8099</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 28th day of July, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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

Notary Seal Here



STACEY L. DANZA
Notary Public, State of Ohio
My Commission Expires 11-05-08