

**Exhibit B**  
**Statement of Hardship**  
**Council Variance: CV11-011, 83 North Nelson Road, Columbus, OH 43219**

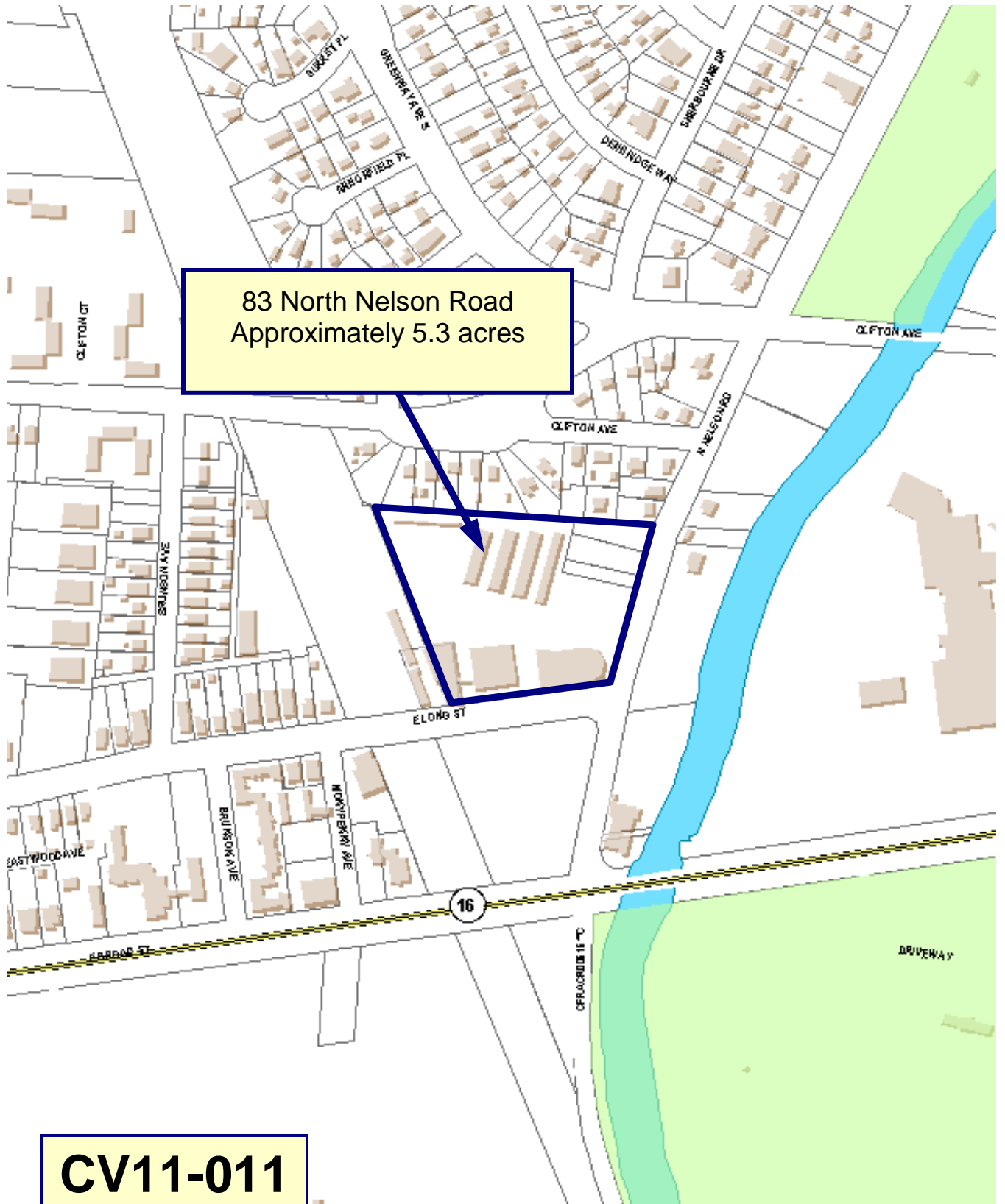
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This application is submitted in conjunction with rezoning application Z11-\_\_\_\_\_. By rezoning application Z11-\_\_\_\_\_, applicant proposes to rezone the site, designated as Sub-Area A in Z11-\_\_\_\_\_, to the CPD, Commercial Planned District for development of an auxiliary athletic facility for St. Charles Preparatory School (2010 East Broad Street, Columbus, OH 43209). As part of the auxiliary athletic facility, applicant proposes one (1) ground level dwelling unit for the residence of an employee to oversee the facility. See concept floor plan submitted with this application. Applicant has a hardship in providing an on-site apartment in that no commercial district permits ground level residential use and the existing structure to be remodeled for athletic facility support functions is one-story. There is no viable option other than a variance to permit ground floor residential use for one (1) dwelling unit. It is desirable for both applicant's interest and the public interest to have an on-site resident.

Applicant requests the following variance:

- 1) Section 3356.03, C-4 Permitted Uses, which Section permits residential use located above a ground level commercial use, while applicant proposes one (1) ground level dwelling unit in conjunction with the auxiliary athletic facility.





NEAR EAST AREA PLAN

►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street
- Higher Density Residential/ Mixed Use Development
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

83 Nelson Road  
Approximately 5.3 acres

DEVELOPMENT STRATEGY

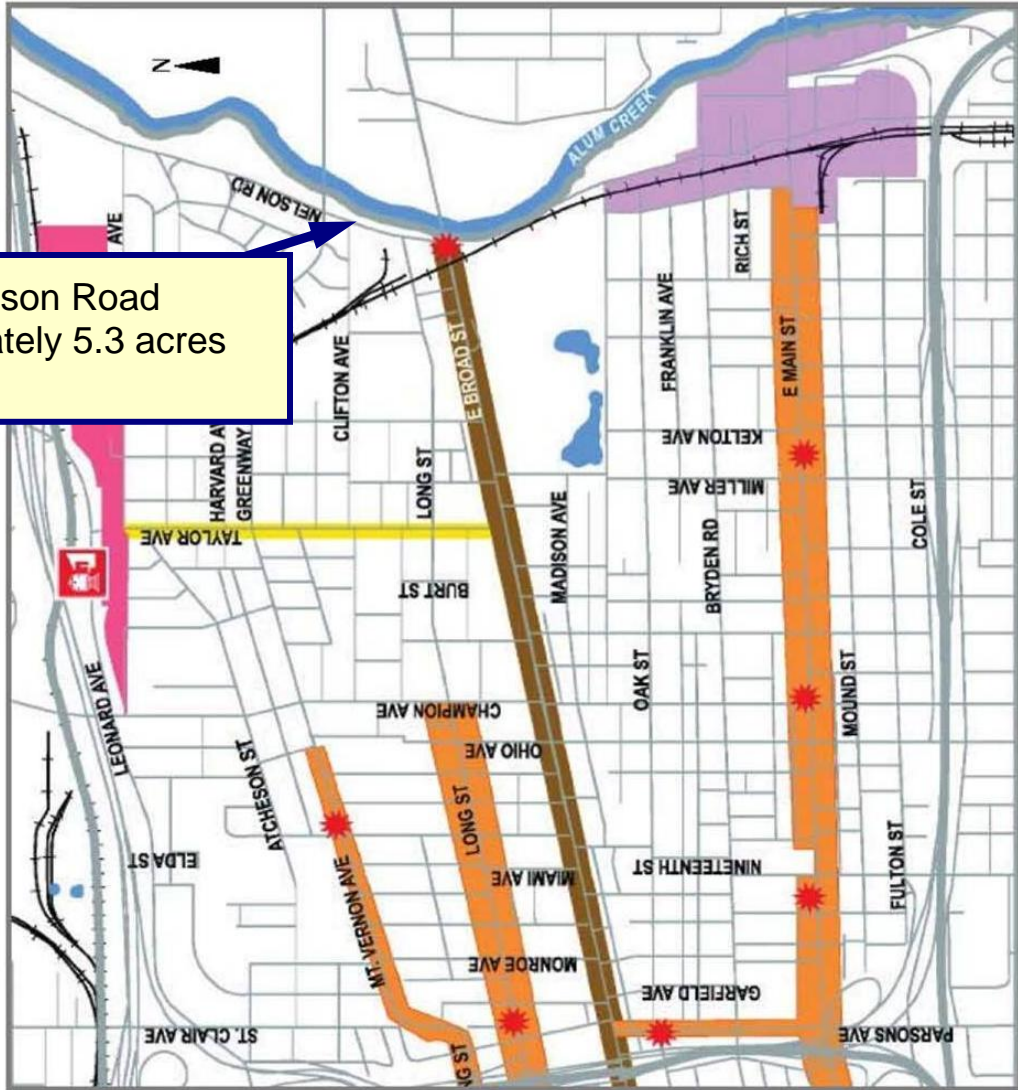


Figure 5



City of Columbus  
Mayor Michael B. Coleman

Department of Development  
Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS  
**STANDARDIZED RECOMMENDATION FORM**

Group Name: NEAR EAS AREA COMM Meeting Date: 5/12/11  
Case Number: 211-015 Case Type:  Council Variance  Rezoning  
Zoning Address: CV110-011 Applicant: ST. CHARLES  
Person(s) Representing Applicant at Meeting: DOMINIC CAVELLO / BILL PIAT

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

	Applicant Response	
	Yes	No
1. <u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner, Vote: For 9 Against 0

Signature / Title of Authorized Representative: Michael D. Paj CHAIR

Daytime Phone Number: 614-252-3283

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.



**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**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.

APPLICATION # CV11-011

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 East Rich Street, 3rd Floor, Columbus, OH 43215  
deposes and states that (he) 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 formats

- 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

1. Most Reverend Frederick F. Campbell, DD, Ph.D Bishop of the Catholic Diocese of Columbus 198 East Broad Street Columbus, OH 43215-3766 # of Columbus Based Employees: 1,553 Contact: William S. Davis, Chief Financial Officer, (614) 224-1221	2.   
3.   	4.   

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

*Donald Plank*

Subscribed to me in my presence and before me this 26th day of SEPTEMBER, in the year 2011

**SIGNATURE OF NOTARY PUBLIC**

*Barbara A. Painter*

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



**BARBARA A. PAINTER**  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
**Please make all checks payable to the Columbus City Treasurer**