

EXHIBIT B

STATEMENT OF HARDSHIP

**1273 Faber Avenue, Columbus, OH
CV03-034**

The subject site is 0.371± acres zoned R-2, Residential located on the south side of Faber Avenue. Applicant owns a church on a property 68 feet to the east of this site for rezoning. Applicant proposes a variance to permit the development of a parking lot for use by and in conjunction with the Second Shiloh Baptist Church located at 1295 Faber Avenue on Tax District/Parcel 010-114692. Applicant presently utilizes Faber Avenue for parking as needed, but the Faber Avenue pavement is narrow and applicant proposes to develop an improved parking lot exclusively for church use. The development plan titled "Second Shiloh Baptist Church – Parking Improvements, 1273 Faber Avenue, Columbus, OH" dated September 22, 2003 and signed September 22, 2003 by Franklin E. Eck, Attorney for Applicant, hereinafter referred to as "The Plan", is submitted with this application as the parking lot development plan.

A variance is appropriate to establish parking on this site to leave the existing R-2, Residential zoning of the site and that is characteristic of the neighborhood in place while making reasonable accommodation for improved off-street parking for the church. The Zoning Code allows any amount of property in a residential district to be used for on-site parking for a church. This site is separated from the church property by one parcel. A variance to the R-2 District, as follows, is requested:

- 1) Section 3332.033, R-2 Residential District Use, which section does not permit a parking lot as a primary use, while applicant proposes to develop a parking lot for the use of the Second Shiloh Baptist Church, and successors in name, located at 1295 Faber Avenue and located on parcel 010-114692, in accordance with the site plan titled "Second Shiloh Baptist Church – Parking Improvements, 1273 Faber Avenue, Columbus, OH" dated September 22, 2003 and signed September 22, 2003 by Franklin E. Eck, Attorney for Applicant.

Applicant requests that this variance also be subject to the following conditions:

1. Landscaping, screening and buffer areas are depicted on The Plan.
2. Tree planting shall be required within the site parking area as depicted on The Plan.
3. Landscaping, screening and buffering as depicted on The Plan shall be the required landscaping for the site.

4. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months.
5. The minimum size of trees at the time of planting shall be as follows:
Deciduous - 2 ½ inches, Ornamental - 1 ½ inches, Evergreen - 5 feet, Shrubs – 2 gallon.
6. All parking lot lighting shall be cut-off fixtures (down lighting).
7. All parking lot light poles and fixtures shall be a dark color and shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
8. Parking lot light poles shall not exceed a maximum of 14 feet in height.
9. There will be no dumpster(s) on the property.
10. A paved walk generally along the Faber Avenue frontage shall be provided for church patrons parking in the parking lot. Faber Avenue does not have curbs and has open ditches for storm drainage. To comply with applicable City of Columbus sidewalk requirements and to provide a paved path for church patrons, it may be necessary to locate the sidewalk on the property in the 25 foot setback, and thereby pave a portion of the 25 foot setback and/or provide a paved walk across the east buffer strip. The placement of a sidewalk on-site in the 25-foot setback and/or crossing the east buffer strip with a paved walk shall be permitted. .
11. The plan titled “Second Shiloh Baptist Church – Parking Improvements, 1273 Faber Avenue, Columbus, OH” dated September 22, 2003 and signed September 22, 2003 by Franklin E. Eck, Attorney for Applicant, represents the development plan for the parking lot and is hereby incorporated by reference. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of completion of engineering plans and development. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment. Faber Avenue does not have curbs and has open ditches for storm drainage. To comply with applicable City of Columbus sidewalk requirements and to provide a paved path for church patrons, it may be necessary to locate a sidewalk on the property in the 25-foot setback, and thereby pave a portion of the 25-foot setback and/or provide a paved walk across the east buffer strip.