

EXHIBIT B

STATEMENT OF HARDSHIP

577 West 2nd Avenue, Columbus, OH 43201

CV14-_____

The 0.8 +/- acre site is located at the southwest corner of Harrison Park Place and West 2nd Avenue. Part of the site was platted (Harrison Park, PB 106, Page 56) and part of the site is acreage. Part of the site was rezoned to the AR-2, Apartment Residential District (Z04-026) and part is also subject to companion Council Variance (CV04-009). Approximately 0.1 +/- acres of the site is zoned M, Manufacturing and 0.70 +/- is zoned AR-2. Due to proposed lot splits and a land swap with the City of Columbus Recreation and Parks Department, the development site will have a different boundary than anticipated with the Harrison Park Plat and the rezoning and council variance. The site development will consist of eight (8), three (3) dwelling unit buildings, totaling 24 dwelling units, which is less than the 36 dwelling units permitted on the 0.751 acre AR-2 area described in Z04-026/CV04-009. Applicant requests variances to permit residential use of the area of the site zoned M, Manufacturing and requests comparable variances that are already permitted by CV04-009 to permit the proposed 24 dwelling unit project on a parcel with a different configuration than previously described in Z04-026/CV04-009.

- 1) 3333.025 - AR-2 apartment residential district use, which section permits the proposed development as a multiple dwelling development, but doesn't permit attached single family dwellings if the site is platted to establish lots for the sale of individual townhouse units.
- 2) 3363.01, M, Manufacturing District, which Section doesn't permit residential uses, while 0.1 +/- acre of the site is zoned M, manufacturing and portions of certain dwelling units will be located in the area zoned M, Manufacturing.
- 3) 3333.09, Area requirements, which Section requires a minimum lot width of 50 feet, while the parcel complies with the 50 foot minimum lot width, but if this development area is developed as depicted but as attached dwelling units with a party wall on a property line, lot width may be reduced to a minimum width of fourteen (14) feet.
- 4) 3333.15, Basis of computing area, which Section permits maximum lot coverage (buildings) of 50%, while maximum lot coverage (buildings) shall be 60% as a multiple dwelling development and 100% lot coverage (building) if parcels are established for individual dwelling units.
- 5) 3333.16, Fronting, which Section requires frontage on a public street and the site development meets this requirement as a multiple dwelling development, but applicant

may plat individual dwelling units to be on separate lots and the west dwelling units would not have street frontage.

- 6) 3333.18, Building Lines, to permit a two (2) foot building setback line, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park and applicant proposes to continue to be permitted a two (2) foot building setback line on all public streets, including part of the West 2nd Avenue frontage where not presently permitted
- 7) 3333.22, Maximum side yard required, which Section requires 20% of the lot width to be provided in total side yard, subject to a maximum of 16 feet, while applicant proposes zero (0) side yard with attached dwelling units with a party wall(s) on a property line and a maximum of six (6) feet required between buildings, with or without a property line between the buildings.
- 8) 3333.23, Minimum side yard permitted, which Section requires a minimum five (5) foot side yard, while applicant proposes a minimum side yard of three (3) feet from property line or six (6) feet between buildings without a property line separating the buildings, unless dwelling units are constructed as townhouses for sale, in which case zero (0) side yard along the party wall(s)/property lines shall be permitted.
- 9) 3333.24, Rear yard, which Section requires a minimum of 25% of lot area in rear yard, while, if there aren't separate lots, there shall be no separate rear yard attributable to each building and if there are separate parcels, rear yard shall be a minimum of 0% of lot area because property lines will be established corresponding to building foot prints and yard and driveway area will be common area for the 24 dwelling units.
- 10) 3333.255, Perimeter yard, which Section requires a perimeter yard to be a maximum of 25 feet and a minimum of 10 feet, while applicant proposes a perimeter yard, applicable to the south and west property lines, of two (2) feet.
- 11) 3321.05, Vision Clearance, which Section requires a clear vision triangle at the intersection of the proposed site driveway and West Second Avenue, while applicant proposes a two (2) foot clear vision triangle because there is a platted two (2) foot building setback line on West 2nd Avenue, West Second Avenue west of Harrison Park Place is a deadend street and applicant has designed the private driveway as a 24 foot driveway rather than the minimum 20 feet to provide additional room and sight distance for vehicles.

03-29-2014