



### STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code  
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement of any district **only** in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, 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 City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

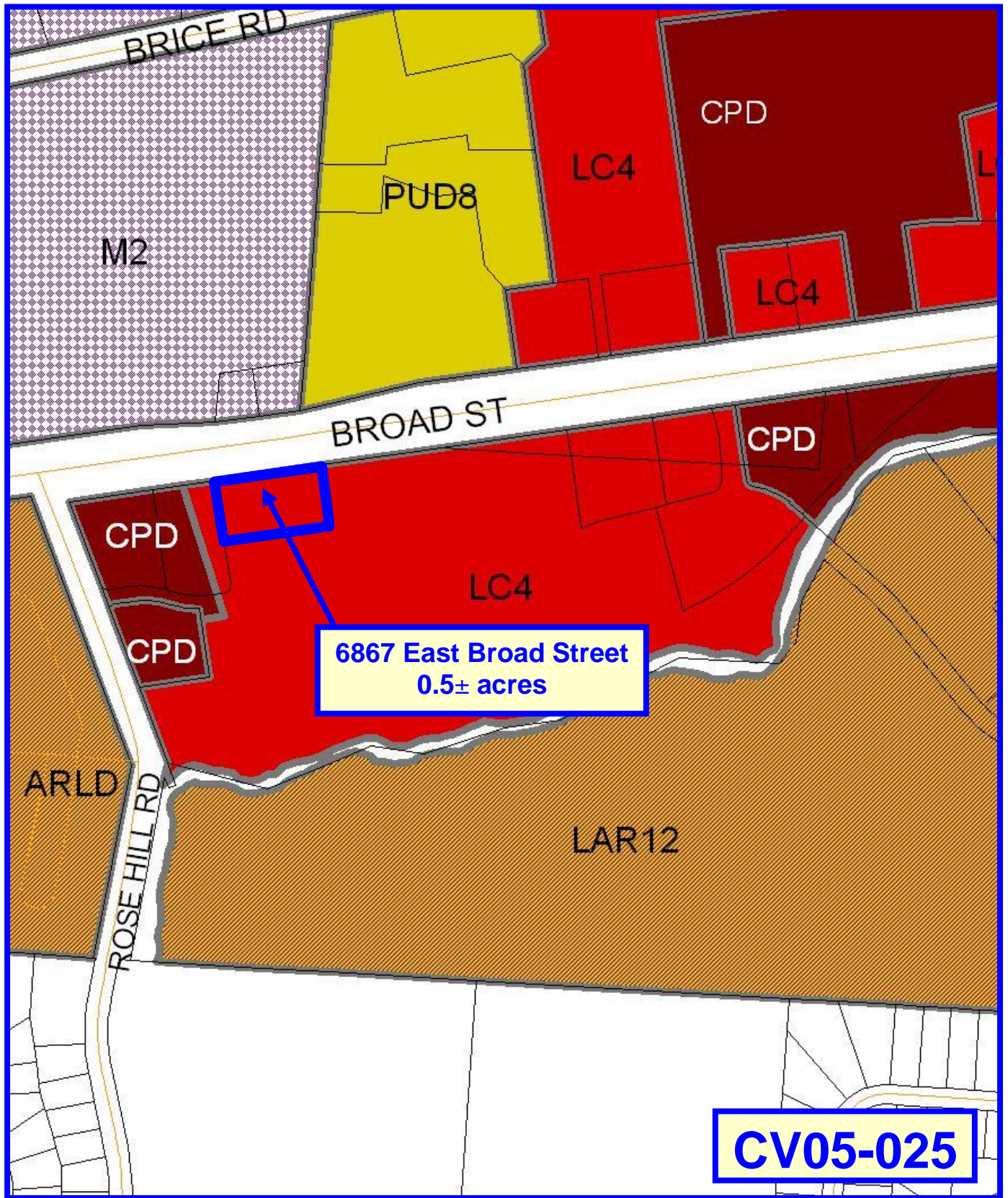
The applicant is seeking the council variance to allow fuel sales as a part of a grocery store operation. The property is zoned L-C-4 and does not permit gasoline sales. The applicant does not want to change the underlying zoning district as it would affect the entire shopping center zoning category. The applicant is a tenant of the shopping center and not the owner therefore a rezoning request would change the position the owner currently enjoys. The council variance will also save time as the applicant wishes to start installation of the fuel station as soon as possible and the council variance will expedite the process by two (2) months. The addition of the fuel station will not negatively impact the neighborhood and is an accepted part of grocery store operations at this time.

Signature of Applicant (Signed in BLUE INK)

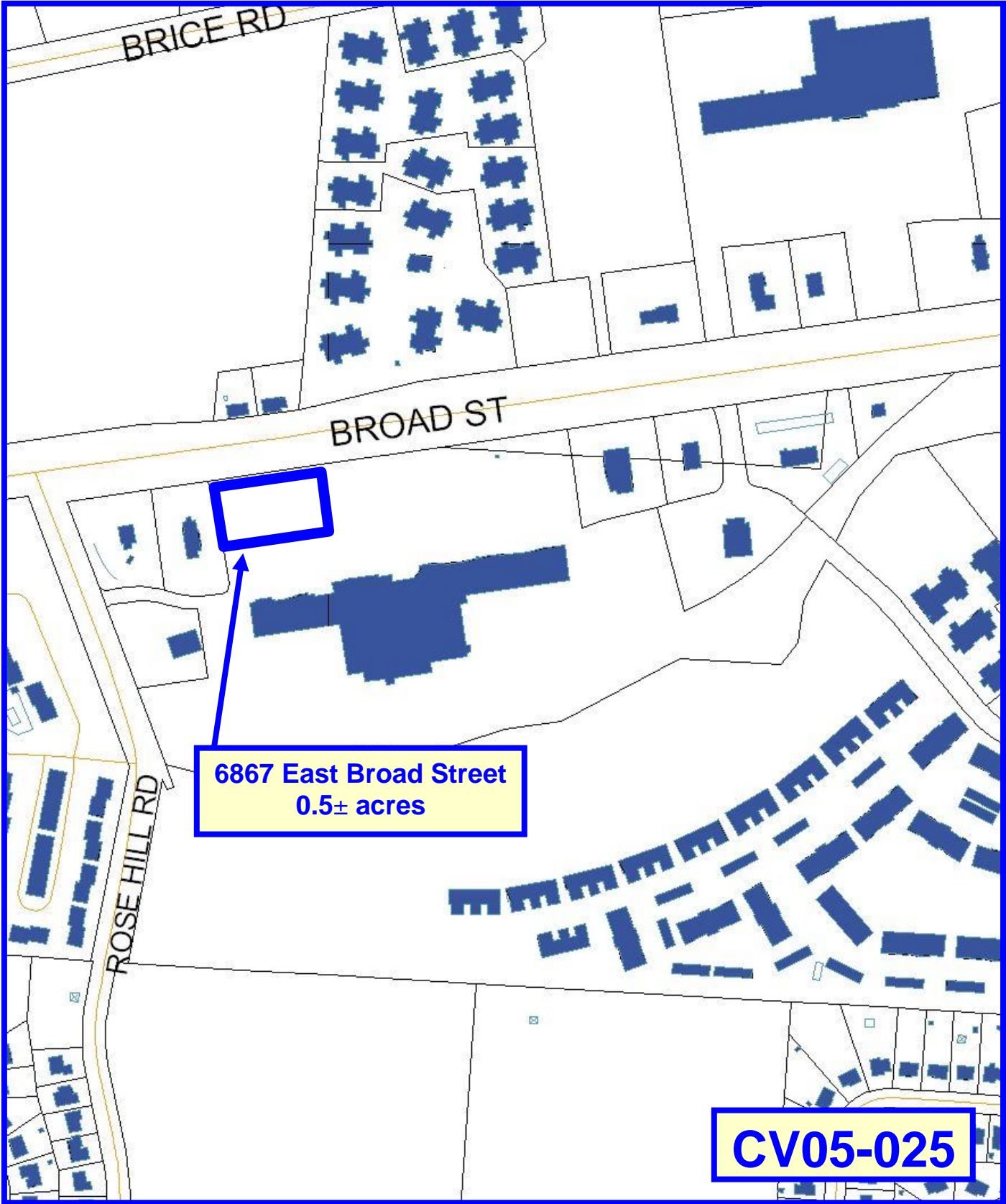
*John B. Reynolds, III*

Date 4/29/05

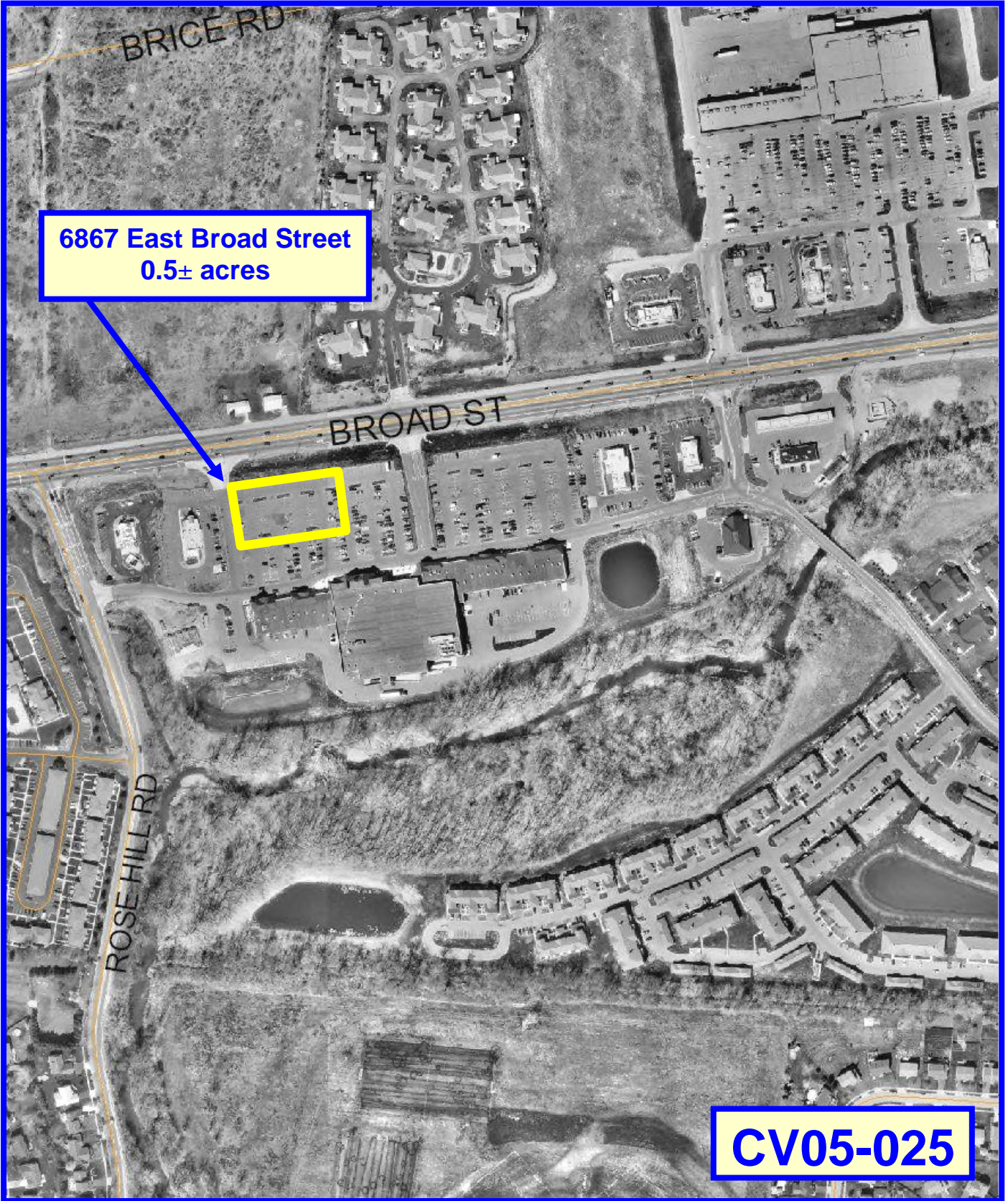








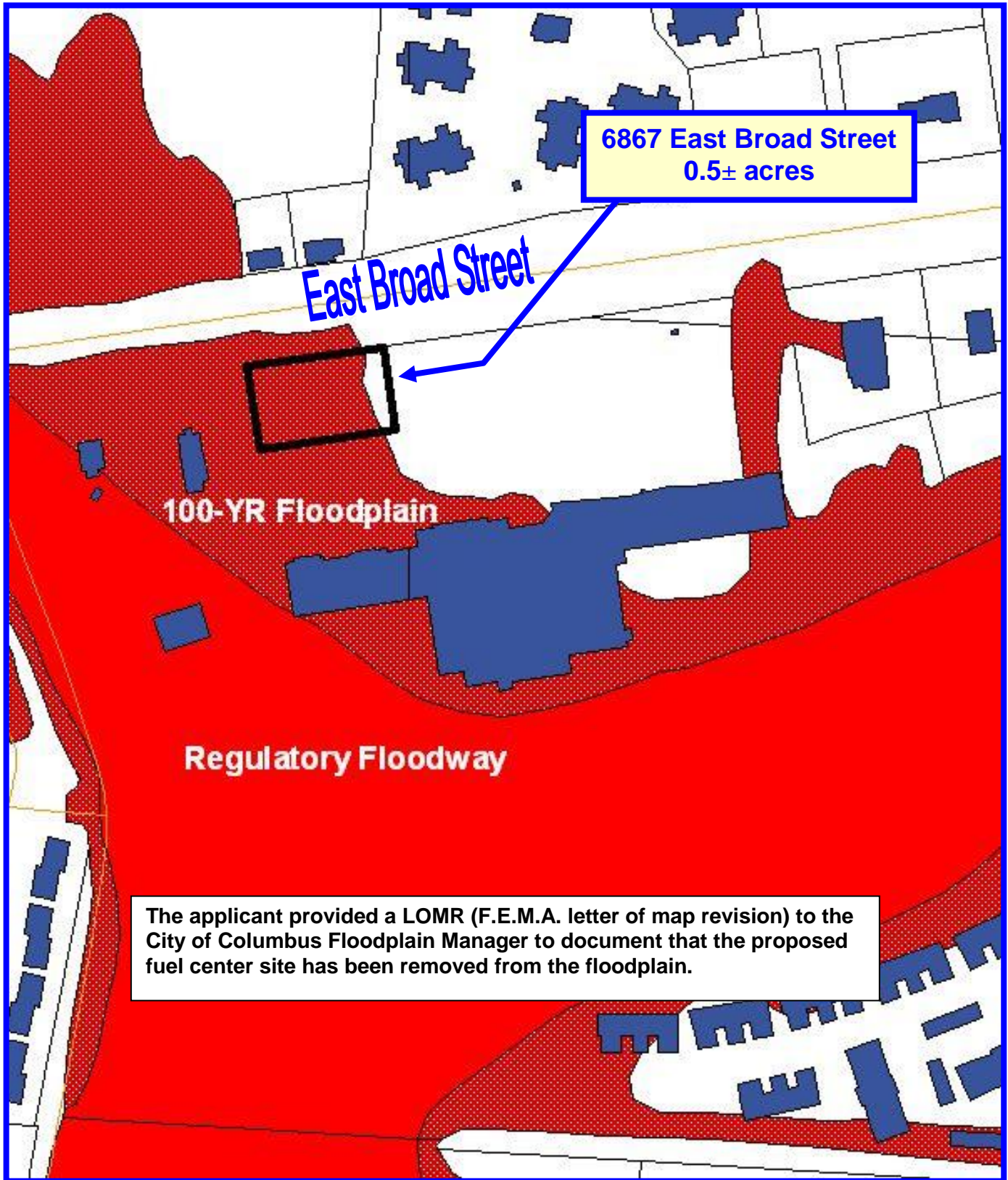




6867 East Broad Street  
0.5± acres

CV05-025





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0.5± acres

East Broad Street

100-YR Floodplain

Regulatory Floodway

The applicant provided a LOMR (F.E.M.A. letter of map revision) to the City of Columbus Floodplain Manager to document that the proposed fuel center site has been removed from the floodplain.



# 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 # CV05-025

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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)

1. Broad Street Retail LLC c/o Continental Real Estate 150 East Broad Street Columbus, OH 43215	2. Giant Eagle Inc. 261 Kappa Drive Pittsburgh, PA 15238
3.	4.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III  
Subscribed to me in my presence and before me this 27<sup>th</sup> day of April in the year 2005

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick  
My Commission Expires: 9/5/05

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



NATALIE C. PATRICK  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES SEPTEMBER 5, 2005