



Mayor Michael B. Coleman

# BOARD OF ZONING ADJUSTMENT 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)

OFFICE USE ONLY

Application Number: 11310-0-00521  
Date Received: 9/14/11  
Commission/Group: University  
Existing Zoning: C-4 Application Accepted by: 10. Reiss Fee: \$1,900.00  
Comments: 10/25/11

### TYPE(S) OF ACTION REQUESTED (Check all that apply)

Variance       Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

3312.49C and 3372.609B - to reduce required parking from 25 to 0.

### LOCATION

1. Certified Address Number and Street Name 2232 and 2236 Summit St  
City Columbus State Ohio Zip 43201  
Parcel Number (only one required) 010-045584-00

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Blake Compton  
Address 3494 Trabue Road City/State Columbus/Ohio Zip 43204  
Phone # 740-504-5296 Fax # 866-303-6171 Email blake.compton@DrextonLLC.com

### PROPERTY OWNER(S):

Name Ville Billy Properties LLC  
Address 434 Clinton Heights Ave City/State Columbus/Ohio Zip 43201  
Phone # 614-657-7998 Fax # 614-221-5496 Email NFisher2@gmail.com  
 Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)      Attorney      Agent

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Blake Compton  
PROPERTY OWNER SIGNATURE NFisher - Ville Billy Properties - managing member  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**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



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Mon Sep 12 2011

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 2232 SUMMIT ST COLUMBUS OH 43201

Mailing Address: 434 CLINTON HEIGHTS AVE  
COLUMBUS OH 43201

Owner: VILLE BILLY PROPERTIES LLC

Parcel Number: 010045584

#### ZONING INFORMATION

Zoning: ORIG, Commercial, C4  
effective 2/27/1928, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: UNIVERSITY UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: University Area Commission

Airport Overlay Environs: N/A

Planning Overlay: University

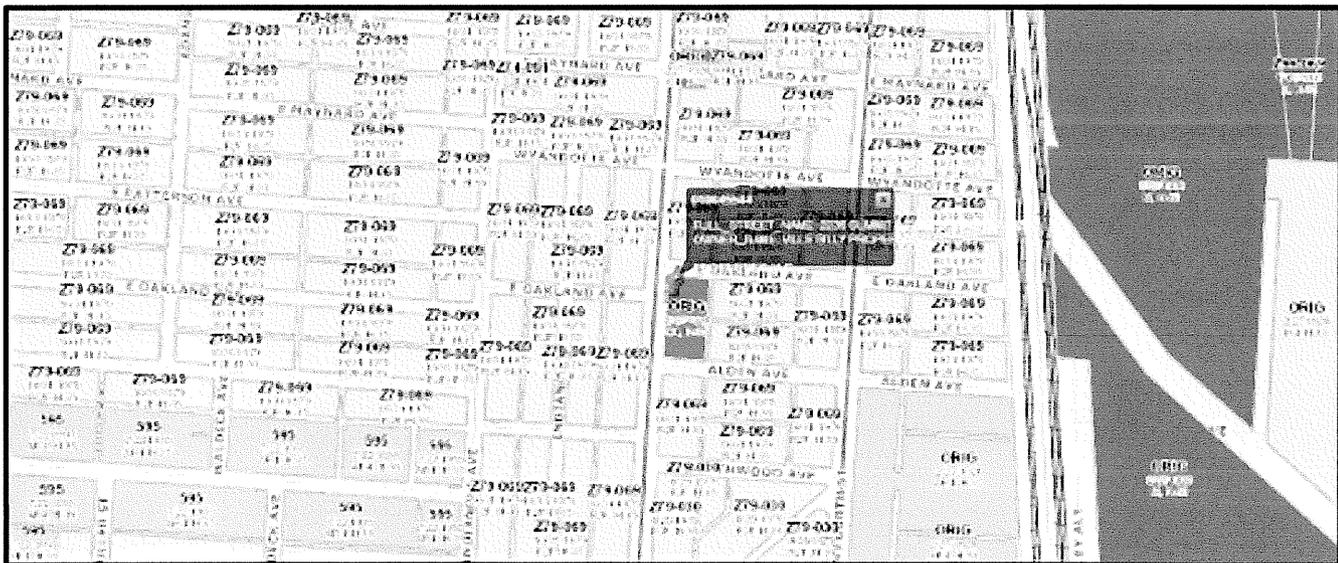
#### PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



11310-00521  
2232 & 2236 Summit St.



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Mon Sep 12 2011

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 2236 SUMMIT ST COLUMBUS OH 43201

**Mailing Address:** 434 CLINTON HEIGHTS AVE  
COLUMBUS OH 43201

**Owner:** VILLE BILLY PROPERTIES LLC

**Parcel Number:** 010045584

#### ZONING INFORMATION

**Zoning:** ORIG, Commercial, C4  
effective 2/27/1928, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** UNIVERSITY UCO

**Graphic Commission:** N/A

**Area Commission:** University Area Commission

**Planning Overlay:** University

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

#### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



**11310-00521**  
2232 & 2236 Summit St.

**STATEMENT OF HARDSHIP  
2232 & 2236 Summit Street**

This Statement of Hardship is submitted in support of Applicant's BZA Application for parking variance necessary in order to re-develop a commercial space at 2236 & 2236 Summit Street.

Applicant herein requests the following variance:

Variance from C.C.C. 3312.49 (Minimum Number of Parking Spaces Required) to reduce the required number of parking spaces from 25 spaces to 0 spaces.

The site is zoned C-4 and lies within the University Area Commission's boundaries. This site is subject to the Urban Commercial Overlay.

The subject property consists of .112 acres and is located on the East side of Summit Street at the corner of Summit Street and Oakland Avenue. South of the site is the Summit and Café Bourbon Street both bar/music venues. Also directly south is Lace and Big Daddy's retail stores.

Exterior renovations are proposed on the storefront of the building, for A.D.A. accessibility a handicap ramp will be installed, along with aluminum storefront entry systems (bronze), poured concrete steps and landing space including a decorative metal railing (black).

The original building on this site was 4895 square feet with no available compliant parking spaces. As detailed on the submitted site plan, the building will contain one private club totaling 1995 sq. feet, two residential 2<sup>nd</sup> floor units totaling 1995 sq. feet and a barbershop totaling 348 sq. feet. As such the required number of parking spaces is 25 pursuant to 3372.609(B) and 3312.03(C)(2)(c). The Applicant proposes adding the necessary bicycle parking (3 spaces) per C.C.C. 3312.49(C).

The nature of the University Area reflects a well established pedestrian-oriented character. This area has long been developed with pedestrian travel as the predominant means of access for area business, and overall parking in the area is limited due to very intense student housing throughout the neighborhood. As the area undergoes an ongoing revitalization, parking variances are necessary and appropriate to achieve and continue the pedestrian-friendly concept of the University Area.

As noted in the University/High Street Development and Design Guidelines (Parking Lots and Garages):

"In general, a project making a substantial architectural contribution and one that is consistent with both the Plan and Guidelines should receive favorable consideration regarding a parking variance."

Consistent with that concept, Applicant requests the above-referenced variance to reduce the required parking spaces from 25 to 0. Applicant contends that the new use of the building is similar in other businesses located in close proximity and compliant parking is unavailable to all businesses in this area.

For the reasons stated above, Applicant respectfully requests approval of the Parking Variance requested.

Respectfully Submitted,



Blake Compton

**11310-00521  
2232 & 2236 Summit St.**



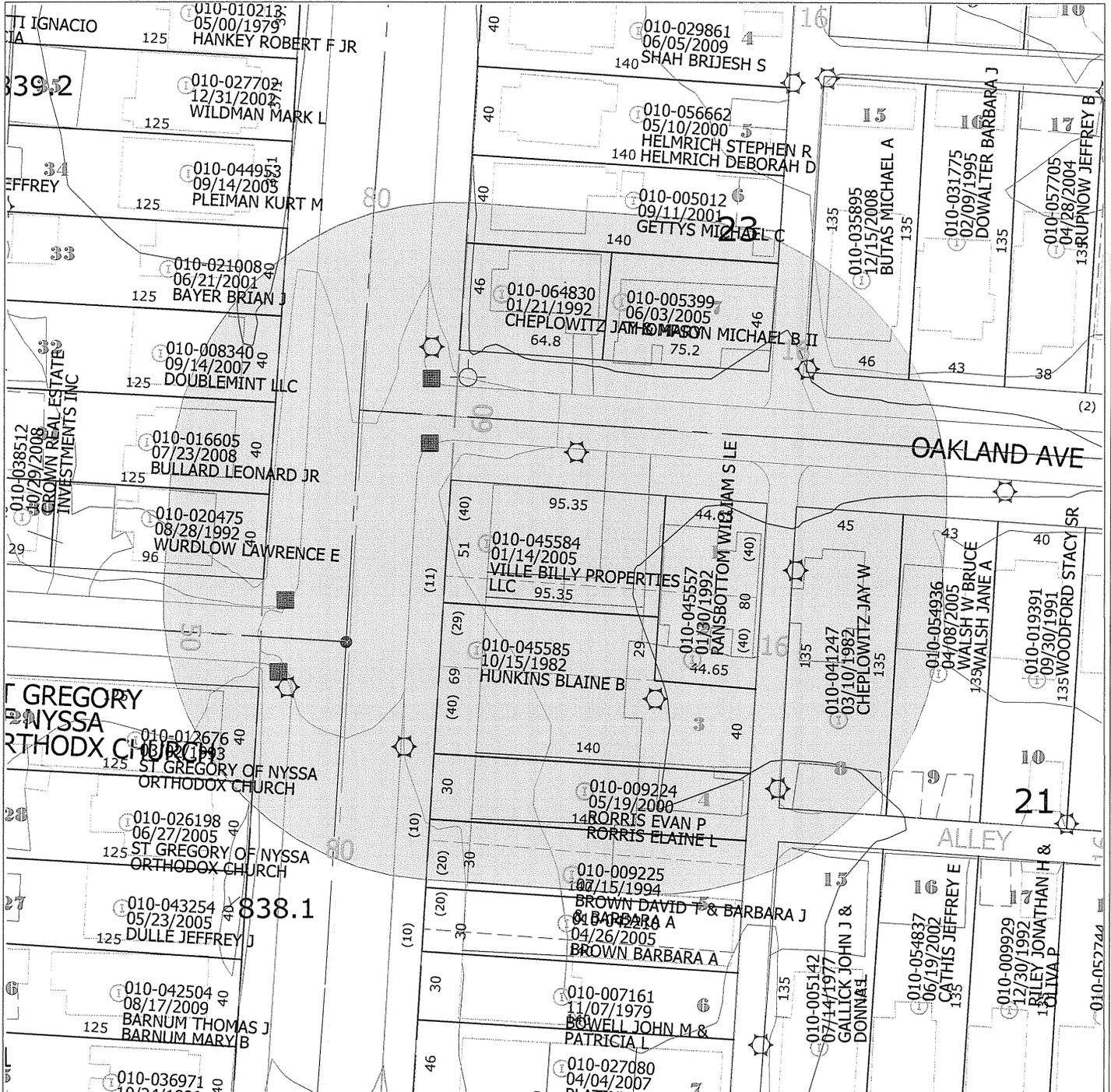




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/7/11



Disclaimer

Scale = 66'



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are notified that information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

11310-00521  
2232 & 2236 Summit St.



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## AFFIDAVIT

11310-00521  
2232 & 2236 Summit St.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Blake Compton  
of (1) MAILING ADDRESS 3494 Trabue Rd, Columbus, Oh 43  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Ville Billy Properties LLC  
434 Clinton Heights Ave  
Columbus, Ohio 43201

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Blake Compton  
740-504-5296

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) University Area Commission  
Susan Keeny  
2231 N. High St. Columbus, Oh 43201

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME      (6A) ADDRESS OF PROPERTY      (6B) PROPERTY OWNER(S) MAILING ADDRESS

See Attached

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Blake Compton

Subscribed to me in my presence and before me this 12<sup>th</sup> day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Teresa Colegrove  
9-20-13

My Commission Expires:



Teresa Colegrove  
Notary Public, State of Ohio  
My Commission Expires 09-20-2013

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Please make all checks payable to the Columbus City Treasurer

**Applicant**

Blake Compton  
3494 Trabue Road  
Columbus, Ohio 43204

**Property Owner**

Ville Billy Properties LLC  
434 Clinton Heights Avenue  
Columbus, Ohio 43201

**University Area Commission**

c/o Susan Keeny  
2231 North High Street  
Columbus, Oh 43201

**Michael C Gettys**

2252 Summit Street  
Columbus, Ohio 43202

**362 Alden Avenue**

John Gallick  
8121 Oregon Rd  
Canal Winchester, Oh 4311

**Michael B Thompson II**

366 E Oakland Ave  
Columbus, OH 43202-3130

**2243 -245 Summit Street**

Doublemint LLC  
6560 Worthington Galena  
Worthington, Oh 43085

**2218 Summit Street**

Evan P Rorris  
33 S Harding Road  
Columbus Oh 43209

**2214 Summit Street**

Barbara Brown  
4396 Bright Road  
Dublin, Oh 43016

**St Gregory of Nyssa Orthodox Church**

2219 Summit Street  
Columbus, Ohio 43201

**2237 -239 Summit Street**

Leonard Bullard  
7861 Brint Rd  
Sylvania, Ohio 43560

**Lawrence Wurdlow**

2233 Summit St  
Columbus, Oh 43201-1392

**BAYER BRIAN J**

2249 SUMMIT ST  
COLUMBUS OH 43202

**St Gregory of Nyssa Orthodox Church**

2215 Summit Street  
Columbus, Ohio 43201

**DOWALTER BARBARA J**

382 E OAKLAND AVE  
COLUMBUS OH 43202-3130

**373-374 E Oakland Ave**

BUTAS MICHAEL A  
2315 SEVERHILL DR  
DUBLIN OH 43016

**369 -371E Oakland Avenue**

Jay W Cheplowitz  
PO Box 36  
Pataskala, Oh 43062

**William S Ransbottom**

361 E Oakland Avenue  
Columbus, Oh 43205-1007

**2230 -232 Summit Street**

D & S Properties  
David L Fisher  
753 E Broad Street  
Columbus, Oh 43205-1007

**2222 -228 Summit**

Blaine B Hunkins  
4161 Rowanne Rd  
Columbus, Oh 43214

**375 -377E Oakland Avenue**

Walter B Walsh  
2545 Dorset Rd  
Columbus, Oh 43221

**2248 -248 Summit Street**

Jay Cheplowitz  
PO BOX 36  
Pataskala, OH 43062

**11310-00521**  
**2232 & 2236 Summit St.**



# City of Columbus Address Plat



## CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 010045584

Project Name: HUDSON STREET HOOLIGANS

House Number: 2236

Street Name: SUMMIT ST

Lot Number: 1

Subdivision: INDIANOLA SUMMIT

Work Done: REMODEL

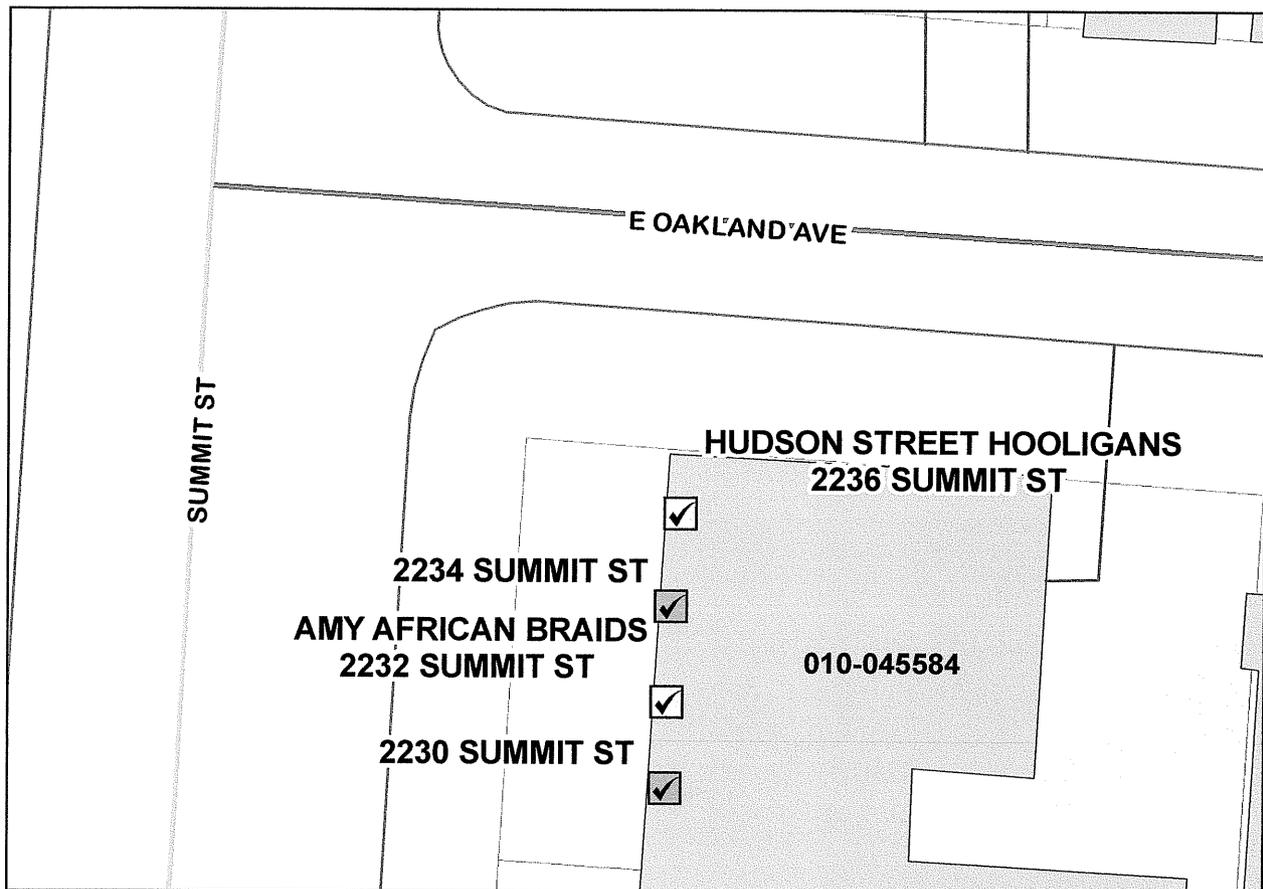
Complex: INDIANOLA SUMMIT

Owner: VILLE BILLY PROPERTIES LLC

Requested By: BLAKE COMPTON

Printed By: Alfred Compton

Date: 4/20/2010



SCALE: 1 inch = 25 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

11310-00521  
2232 & 2236 Summit St.

**CERTIFICATE OF RESOLUTION OF VILLE BILLY PROPERTIES, LLC**

The undersigned Managing Member and Secretary of Ville Billy Properties, LLC, hereby certify that the follow resolution was enacted by the Members of Ville Billy Properties, LLC at a special meeting on September 13, 2011:

Resolved, that Blake Compton is hereby authorized to represent our interest, execute and submit any documents required for a Board of Zoning adjustment application.

The foregoing constitutes a complete record of all actions taken by the members of the Limited Liability Company in writing on the date set forth above.

VILLE BILLY PROPERTIES, LLC

By:  \_\_\_\_\_

Nathan Fisher

Managing Member

By:  \_\_\_\_\_

Clare Brofford

Member and Secretary



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## 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 #

**11310-00521**

STATE OF OHIO  
COUNTY OF FRANKLIN

**2232 & 2236 Summit St.**

Being first duly cautioned and sworn (NAME) Blake Compton  
of (COMPLETE ADDRESS) 3494 Trabue Road, Columbus, OH 43204  
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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Ville Billy Properties LLC  
c/o Blake Compton  
3494 Trabue Road  
Columbus, Ohio 43204

SIGNATURE OF AFFIANT

Blake Compton

Subscribed to me in my presence and before me this 12<sup>th</sup> day of September, in the year 2011

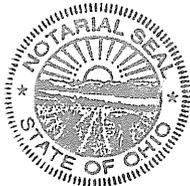
SIGNATURE OF NOTARY PUBLIC

Teresa Colegrove

My Commission Expires:

9-20-13

Notary Seal Here



Teresa Colegrove  
Notary Public, State of Ohio  
My Commission Expires 09-20-2013

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