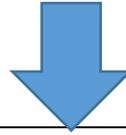


Preliminary Site Plan Meeting



Zoning Variances Determined



Site Plan Negotiated



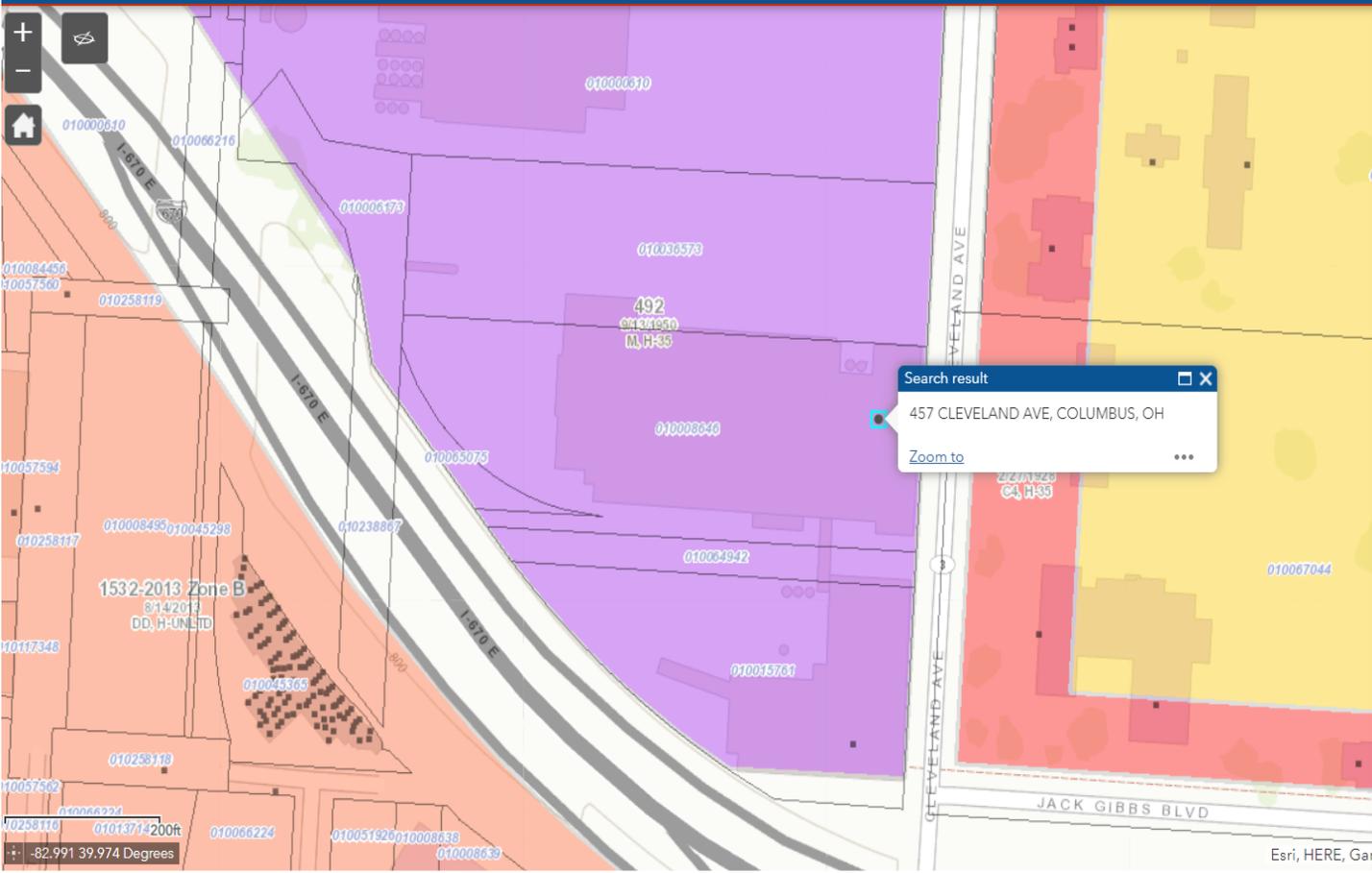
Building Plans Reviewed



Inspections Conducted



Certificate of Occupancy (CO) Issued



Search by Parcel/Owner/Address

457 CLEVELAND AVE, COLUM X

Zoning Report

Site Information

Address	457 CLEVELAND AVE, COLUMBUS, OH
Mailing Address	250 CIVIC CENTER DR STE 500 COLUMBUS OH 43215-5088
Owner	HALF BAKED HOLDINGS LLC
Parcel Number	010008646
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	492, Manufacturing, M, 9/13/1950, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA)	None

capSearchList2021....csv

- ADA
- BUILDING & ZONING**
 - HOW DO I?
 - PLAN REVIEW, PERMITS & INSPECTIONS
 - ZONING
 - MAP ROOM
 - DOCUMENT LIBRARY
 - ONLINE SERVICES
 - CONTRACTOR LICENSING/REGISTRATION
 - ENGINEERING SITE PLAN REVIEW
 - BOARDS AND COMMISSIONS
- CIVIL SERVICE
- DEVELOPMENT
- EDUCATION
- DIVERSITY AND INCLUSION
- FINANCE & MANAGEMENT
- HUMAN RESOURCES
- NEIGHBORHOODS
- PUBLIC HEALTH
- PUBLIC SAFETY

columbus > building and zoning > department of building and zoning services

THE CITY OF COLUMBUS BUILDING AND ZONING
ANDREW J. GINTHER, MAYOR



BZS UPDATE: Please Read Carefully

To all of our customers,

Due to the continuing COVID-19 situation BZS will be modifying some of our services and activities to limit our staff's and customers' potential exposure. With that in mind please read the information below carefully

We have had customers trying to email applications in that cannot be accepted by email. If this happens, due to limited staff availability your application will likely be delayed.

Per the COVID-19 Governor's Emergency Order, [Click here](#) to determine your space's maximum capacity.

The following services and activities have been modified to protect our staff and customers:

- The permit intake counter, at 111 N. Front St., will be closed to in-person customers until further notice.
- New building permits can be shipped by US Mail, UPS, FedEx or other courier service to our office (FYI, no receipt signature is available)
- New site plans can only be shipped by US Mail, UPS, FedEx or other courier

CONTACT US

Building and Zoning Services
111 North Front Street
Columbus, OH 43215

Office: (614) 645-7433
Fax: (614) 645-0082

Weekdays: 9:00AM to 4:00PM

[Additional Contacts](#)

[Directions to our office](#)

[Parking Map for BZS](#)

Citizen Access Portal

Register for an Account Login

Search for Records

Enter information below to search for records.

- Record Information
- Parcel Number
- Address

Select the search type from the drop-down list.

General Search General Search

Record Number:

Record Type: --Select--

Start Date:

End Date:

Project Name:

Parcel No.:

Show all

General Search

General Search

Record Number:
Record Type: --Select--

Start Date: 05/15/2018
End Date: 05/14/2021

Project Name:

Parcel No.: 010008646

Street No.: -
Direction: --Select--

Street Name:
Street Type: --Select--

Unit No.:

City: State: Zip:

Search Additional Criteria

Search Clear

Show all

Register for an Account Login

Record 21601-00021:
Preliminary Site Compliance Plan
Record Status: Complete

Record Info ▾

Payments ▾

Custom Component

To view additional information - such as attachments, click the drop down menu labeled "Record Info"

Work Location

457 Cleveland AVE
Columbus OH 43215

Record Details

Applicant:

Christopher Post
E.P. Ferris & Associates Inc.
880 King Ave.
Columbus, OH, 43212
United States
Work Phone: 614-299-2999
cpost@epferris.com

Project Description:

Kroger Bakery
Proposed redevelopment of an existing commercial site, to construct 3 new residential buildings, change the use of the existing 2 buildings, add surface parking, and necessary utilities.

Owner:

Half Baked Holdings LLC
250 Civic Center Dr., Suite 500
Columbus, Ohio 43215

▶ **More Details**

Show all X

Register for an Account | Login

Record 21601-00021:
Preliminary Site Compliance Plan
Record Status: Complete

Record Info	Payments	Custom Component
Record Details	on - such as attachments, click the drop down menu labeled "Record Info"	
Processing Status		
Related Records		
Attachments		

Record Details

Applicant:

Christopher Post
E.P. Ferris & Associates Inc.
880 King Ave.
Columbus, OH, 43212
United States
Work Phone: 614-299-2999
cpost@epferris.com

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250 Civic Center Dr., Suite 500
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▶ **More Details**

Register for an Account Login

Record 21601-00021:
Preliminary Site Compliance Plan
Record Status: Complete

- Record Info
- Payments
- Custom Component

To view additional information - such as attachments, click the drop down menu labeled "Record Info"

Processing Status

✓ ▶	Application Submittal
✓ ▶	Review Coordination
✓ ▶	Design and Construction Review
✓ ▶	Engineering Review
✓ ▶	Floodplain Review
✓ ▶	Fire Review
✓ ▶	Rec and Parks Review
✓ ▶	Power Review
✓ ▶	Water Review
	Refuse Review
✓ ▶	Sewers and Drains Review
✓ ▶	Traffic Management Review

Show all

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to search



✓ ▶	Fire Review
✓ ▶	Rec and Parks Review
✓ ▶	Power Review
✓ ▶	Water Review
	Refuse Review
✓ ▶	Sewers and Drains Review
✓ ▶	Traffic Management Review
✓ ▼	Zoning Review
	Due on 02/25/2021 , assigned to CL Marked as Assigned on 02/25/2021 by Christine Leed
	Due on 02/25/2021 , assigned to CL Marked as Comments on 03/02/2021 by CL
✓ ▼	Return Coordination
	Due on 03/16/2021 , assigned to FM Marked as Withdrawn on 03/16/2021 by Festus A Manly-Spain
	Due on 03/16/2021 , assigned to FM Marked as Meeting Completed on 03/16/2021 by OB
	Due on 03/16/2021 , assigned to FM Marked as Meeting Completed on 03/16/2021 by OB
	Final Stamped Approval
🕒 ▶	Closed

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Preliminary Site Compliance Plan

Record Status: Complete

Record Info ▾ Payments ▾ Custom Component

To view additional information - such as attachments, click the drop down menu labeled "Record Info"

Attachments

The maximum file size allowed is 20mb
html;htm;mht;mhtml are disallowed file types to upload.

Name	Record ID	Type	Size	Action
EPF Trans Letter	21601-00021	Electronic Plans	93.79 KB	Actions ▾
Kroger Bakery PSCP	21601-00021	Electronic Plans	5.29 MB	Actions ▾
Site development application 2021	21601-00021	Electronic Plans	388.79 KB	Actions ▾
Marked Plans - 21601-00021 - 3/5/2021	21601-00021	Marked Plan Set	5.32 MB	Actions ▾
Site Engineering Comment Letter - 21601-00021 - 3/5/2021	21601-00021	Site Engineering Comment Letter	130.26 KB	Actions ▾

Add

st2021....csv ^

Show all x

PRIV BORDER

1 / 6 | 37%

1

2

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5

PRELIMINARY SITE COMPLIANCE PLAN KROGER BAKERY SITE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO 2021

OWNER/DEVELOPER INFORMATION
 HWY 60 HOLDINGS LLC
 200 CINCINNATI CENTER SUITE 200
 COLUMBUS, OHIO 43215
 CONTACT: KYLE J. BRONKHORST
 PHONE: (614) 374-2443
 EMAIL: kbronkh@hwholdings.com

ARCHITECT INFORMATION
 DMF ARCHITECTS
 14414 DETROIT AVENUE #206
 COLUMBUS, OHIO 43240
 CONTACT: KYLE J. BRONKHORST
 PHONE: (614) 221-9521
 EMAIL: kbronkh@dmfarchitects.com

ARCHITECT INFORMATION
 TANGUY ADVISORS
 1285 WEST BARK STREET, SUITE 201
 COLUMBUS, OHIO 43212
 CONTACT: LAURA SHANAHAN
 PHONE: (614) 811-8055
 EMAIL: laura@tanguyadvisors.com

CIVIL ENGINEER INFORMATION
 G.A. PIRONE & ASSOCIATES, INC.
 880 1940 AVENUE
 COLUMBUS, OHIO 43212
 CONTACT: CHRISTOPHER PIRONE, P.E.
 PHONE: (614) 289-2299
 FAX: (614) 289-1852
 EMAIL: cpirone@gaengineers.com

PARCEL INDEX

1. HALF BARED HOLDINGS LLC N.E. STONE ST. PCL NO. 010-026173 ZONING: AR-2, H-40 2.88 ACRES	2. HALF BARED HOLDINGS LLC 457 CLEVELAND AVE. PCL NO. 010-026168 ZONING: AR-2, H-40 2.88 ACRES	3. HALF BARED HOLDINGS LLC 457 CLEVELAND AVE. PCL NO. 010-026173 ZONING: AR-2, H-40 2.88 ACRES	4. HALF BARED HOLDINGS LLC 457 CLEVELAND AVE. PCL NO. 010-026173 ZONING: AR-2, H-40 2.88 ACRES	5. HALF BARED HOLDINGS LLC 457 CLEVELAND AVE. PCL NO. 010-026173 ZONING: AR-2, H-40 2.88 ACRES
--	--	--	--	--

REVISIONS

NO.	DATE	DESCRIPTION	BY

GENERAL PROJECT INFORMATION

MAXIMUM BUILDING HEIGHT	H-40
EXISTING N. BLDG. REL. HEIGHT	36'
EXISTING S. BLDG. REL. HEIGHT	36'
PROPOSED BLDG. A HEIGHT	37'
PROPOSED BLDG. B HEIGHT	37'
PROPOSED BLDG. C HEIGHT	36'
NUMBER OF UNITS (TOTAL)	488
NUMBER OF UNITS (RESIDENTIAL ONLY)	488

GENERAL ZONING INFORMATION

ADDRESS	457 CLEVELAND AVE.
PARCEL NUMBER	010-026173, 010-026168, 010-026173, 010-026173, 010-026173
ZONING CLASSIFICATION/DISTRICT	AR-2
EXISTING HEIGHT DISTRICT	H-35
TOTAL SITE AREA (TOTAL ACRES)	9.427
FLOOD ZONE	ZONE "X"
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	33044C0200A (04/17/2006)
BASE FLOOD ELEVATION (FEET)	N/A

Note: Site is LAC + FOD will apply if rezoned.

SITE DATA TABLE

DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA (TOTAL)	9.427	AC.
TOTAL IMPROVED AREA (ON-SITE)	2.19	AC.
TOTAL IMPROVED AREA (OFF-SITE)	0.00	AC.
PRE-DEVELOPED IMPROVED AREA	0.00	AC.
POST-DEVELOPED IMPROVED AREA	< 0.00	AC.

Notes:
 A CC ENGINEERED STORM PLAN IS REQUIRED IF OVER 10,000 SF (0.228 ACRES) OF DRAINAGE OR MORE THAN 200 SF (0.0046 ACRES) OF NEW IMPROVED SURFACE.
 A PAUL ENGINEER AND REQUIREMENT CONTROL PLAN (RCP) IS REQUIRED ON NEW SITE DEVELOPMENT OF ONE ACRE OR LARGER.

PARKING CALCULATION

USE	AREA	MINIMUM	REQUIREMENT CALCULATED	MAXIMUM
RETAIL	4100 SF	1,000 SF	17	1,000 SF
N. BLDG. REL.	471 UNITS	1.81 UNIT	71	N/A
S. BLDG. REL.	100 UNITS	1.81 UNIT	100	
BLDG. A REL.	88 UNITS	1.81 UNIT	129	
BLDG. B REL.	106 UNITS	1.81 UNIT	109	
BLDG. C REL.	138 UNITS	1.81 UNIT	109	
CALCULATED REQUIRED PARKING				630
TOTAL REQUIRED PARKING (MINIMUM UP TO MAXIMUM REQUIRED)				630
PROPOSED PARKING				481 (SEE INTERIOR SPACES)
REQUIRED ADA PARKING (MIN/TOTAL)				2 / 13

INDEX MAP
SCALE: 1" = 100'

SHEET INDEX

TITLE	1
ZONING TEXT	2-3
EXISTING CONDITIONS PLAN	4
SITE UTILITY PLAN	5
SITE LAYOUT PLAN	6

*Utility plan is on sheet 5.
Layout plan is on sheet 6.*

LOCATION MAP
NOT TO SCALE



Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-8	in data table and on a landscape plan show the required residential unit trees. 3321.07(B) count
Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-9	in data table and on landscape plan show the interior parking lot trees, 3312.21(A)
Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-10	show required parking lot screening along the street right of way
Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-11	dimension drive aisles
Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-12	show the 10-foot vision clearance triangles at the entrances
Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-13	Along the I-670 frontage, it is a building setback. A variance from 25' to 6.6' is required.
Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-14	Revise CV variance for existing building setbacks to 5.9' instead of 6'
Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-15	The variance to Section 3333.257 should be to 3333.255.
Zoning Review	Leed, Christine L. CLLeed@columbu s.gov	Kroger Bakery PSCP	ZONING-16	The site does not have a west perimeter yard; there is a western building setback.

BZA / CA presentations

Final Site Compliance Application

Accela Automation® | Columbus Zoning Map | Department of Building and Zoning | City of Columbus - Online Portal | Site Engineering Comment Letter |

File | C:/Users/ajcelebrezze/Downloads/Site%20Engineering%20Comment%20Letter%20-%202021601-00021%20-%20203_5_2021%20(3).PDF

Apps | Google | Google Maps | Dispatch | Business First Colu... | BZS web pag | Ektron login | BZS Authoring Site | Columbus Zoning... | Accela Automation® | Columbus Undergr...

Site Engineering Comment Letter - 21601-00021 - 3_5_2021 (3).PDF | 4 / 10 | 100% |

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	us.gov	PSC		
Rec and Parks Review	Evans, Don E. DEEvans@columbus.gov	Kroger Bakery PSCP	RECPAR-6	List total units
Rec and Parks Review	Evans, Don E. DEEvans@columbus.gov	Kroger Bakery PSCP	RECPAR-7	If tree grates are being used City's standard poly grates will be required.
Refuse Review	Hayes, Brandan M. BMHayes@columbus.gov	Kroger Bakery PSCP	REFUSE-1	Please add refuse collection note to the plan. Please email me for this document. It would appear that private service is proposed, as title 13 standards don't appear to be met.
Traffic Management Review	Hayes, Brandan M. BMHayes@columbus.gov	Kroger Bakery PSCP	TRAMAN-1	Traffic Impact study required, per Z20-114. R/W improvements and access locations shall be determined after study review and approval. Plan format to be determined, as an E-plan will be required for any access restrictions, turn lanes or signal work, as well as most streetscape items.
Traffic Management Review	Hayes, Brandan M. BMHayes@columbus.gov	Kroger Bakery PSCP	TRAMAN-2	Please clearly note the dimensions of all R/W, access points and sidewalk.

Site Engineering C...PDF | Site Engineering C...PDF | Site Engineering C...PDF | Marked Plans - 21...PDF | capSearchList2021...csv | Show all

Type here to search | Taskbar icons: File Explorer, Edge, Chrome, Outlook, Word | System tray: 2:28 PM, 5/14/2021, 21 notifications

Building Plan Review



Register for an Account Login

Record ALTC2007376:

Alteration | Commercial
Record Status: Issued

Record Info

Payments

Custom Component

To view additional information - such as attachments, click the drop down menu labeled "Record Info"

To schedule an inspection, click the "Record Info" drop down menu, and select "Inspections"

Work Location

500 NEIL AVE
COLUMBUS OH

Record Details

Applicant:

RANDALL H PETITT
ELFORD, INC
1220 DUBLIN RD
COLUMBUS, OH, 43215
Business Phone:6145076577
KPAGETT@ELFORD.COM

Licensed Professional:

RANDALL H PETITT
ELFORD, INC
1220 DUBLIN RD
COLUMBUS, OH, 43215
Business Phone:6144884000
Mobile Phone:6177782571

Processing Status

▶ Application Submittal

▶ Review Coordination

Zoning Review

▶ Building Plan Review

▼ Site Engineering Review

Due on **08/11/2020**, assigned to **TBD**
 Marked as **Approved Site Plan - Attached** on **08/11/2020** by **AB**

▶ Return Coordination

▼ Permit Issuance

Due on **10/05/2020**, assigned to **MI**
 Marked as **Issued** on **10/06/2020** by **MI**

▶ Inspection

C of O

Closed

▶ Electrical Trade Review

▶ Mechanical Trade Review

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Record ALTC2007376:

Alteration | Commercial

Record Status: Issued

Record Info ▼ | Payments ▼ | Custom Component

To view additional information - such as attachments, click the drop down menu labeled "Record Info"

To schedule an inspection, click the "Record Info" drop down menu, and select "Inspections"

Attachments

*** Please note, if you are responding to a correction letter from a plans examiner as part of electronic review, please use **"ELECTRONIC PLANS"** as your document type(s). ***

The maximum file size allowed is 20MB
 html;htm;mht;mhtml are disallowed file types to upload.

Name	Record ID	Record Type	Entity Type	Type	Size	Latest Update
08-10-2020_MIK_0007 ALTC2007376.pdf	ALTC2007376	Alteration Commercial	Record	Permit Application	740.85 KB	08/10/20
Altc20073736.pdf	ALTC2007376	Alteration Commercial	Record	Correspondence	642.95 KB	09/03/20
ALTC2007376 CL.docx	ALTC2007376	Alteration Commercial	Record	Correction Letter	77.16 KB	09/08/20
ALTC2007376.docx	ALTC2007376	Alteration Commercial	Record	Plan Approval Letter	172.77 KB	10/01/20
Permit_092419_20201006_092750.pdf	ALTC2007376	Alteration Commercial	Record	Building Permits	83.01 KB	10/06/20

Alteration | Commercial
Record Status: Issued

Record Info Payments Custom Component

Record Details on - such as attachments, click the drop down menu labeled "Record Info"

Processing Status click the "Record Info" drop down menu, and select "Inspections"

Related Records

Attachments

Inspections are responding to a correction letter from a plans examiner as part of electronic review, **"ONIC PLANS"** as your document type(s). ***

The maximum file size allowed is 20MB
html;htm;mht;mhtml are disallowed file types to upload.

Name	Record ID	Record Type	Entity Type	Type	Size	Latest Update
08-10-2020_MIK_0007 ALTC2007376.pdf	ALTC2007376	Alteration Commercial	Record	Permit Application	740.85 KB	08/10/20
Altc20073736.pdf	ALTC2007376	Alteration Commercial	Record	Correspondence	642.95 KB	09/03/20
ALTC2007376 CL.docx	ALTC2007376	Alteration Commercial	Record	Correction Letter	77.16 KB	09/08/20
ALTC2007376.docx	ALTC2007376	Alteration Commercial	Record	Plan Approval Letter	172.77 KB	10/01/20
Permit_092419_20201006_092750.pdf	ALTC2007376	Alteration Commercial	Record	Building Permits	83.01 KB	10/06/20

Add

Inspections

To view available inspection trips, click the "Record Info" dropdown and select "Record Details". Then expand the "More Details" item and open the "Application Information" section.

If you need to buy an inspection trip before you schedule, click the link below:

[Purchase an Inspection Trip](#)

After-hours inspections cannot be scheduled online. To request an after-hours inspection, please click the link below:

[Request an After-Hours Inspection](#)

Upcoming

[Schedule an Inspection](#)

You have not added any inspections.

Completed (15)

Credit 1 Trip - 1; Partial Approval - 12; Rescheduled - 2

Partial Approval Framing (8311510)
Result by: DER on 01/04/2021 at 09:45 AM

[View Details](#)

Partial Approval Framing (8321975)
Result by: BF on 01/20/2021 at 11:55 AM

[View Details](#)

Partial Approval Framing (8330550)
Result by: BF on 02/02/2021 at 11:10 AM

[View Details](#)

Partial Approval Framing (8332824)
Result by: SW on 02/05/2021 at 10:52 AM

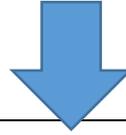
[View Details](#)

Partial Approval Framing (8336478)
Result by: SW on 02/12/2021 at 02:18 PM

[View Details](#)

< Prev **1** 2 3 Next >

Preliminary Site Plan



Zoning Variances



Site Plan



Building Plans



Inspections



Certificate of Occupancy (CO)

Contacts

BZS web page www.columbus.gov/bzs

GIS map address www.gis.columbus.gov/zoning

To connect with the Zoning section email to Zoninginfo@columbus.gov

Remember to include street address and parcel ID if you can.

Web portal to research cases <https://portal.columbus.gov/permits>

Even though the Planning Section did not present at the training here are some links to review and how to contact them <https://www.columbus.gov/planning/cpa/>

You can also email Mark Dravillas the section administrator at MCDravillas@columbus.gov

My contact is:

Tony Celebrezze

614-645-6769

ajcelebrezze@columbus.gov