



**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV26-007  
**Location:** 5311-5313 RENNER RD. (43228), being 1.81± acres located on the south side of Renner Road; 275± feet west of Atlas Street (560-172398 and 560-154704; Far West Side Area Commission).  
**Existing Zoning:** I, Institutional District and L-I, Limited Institutional District.  
**Proposed Use:** Natural gas regulation facility.  
**Applicant(s):** Henry Glaneman; c/o Joshua N. Diaz, Agent; 180 White Oaks Boulevard, Suite 110; Bridgeport, WV 26330.  
**Property Owner(s):** Columbia Gas of Ohio Inc.; 290 Nationwide Boulevard; Columbus, OH 43215.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The Applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Z25-041) to the L-I, Limited Institutional District to rezone the northeastern portion of Parcel 560-172398. The requested Council variance will allow reduced development standards for an expansion of an existing natural gas regulation station, as shown on the submitted site plan. The request includes variances to allow an increase in maximum building height from 35 feet to 37.5 feet, a reduction in front setbacks from 50 feet to 2.6 feet along Renner Road and to 9.9 feet along Trabue Road, and a reduction in side yards from 20 feet to 4.9 feet along the eastern and western property lines for proposed fencing and to 15 feet for a proposed above-ground valve along the eastern property line, as shown on the submitted site plan.
- A Council variance is required because the proposal cannot meet all required development standards of the I District.
- North of the site is a trailer storage facility in the M-2, Manufacturing District. East of the site are single-unit dwellings in the ARLD, Apartment Residential District. South of the site is a construction equipment rental facility in the L-M, Limited Manufacturing District. West of the site is an apartment complex in the CPD, Commercial Planned Development District.
- The site is within the boundaries of the *Columbus Growth Strategy (2026) (CGS)*, which recommends “Mixed Use 2” land uses for this location.
- The site is located within the boundaries of the Far West Side Area Commission whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties, and supports the variances for increased building height and reduced front and side yards.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

CGS industrial design guidelines recommend portions of a site that front a public right-of-way should include streetscape improvements such as sidewalks, landscaping, and street trees. Staff notes the proposal includes streetscape improvements such as a proposed seven-foot fence that will provide adequate screening on the site and proposed street trees along Renner Road and Trabue Road.

# Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) ▪ [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

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## **STATEMENT OF HARDSHIP**

### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties 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 which 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

### **The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes    No

2. Whether the variance is substantial.

Yes    No

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes    No

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes    No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes    No

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes    No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes    No

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

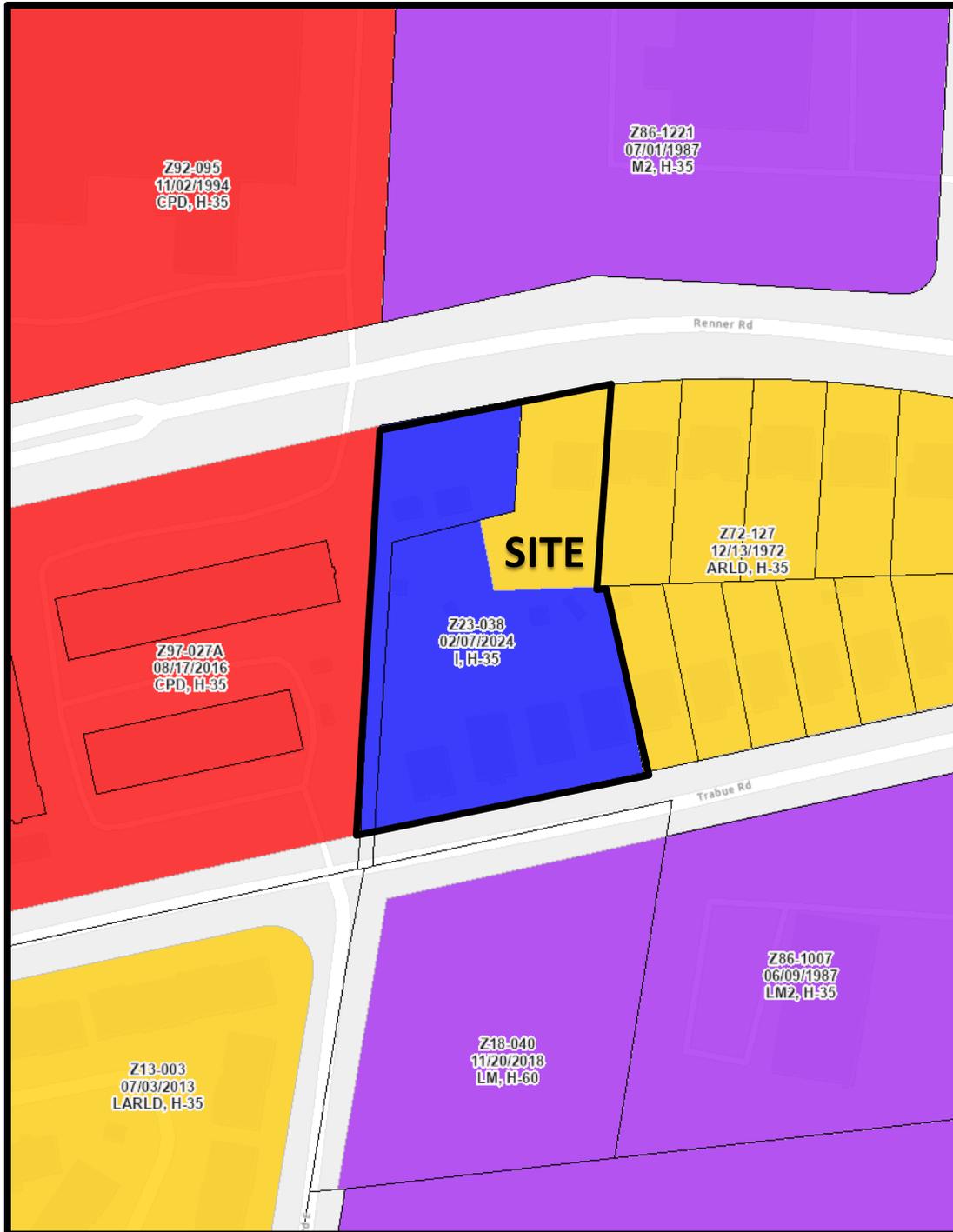
**NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**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(s) requested as detailed below (use separate page if needed or desired):**

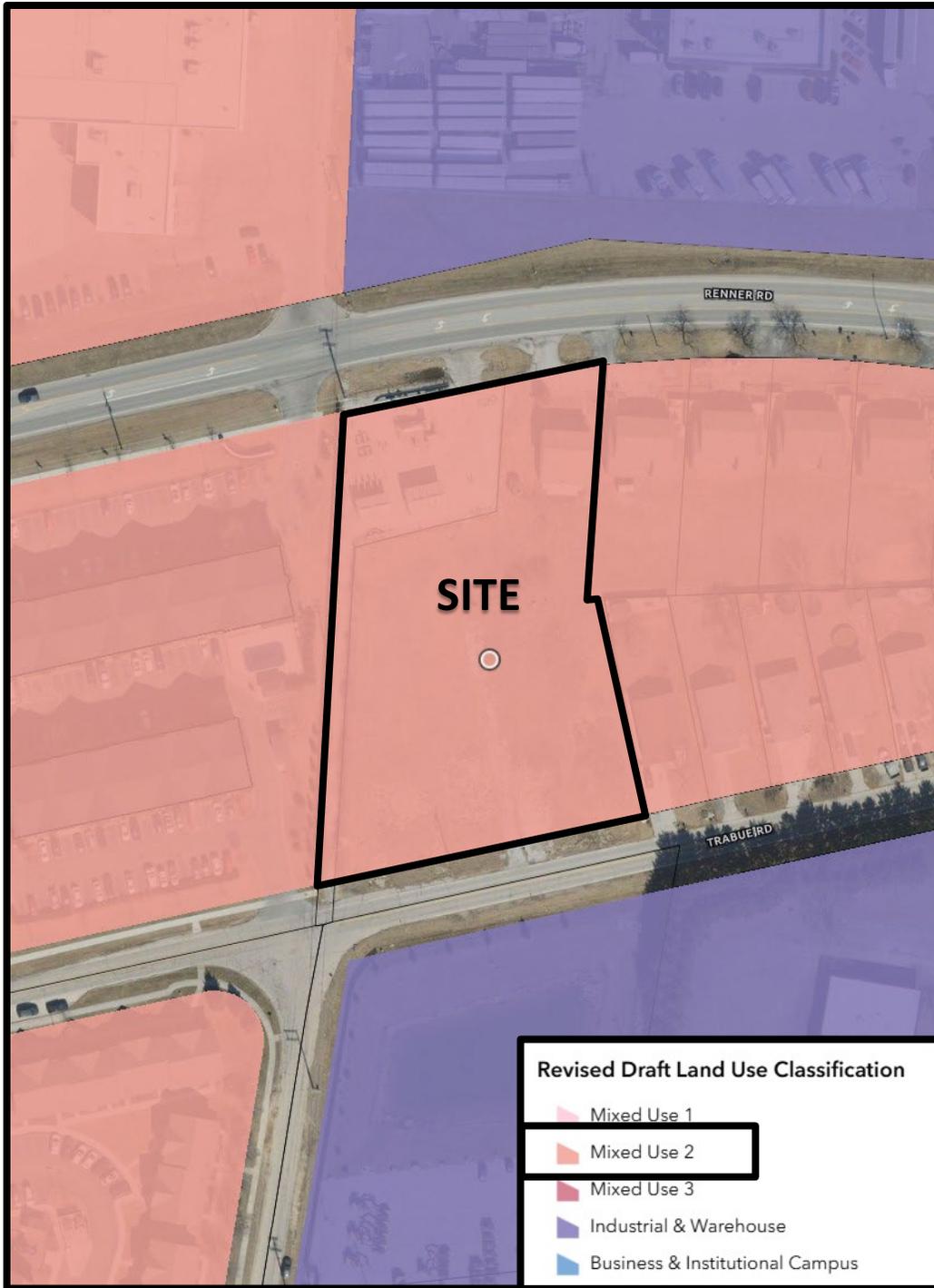
Signature of Applicant \_\_\_\_\_



Date 01/26/2026



CV26-007  
5311-5313 Renner Rd.  
Approximately 1.81 acres



*Columbus Growth Strategy (2026)*

CV26-007  
5311-5313 Renner Rd.  
Approximately 1.81 acres



CV26-007  
5311-5313 Renner Rd.  
Approximately 1.81 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

<b>Case Number</b>	<u>CV26-007</u>
<b>Address</b>	<u>5311-5313 Renner Road</u>
<b>Group Name</b>	<u>Far West Side Area Commission</u>
<b>Meeting Date</b>	<u>February 24, 2026</u>
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Far West Side Area Commission recommends approval for the requested variances to the following Codes:

- 3321.19 fence height increase to 7 feet to comply with TSA requirements
- 3349.04(c) setbacks as noted on site plan to allow sufficient space for equipment needs
- 3349.04(a) building height increase to 37.5 feet to allow for interior gantry crane

These variance are not substantial and applicant has committed to landscaping requests in prior review of rezoning materials.

<b>Vote</b>	<u>9 in favor; 0 opposed; 0 absent</u>
<b>Signature of Authorized Representative</b>	<u>Kelley Arnold</u> <small>Digitally signed by Kelley Arnold Date: 2026.02.26 08:24:00 -05'00'</small>
<b>Recommending Group Title</b>	<u>Zoning Chair</u>
<b>Daytime Phone Number</b>	<u>(614) 636-0784</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: \_\_\_\_\_

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

Being first duly cautioned and sworn (NAME) Henry Glaneman  
of (COMPLETE ADDRESS) 290 W Nationwide Blvd, Columbus, OH 43215

deposes and states that they are 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:

For Example:    Name of Business or individual  
                          Contact name and number  
                          Business or individual's address; City, State, Zip Code  
                          Number of Columbus-based employees

1. Columbia Gas of Ohio, Inc 290 W Nationwide Blvd Columbus, OH 43215 1,000	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11 day of December, in the year 2025

SIGNATURE OF NOTARY PUBLIC

2-24-27  
My Commission Expires

Notary Seal Here

Commonwealth of Pennsylvania - Notary Seal  
Tanya Gosliak, Notary Public  
Washington County  
My commission expires February 24, 2027  
Commission number 1060868  
Member, Pennsylvania Association of Notaries

***This Project Disclosure Statement expires six (6) months after date of notarization.***