



CONDITIONAL USE APPLICATION SUMMARY



File Number	CU-26-2
Property Address	337 IMPERIAL DR GAHANNA, OH 43230
Parcel ID	025-002672
Zoning District	R-3 - Small Lot Residential
Project/Business Name	ADU
Applicant	Andrew Northern [REDACTED]
Description of the Request	Add an Accessory Dwelling Unit to our property for aging parents to occupy and then disabled (autistic) daughter to occupy once she is an adult.
Proposed Uses	
Code Section	Code Title
Ch 1105.02(b)	Accessory Dwelling Unit (ADU)

Contiguous Property Owners — 337 Imperial Dr, Columbus OH 43230

1. **331 Imperial Dr, Columbus OH 43230** David M. Basford 331 Imperial Dr
Columbus, OH 43230
2. **336 Imperial Dr, Columbus OH 43230** AKA Properties & Maintenance LLC 1164
Airendel Ln Columbus, OH 43220
3. **343 Imperial Dr, Columbus OH 43230** David Wolfe & Rachel M. Wolfe 343
Imperial Dr Columbus, OH 43230
4. **334 Regents Rd, Columbus OH 43230** Stephanie Gayle McKinney & Elizabeth
Marie McKinney 334 Regents Rd Columbus, OH 43230

Statement of Proposed Use

337 Imperial Dr, Columbus OH 43230

1. Proposed use of the property

The applicant proposes to construct an Accessory Dwelling Unit (ADU) on the property at 337 Imperial Drive. The ADU will function as a secondary residential unit on the existing single-family lot, supporting multi-generational living for the homeowner's extended family. The unit will initially provide housing for the homeowner's parent, a medically discharged, disabled Vietnam-era veteran who requires an accessible living environment that enables aging-in-place in close proximity to family caregivers. In the longer term, the ADU will serve as a permanent residence for the homeowners' adult child, who has autism, providing supported independent living within a familiar family setting.

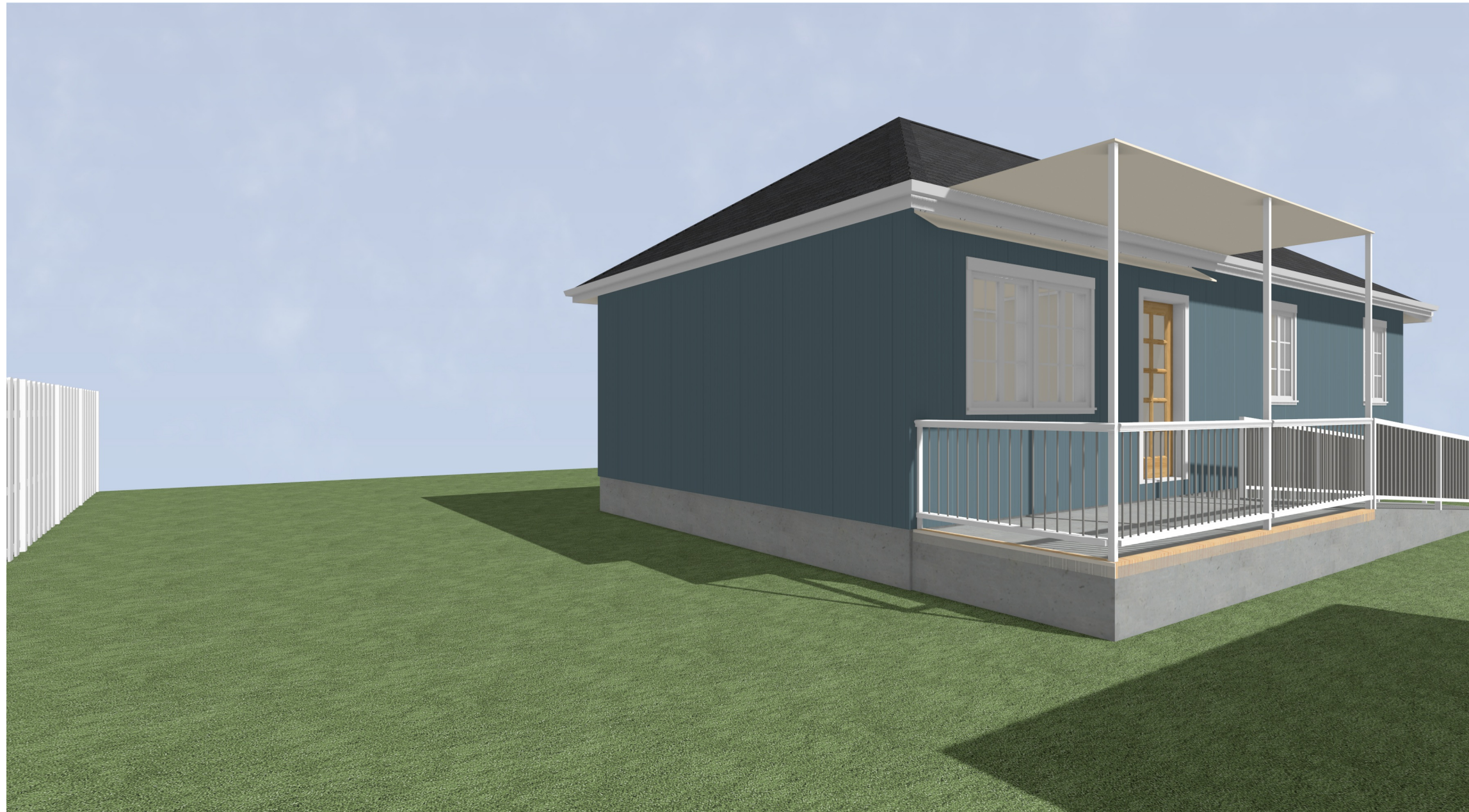
2. Necessity and desirability to the neighborhood and community

The addition of an ADU at this property addresses several pressing community needs without altering the residential character of the neighborhood. Multi-generational living arrangements are a proven, community-integrated solution to the growing demand for affordable housing and accessible care for seniors and individuals with disabilities. This ADU will allow a disabled Vietnam veteran to age-in-place with dignity and family support, reducing reliance on institutional or subsidized care facilities. It will also provide a safe, stable, and permanent housing option for an adult with a disability who benefits from proximity to family. Beyond this household, this project represents a model for how the Royal Manor neighborhood — and the City of Gahanna more broadly — can address housing density and affordability in a manner that is consistent with existing single-family development patterns, without introducing additional traffic, commercial activity, or multi-unit construction.

3. Relationship of the proposed use to adjacent property and land use

The proposed ADU is consistent with the surrounding residential land use. Imperial Drive and the adjacent streets — including Regents Road and Baroness Way — are established single-family residential neighborhoods. The ADU will be sited on the existing lot and will not increase the footprint beyond what is compatible with neighboring properties. The number of vehicle trips generated by the household is not expected to increase materially, as the ADU will house family members who are already part of the household's daily routine. The proposed use does not introduce commercial activity, increased noise, or any other impact that would be inconsistent with the quiet, residential character of the surrounding properties. The ADU will preserve and enhance the stability of the neighborhood by keeping a family rooted in the community across multiple generations.

All applicable City of Gahanna and Franklin County development standards governing ADUs — including setback requirements, maximum unit size, height restrictions, and design compatibility standards — have been reviewed by the applicant and are addressed in the accompanying site plan and supporting documents attached to this application.



CAMERA 1



CAMERA 2

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Renderings

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

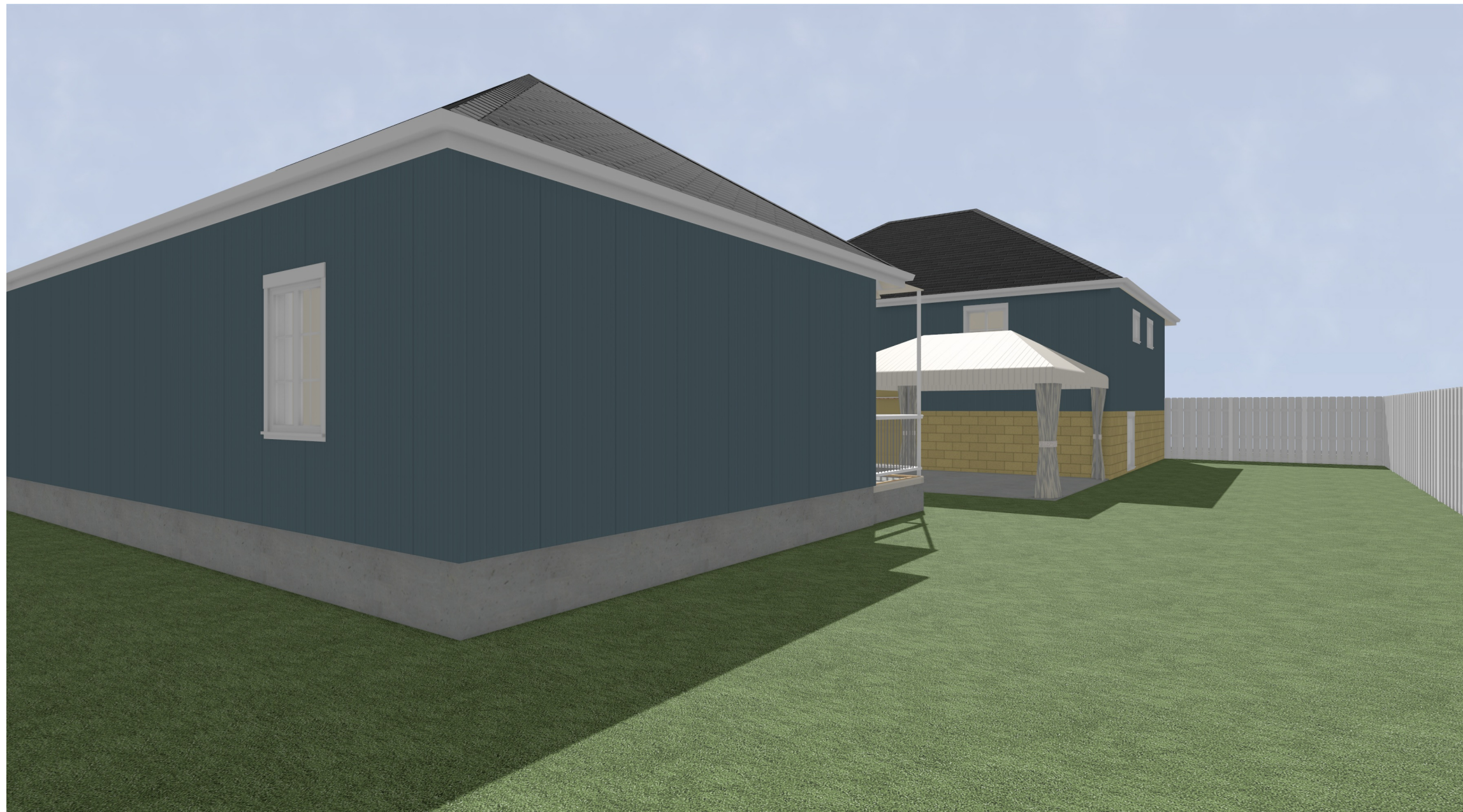
DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
2026-06-04

SCALE:

SHEET:

A-1



CAMERA 3



CAMERA 4

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Renderings

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
2026-06-04

SCALE:

SHEET:
A-2



CAMERA 5



CAMERA 6

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Renderings

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
 2026-06-04

SCALE:

SHEET:
A-3

A-3

Lot Coverage

Lot: 66 x 121 = 7,986 sq ft

ADU: 20 x 40 = 800 sq ft

House: 37 x 28 = 1,036 sq ft

Fence Details

Materials are to be wood pickets and wood posts
 Stained to be a flat white
 Height: 6 ft

ADU materials

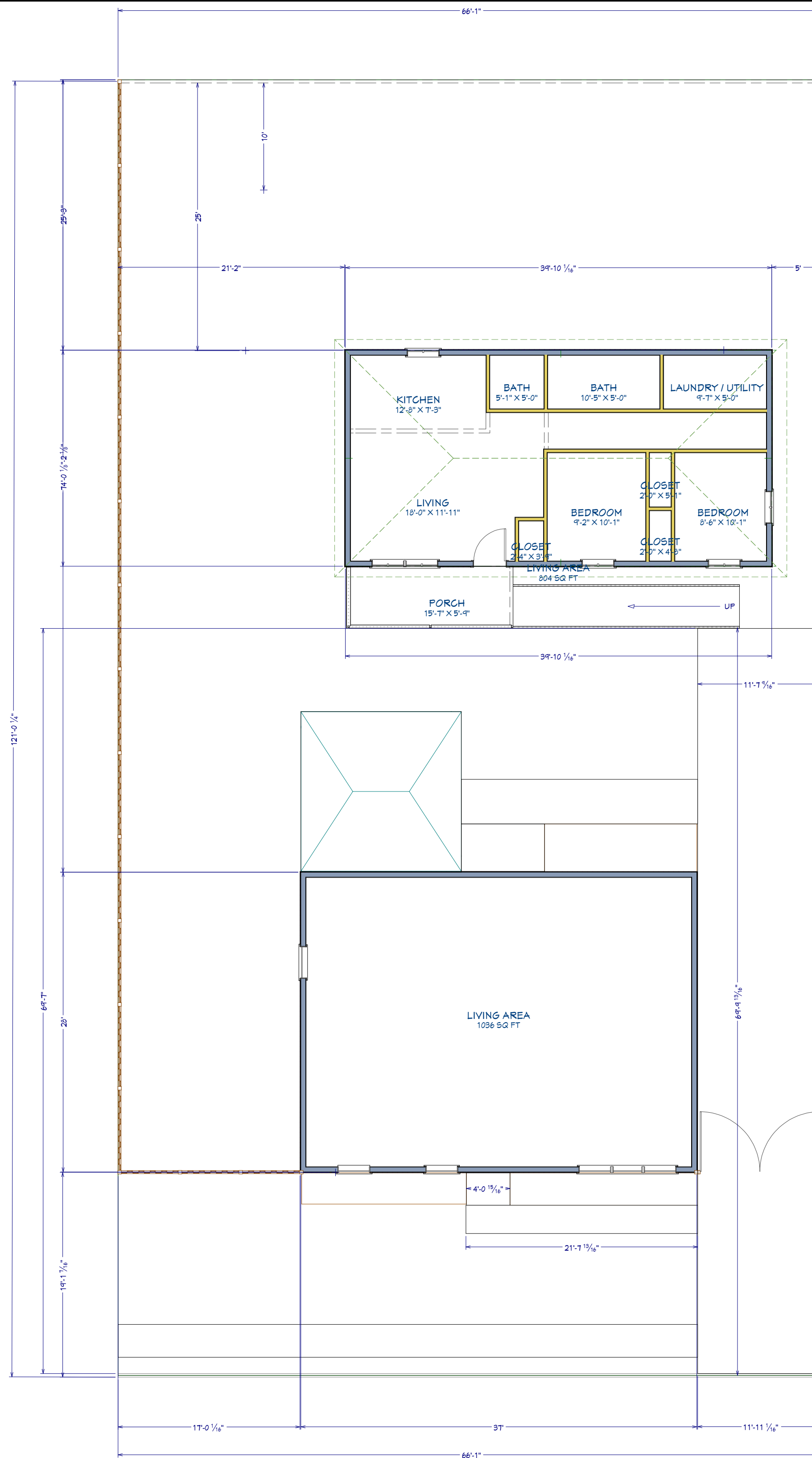
Siding: Vertical aluminum
 Roof: Black shingle

Driveway

Dimensions: 84' 7" x 11' 9 7/8"

Area: 1,008 sq ft

Extends from street to front of ADU



--	--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Site Survey

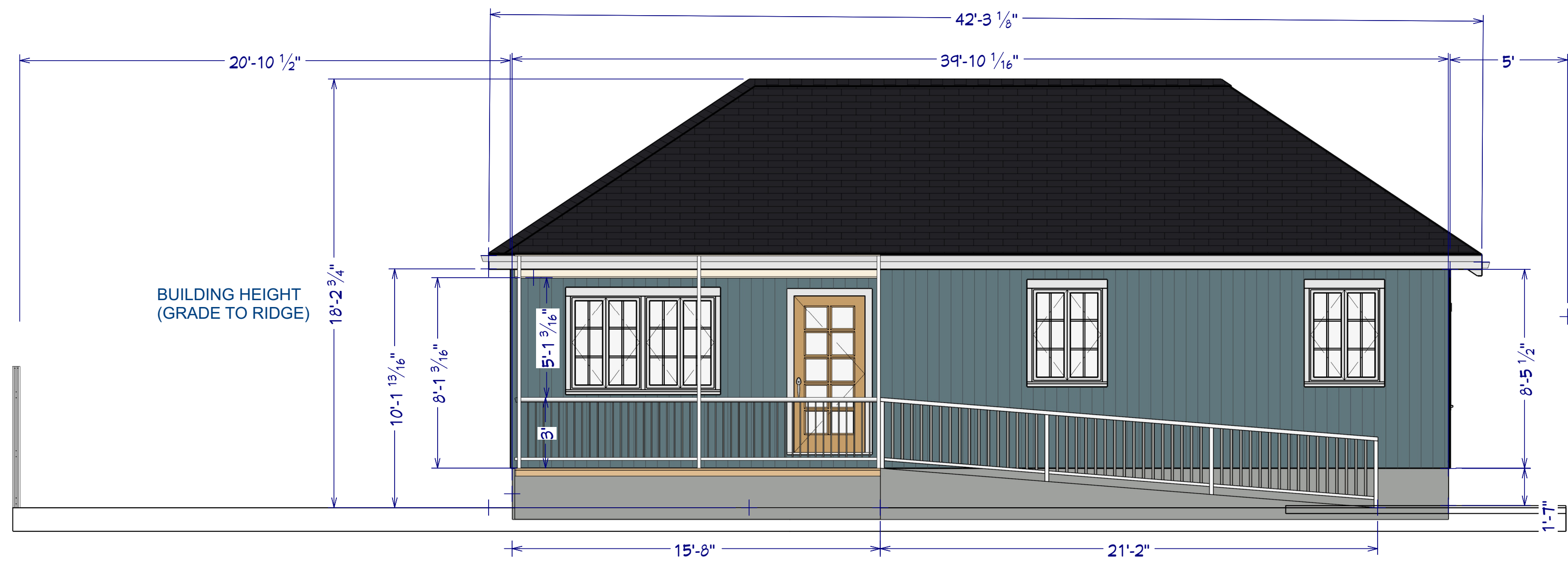
PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

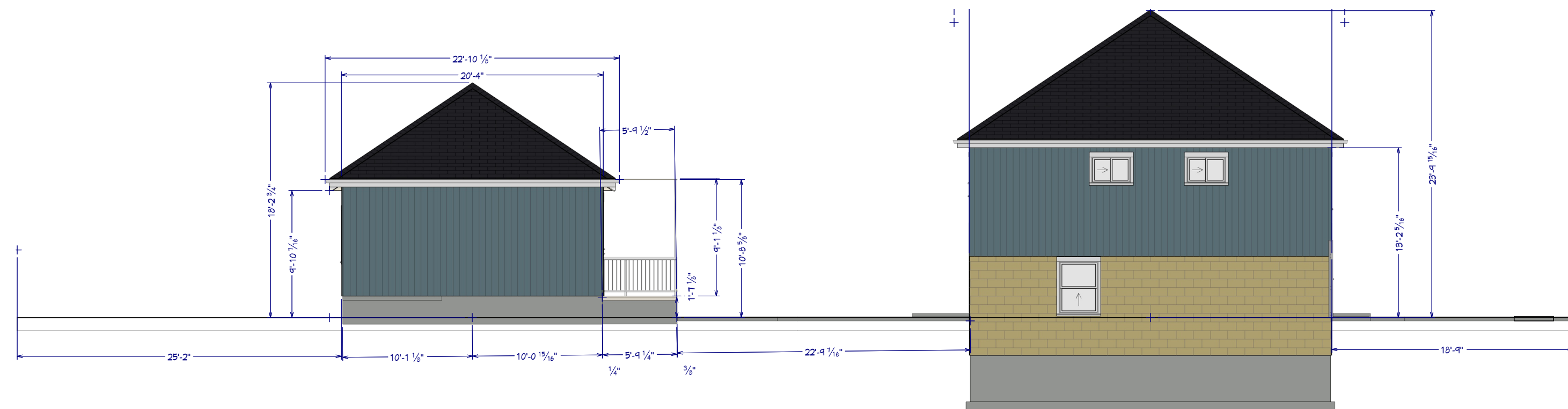
DATE:
 2026-06-04

SCALE:
 1/8" = 1'

SHEET:
A-4



ELEVATION 1



ELEVATION 2

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Elevations

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

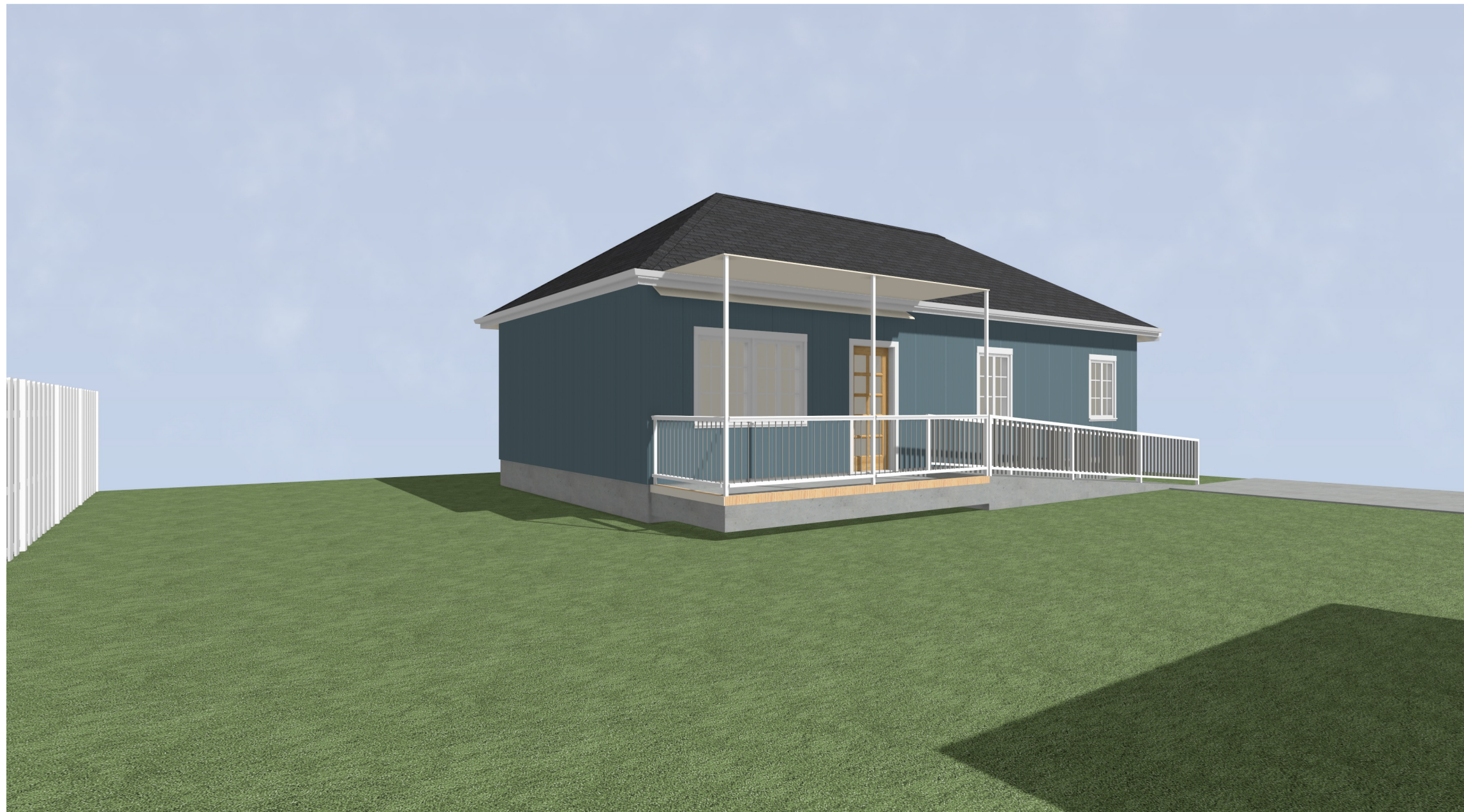
DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
2026-06-04

SCALE:

SHEET:

A-5



CAMERA 1



CAMERA 2

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Renderings

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

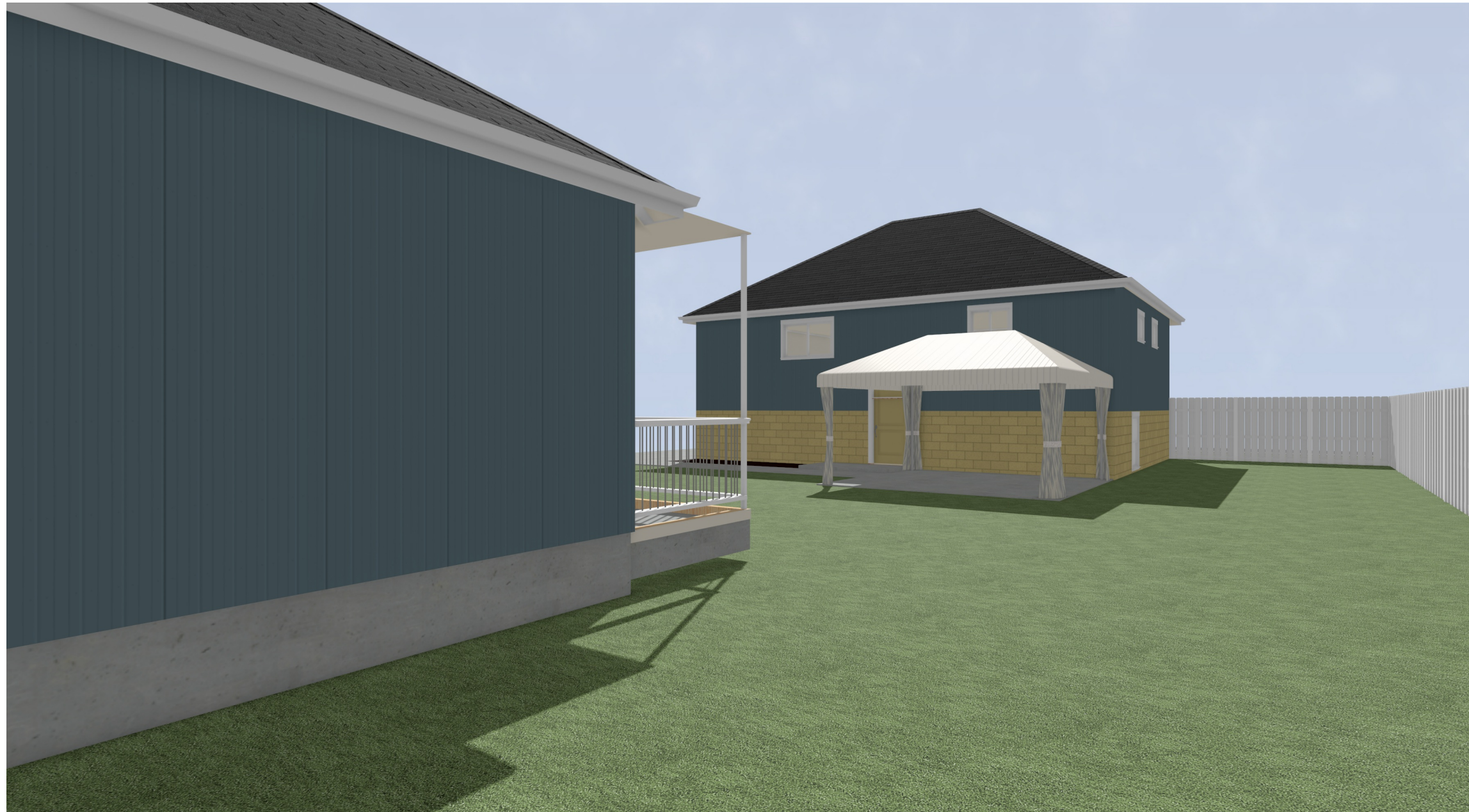
DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
 2026-06-04

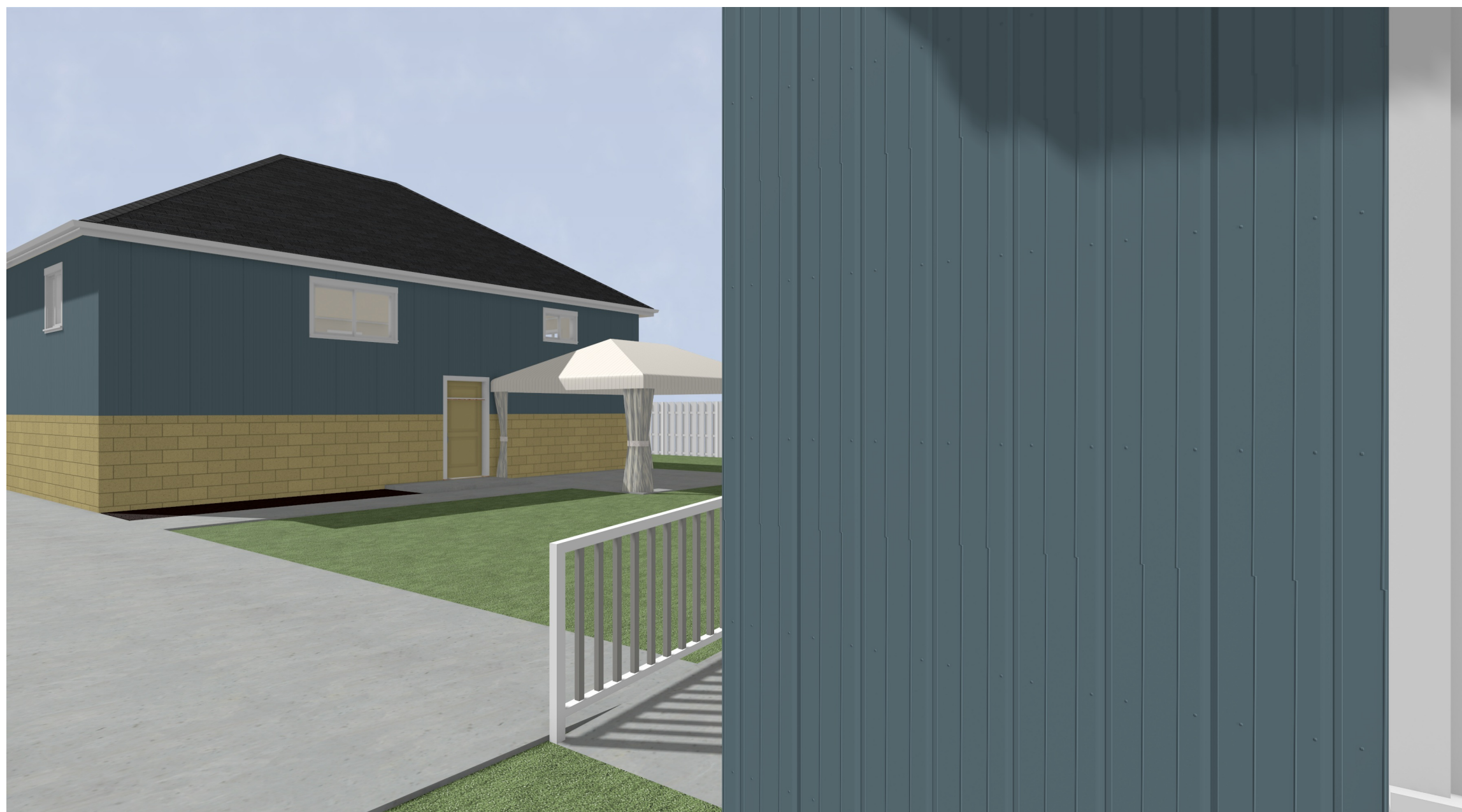
SCALE:

SHEET:
A-1

A-1



CAMERA 3



CAMERA 4

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Renderings

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
 2026-06-04

SCALE:

SHEET:

A-2



CAMERA 5



CAMERA 6

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Renderings

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
 2026-06-04

SCALE:

SHEET:
A-3

A-3

Lot Coverage

Lot: 66 x 121 = 7,986 sq ft

ADU: 20 x 40 = 800 sq ft

House: 37 x 28 = 1,036 sq ft

Fence Details

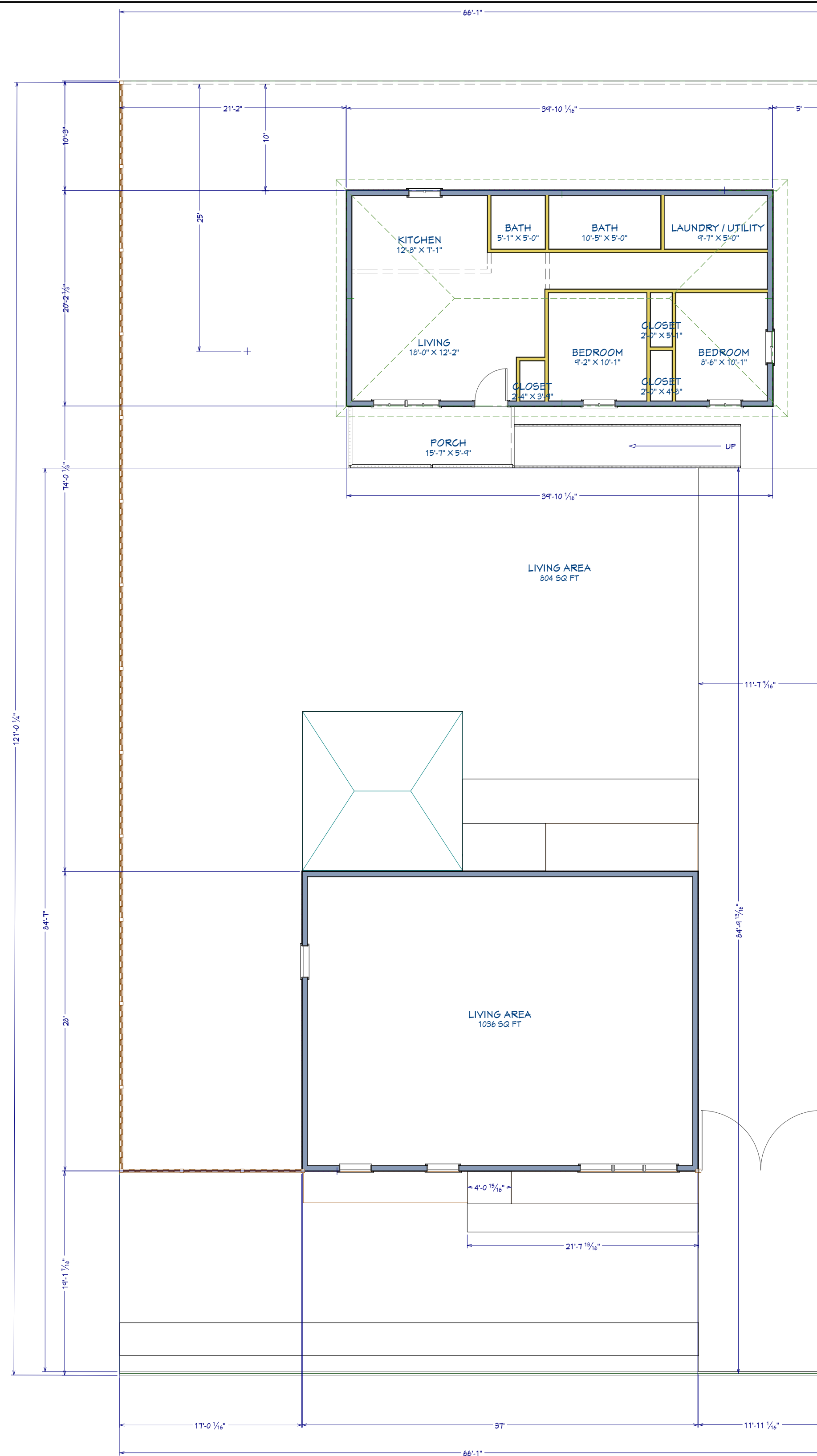
Materials are to be wood pickets and wood posts
 Stained to be a flat white
 Height: 6 ft

ADU materials

Siding: Vertical aluminum
 Roof: Black shingle

Driveway

Dimensions: 84' 7" x 11' 9 7/8"
 Area: 1,008 sq ft
 Extends from street to front of ADU



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Site Survey

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

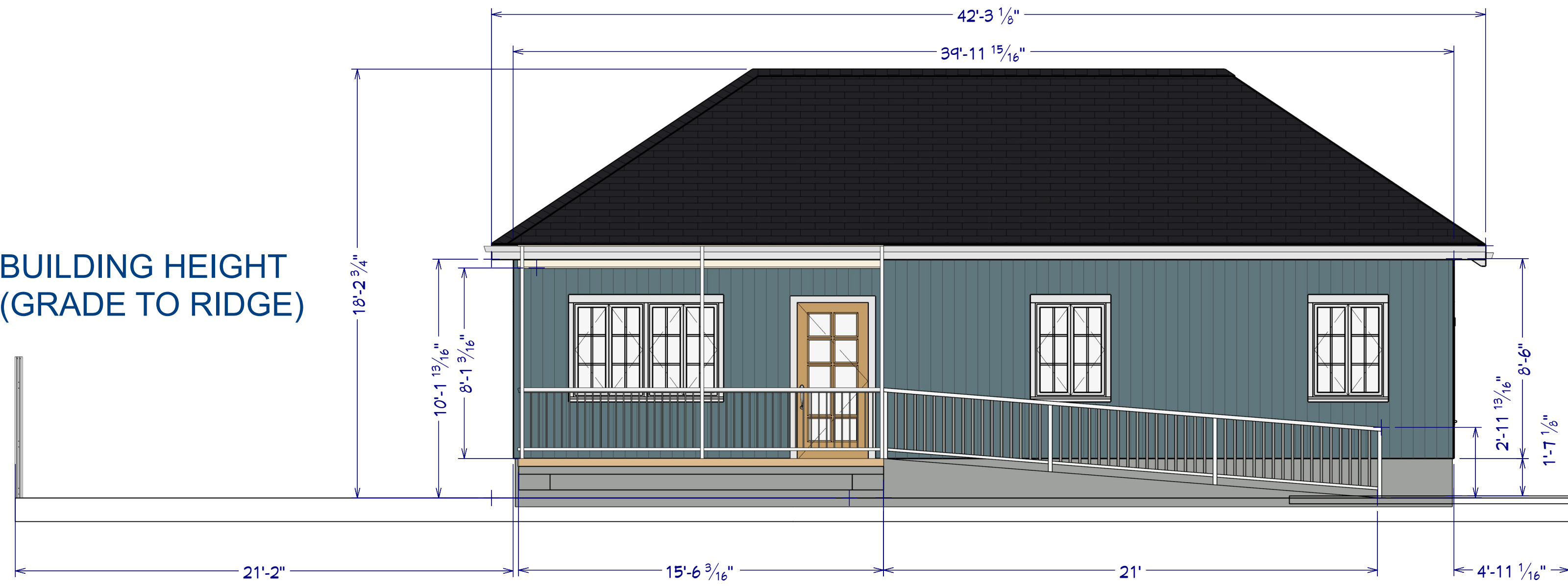
DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
 2026-06-04

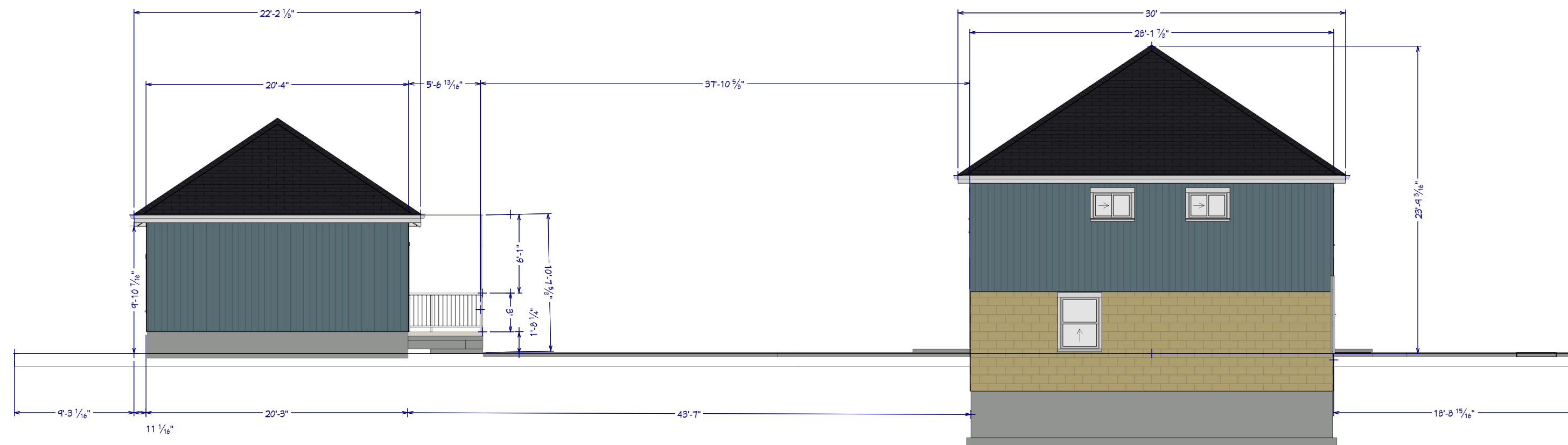
SCALE:
 1/8" = 1'

SHEET:
A-4

BUILDING HEIGHT
(GRADE TO RIDGE)



ELEVATION 1



ELEVATION 2

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Elevations

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
2026-06-04

SCALE:

SHEET:

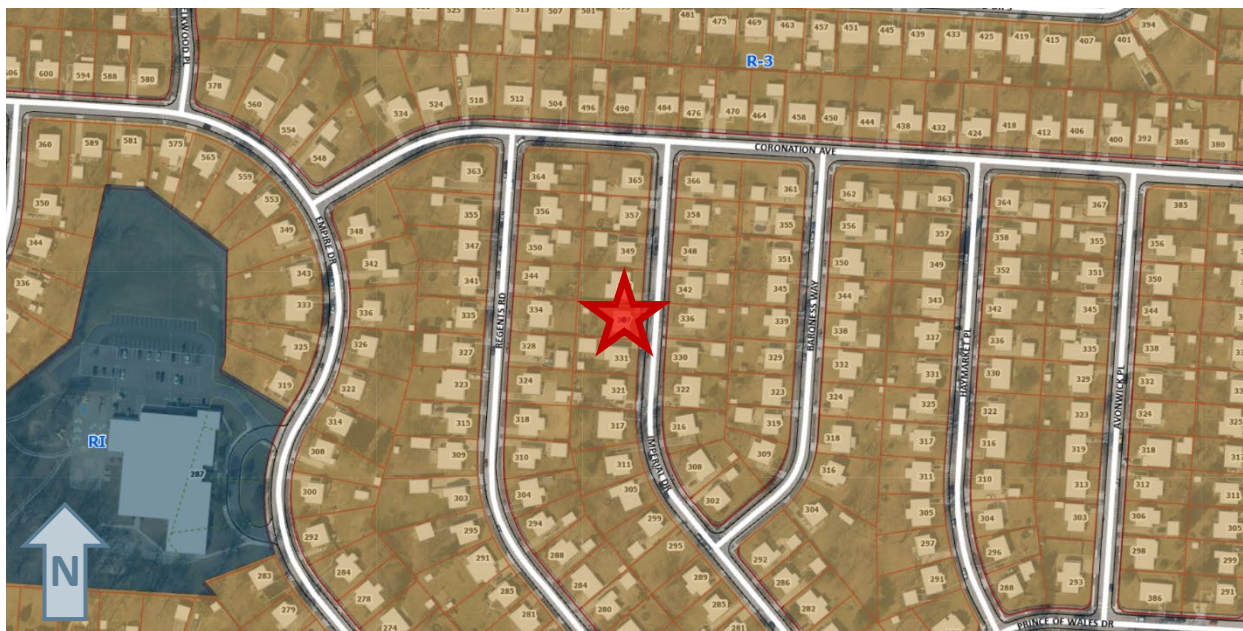
A-5

PLANNING COMMISSION STAFF REPORT

Project Summary – 337 Imperial Drive

- Meeting Date:** July 8, 2026
- Zoning:** Small Lot Residential (R-3)
- Application Type(s):** Conditional Use (CU), Variance (V)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends approval of both applications.

Location Map:



Staff Review

Overview

The applicant is requesting approval of Conditional Use and Variance applications for an accessory dwelling unit (ADU) to the rear of an existing house. All ADUs require approval of a CU application prior to issuing any building permits. The zoning code enumerates specific requirements for ADUs that must be met for the CU to be approved. These requirements are:

- The principal dwelling onsite must be owner occupied for as long as the ADU exists.
 - *The ADU will be occupied by member(s) of the property owner's family. This includes the owner's elderly parent and eventually their daughter.*
- An ADU shall be no larger than the footprint of the principal dwelling on the lot or 1,000 square feet, whichever is less.
 - *The principal dwelling is 1,036 SF and the proposed ADU is 804 SF.*
- A minimum of one off-street parking space must be provided. ADU off-street parking shall be in addition to the parking requirements of the principal structure.
 - *The existing driveway will be extended to the front of the ADU, so all parking requirements are met.*
- No more than one ADU shall be located on a lot.
 - *There are no existing ADUs on the lot and only one is proposed today. The lot is not large enough for a second ADU.*
- An ADU can be either attached or detached from the principal dwelling on the lot. Attached ADU's shall be located to the side or rear of the principal dwelling. Detached ADU's shall be located behind the principal dwelling. All other setbacks of the principal dwelling shall apply to the ADU.
 - *The ADU is detached and to the rear of the principal dwelling. The rear yard setback for principal dwellings in R-3 is 25 ft and the ADU is only 10 ft from the rear property line. A variance to the rear yard setback is requested.*
- An ADU shall be architecturally consistent with the principal dwelling. Architecturally consistent is defined as having similar: shape and style of exterior doors and windows, building materials and paint color, and roof style and pitch.
 - *The principal dwelling and the ADU have similar siding, although the siding on the existing house is horizontal and the siding on the ADU is vertical. The primary siding color on the ADU matches the accent materials on the existing house (front door, shutters, etc.). The roof materials are the same color. The windows are a similar shape, size, and color.*

Staff believes that the proposed ADU meets all the above requirements, except for the 25 ft rear yard setback. The applicant states that if they were to meet the 25 ft setback, the ADU would only be 10-12 ft from the existing house, removing most of their backyard and providing very little separation between the two buildings.

The ADU is one story and totals 804 SF. It's just over 18 ft tall and is around 6 ft shorter than the existing house. The primary material is vertical aluminum siding in a blue-grey color. The roof is black architectural shingles. There is also a small front porch and accessible ramp leading to the front door. The existing driveway will be extended to the front of the ADU. There is an existing 6 ft tall privacy fence along the rear and side property lines, and the applicant will install additional fencing in line with the front of the principal dwelling to provide further screening.

Review Criteria

Conditional Use (CU)

Before granting approval of a Conditional Use application, the Planning Commission shall find that:

1. The essential character of the neighborhood is not likely to be substantially altered by the proposed conditional use;
2. Adjoining properties are not likely to suffer as a result of the proposed conditional use;
3. The proposed conditional use is not likely to place substantial burden on government services (e.g., water, sewer, garbage);
4. The proposed conditional use is likely to satisfy an economic or cultural need in the City; and
5. The proposed conditional use is not likely to undermine the objectives of the land use plan.

Variance (V)

The following variance has been requested:

1. 1103.09 – Small Lot Residential
 - a. The rear yard setback is 25 ft.
 - b. The proposed ADU is 10 ft from the rear property line.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.
- g) The variance is not substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty cannot be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the Variance application. The ADU will be 10 ft from the rear property line but still meets lot coverage requirements and all side yard setbacks. There is an existing privacy fence along the side and rear property lines which will also be extended to be in line with the front of the existing house. The applicant also states that the house on the adjacent property to the rear would be over 40 ft from the ADU with a fence in between.

Staff also recommends approval of the Conditional Use application. As mentioned, all the requirements specific to ADUs are met, except for the rear yard setback. The CU criteria listed above are also met.