



VARIANCE APPLICATION SUMMARY



File Number	V-26-8
Property Address	337 IMPERIAL DR GAHANNA, OH 43230
Parcel ID	025-002672
Zoning District	R-3 - Small Lot Residential
Project/Business Name	337 Imperial Dr - ADU
Applicant	Andrew Northern [REDACTED]
Description of Variance Request	<p>a) Special Circumstances or Conditions <i>There are special circumstances or conditions applying to the land, building, or use referred to in this application.</i> The subject property at 337 Imperial Drive presents physical and functional conditions that distinguish it from the standard assumptions underlying the 25-foot rear setback requirement. The existing principal dwelling occupies a substantial portion of the buildable area of the lot, leaving a rear yard depth that, when reduced by a 25-foot setback, provides no meaningful separation between the principal dwelling and any permitted accessory structure. Rather than creating a functional buffer between the two buildings, a strict application of the 25-foot setback would compress the available building zone to the point that it serves no practical purpose — placing the ADU so close to the existing house that the two structures would feel continuous rather than distinct. A 10-foot setback, by contrast, allows appropriate spacing between the principal and accessory dwellings while preserving usable yard and green space between them. The proposed placement is not driven by a preference for convenience but by the physical realities of the lot and the functional requirements of a livable, accessible ADU designed to serve a disabled veteran and, in the future, an adult child with autism.</p> <p>b) Necessary for Preservation and Enjoyment of Property Rights <i>The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.</i> The granting of this variance is necessary to allow the applicant to make reasonable residential use of the rear yard for an Accessory Dwelling Unit as permitted under City of Gahanna development standards. The 25-foot rear setback, applied to this lot, would effectively eliminate the viable building zone for an ADU of any functional size — particularly one designed to be accessible and livable for individuals with physical and developmental disabilities. The purpose of the ADU is to support aging-in-place for a medically discharged, disabled Vietnam-era</p>

independent living for the applicant's adult child who has autism. These are not discretionary preferences; they represent the core housing needs of vulnerable family members who depend on proximity to family caregivers. Denying the applicant the ability to place the ADU at a 10-foot rear setback would effectively deny the use altogether, as no conforming placement achieves the same functional result. The 15-foot deviation requested is the minimum necessary to make the ADU viable without displacing green space or usable yard between the two structures.

c) Will Not Adversely Affect Health, Safety, or Public Welfare

The granting of this variance will not materially and adversely affect the health or safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The proposed 10-foot rear setback will not adversely affect the health or safety of persons residing in the neighborhood, and will not be detrimental to the public welfare or injurious to adjoining properties. The rear neighbor at 334 Regents Road is separated from the proposed ADU structure by more than 40 feet — a distance that exceeds many standard setback requirements and provides ample separation for light, air, drainage, and fire access. The rear property line is already bounded by fencing from the adjoining properties, and this project will add a continuous fence extending to the front of the principal dwelling, providing additional screening, security, and a defined boundary. The ADU is a single-family residential use consistent with the character of the surrounding neighborhood. It will not generate additional traffic, noise, or commercial activity. No impacts on stormwater drainage, emergency access, or neighboring property values are anticipated. The proposed use and siting are consistent with how similar accessory structures exist throughout the Royal Manor neighborhood.

Requested Variances

Code Section	Code Title
Ch 1103.09	Small Lot Residential

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

Response to Comments — V-26-8

Dimensional Variance — Variance Narrative | Updated June 2026

Property	337 Imperial Dr, Gahanna OH 43230 Parcel 025-002672-00
Zoning	R-3 – Small Lot Residential 0.13 acres
Request	Reduce rear setback from 25 ft (required) to 10 ft for ADU
Code Section	§1105.02(b)(5) — ADU setbacks follow primary dwelling standards
Applicant	Andrew Northern andrew@anorthern.com (614) 448-7514

This narrative addresses the three criteria required under Gahanna Code §1117.02 for approval of a dimensional variance.

Section 1(a) — Special Circumstances or Conditions

The subject property at 337 Imperial Drive presents physical and functional conditions that distinguish it from the standard assumptions underlying the 25-foot rear setback requirement. The existing principal dwelling occupies a substantial portion of the buildable area of the lot, leaving a rear yard depth that, when reduced by a 25-foot setback, provides no meaningful separation between the principal dwelling and any permitted accessory structure.

To illustrate the practical effect of strict compliance: The lot depth is 121 feet. The existing house has a depth of approximately 28 feet and is set back approximately 20 feet from the front property line, placing the back wall of the existing house at approximately 73 feet from the rear property line. A compliant ADU placement at 25 feet from the rear property line would position the front wall of the ADU approximately 10 to 12 feet from the back wall of the existing house. At this distance, the two structures would feel functionally and visually continuous — the ADU would read as an attached addition rather than a distinct accessory dwelling unit.

By contrast, the proposed 10-foot rear setback positions the front wall of the ADU approximately 26 to 28 feet from the back wall of the existing house, providing:

- Meaningful visual and physical separation between the two structures
- Adequate passage and yard space for accessible use
- Appropriate scale relationship between principal dwelling and ADU

The proposed placement is not driven by a preference for convenience but by the physical realities of the lot and the functional requirements of a livable, accessible ADU designed to serve a disabled veteran and, in the future, an adult child with autism. The 15-foot deviation is the minimum necessary to achieve true separation rather than a merely technical placement.

Section 1(b) — Necessary for Preservation and Enjoyment of Property Rights

The granting of this variance is necessary to allow the applicant to make reasonable residential use of the rear yard for an ADU as permitted under City of Gahanna development standards. The 25-foot rear setback, applied to this lot, would effectively eliminate the viable building zone for an ADU of any functional size — particularly one designed to be accessible for individuals with physical and developmental disabilities.

The purpose of the ADU is to support aging-in-place for a medically discharged, disabled Vietnam-era veteran and, in the longer term, to provide supported independent living for the applicant's adult child who has autism. Denying the 10-foot setback would effectively deny the use altogether, as no conforming placement achieves the same functional outcome. The 15-foot deviation is the minimum necessary.

Section 1(c) — Will Not Adversely Affect Health, Safety, or Public Welfare

The proposed 10-foot rear setback will not adversely affect the health or safety of persons residing in the neighborhood. The rear neighbor at 334 Regents Road is separated from the proposed ADU location by more than 40 feet — exceeding many standard setback requirements. The rear property line is already fenced, and this project adds a continuous 6-foot wood fence along the east side of the lot from the rear property line to the front of the principal dwelling.

The ADU is a single-family residential use, will not generate additional traffic or noise, and is consistent with accessory structures throughout the Royal Manor neighborhood. The use is permitted by right subject to conditional use approval and, here, variance approval. No impact to public welfare is anticipated.

Submitted by: Andrew Northern | 337 Imperial Dr | andrew@anorthern.com | (614) 448-7514

Updated: June 2026



337



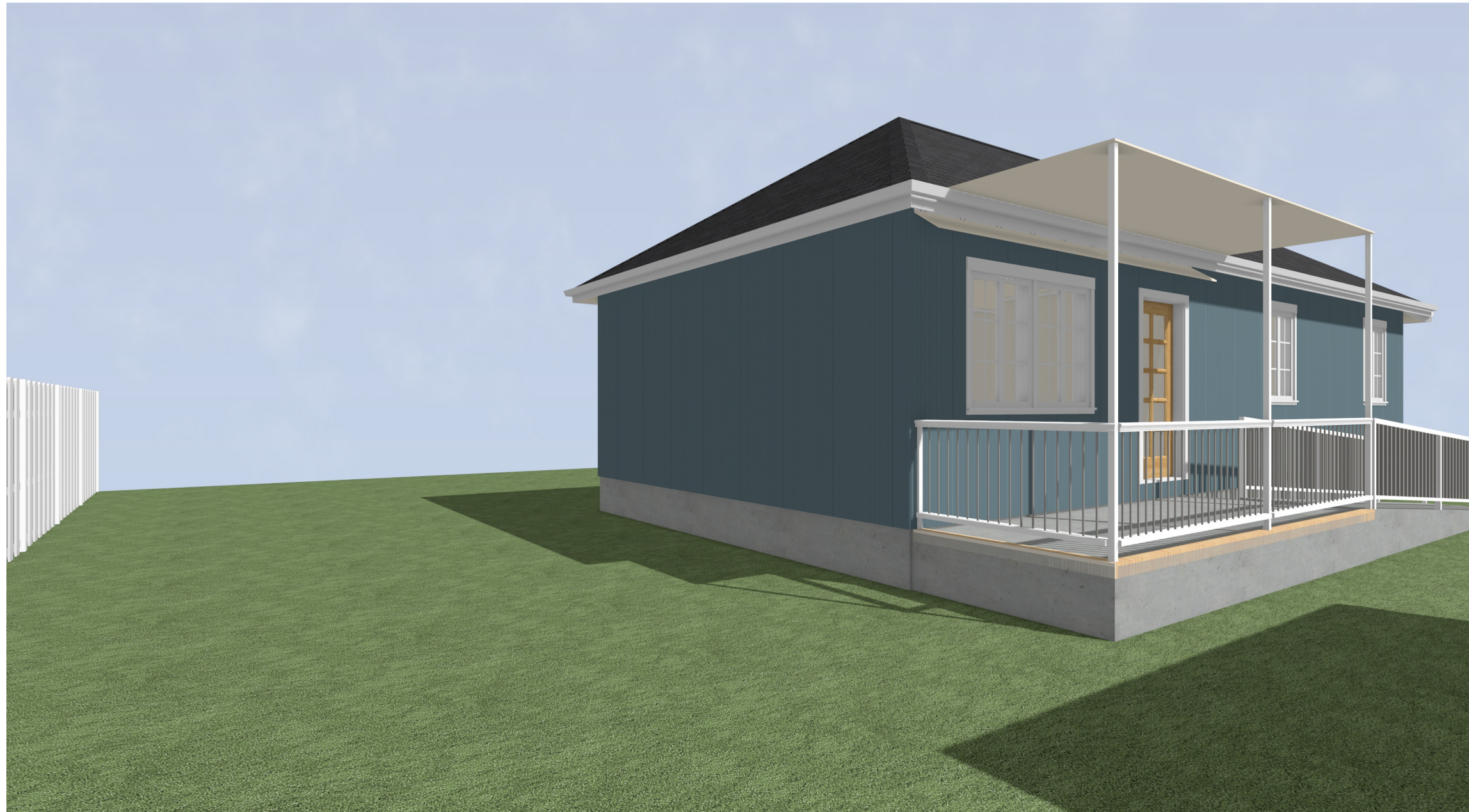












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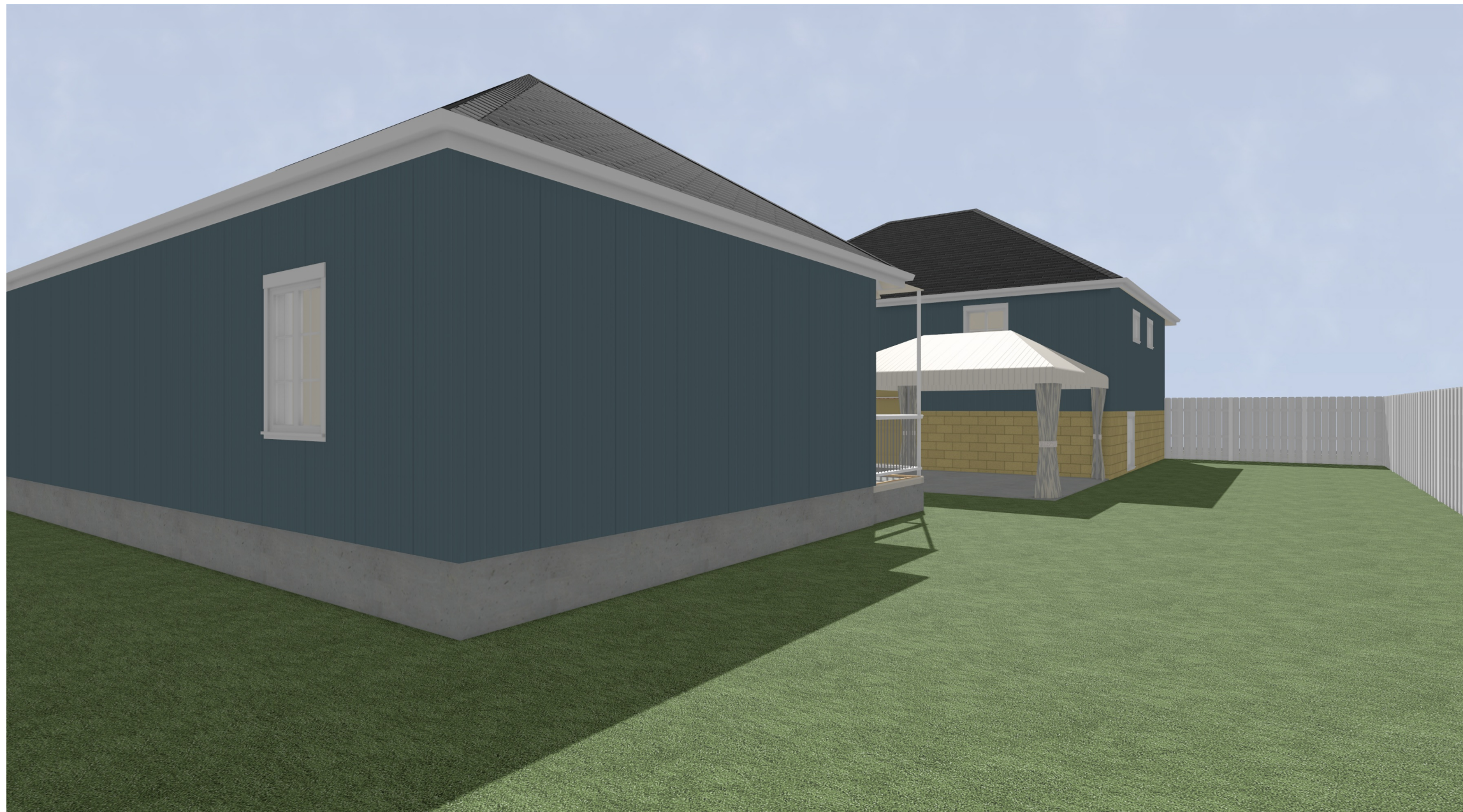
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337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

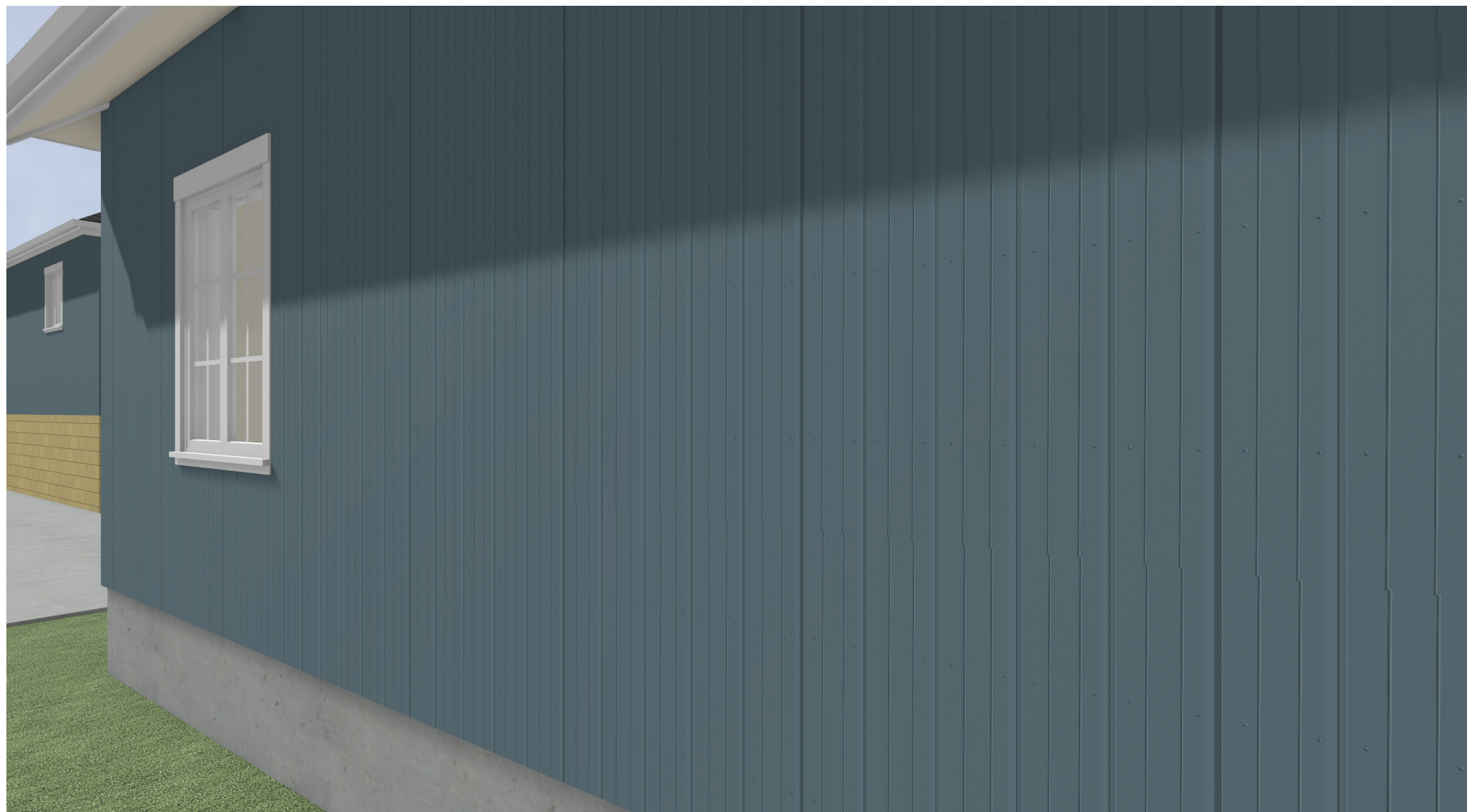
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PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
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CAMERA 5



CAMERA 6

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NO.	DESCRIPTION	BY	DATE

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Renderings

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
 2026-06-04

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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



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PROJECT DESCRIPTION:
337 Imperial Dr - ADU

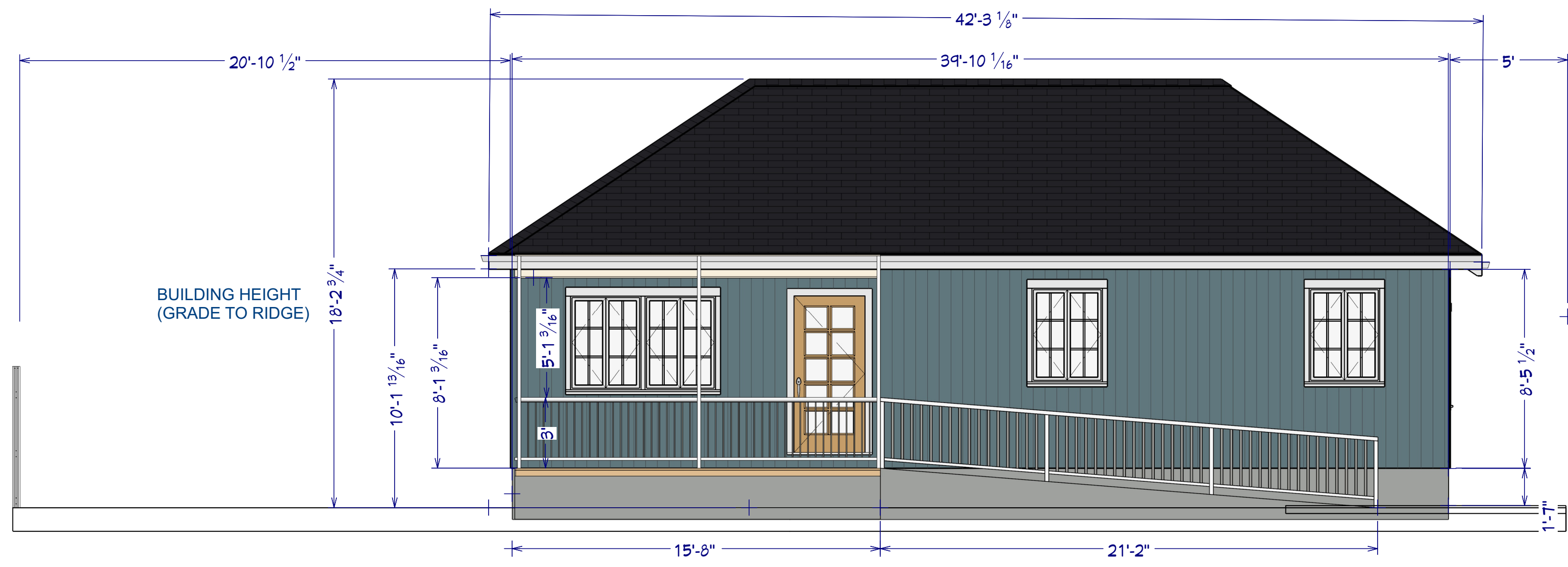
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Andrew Northern

DATE:
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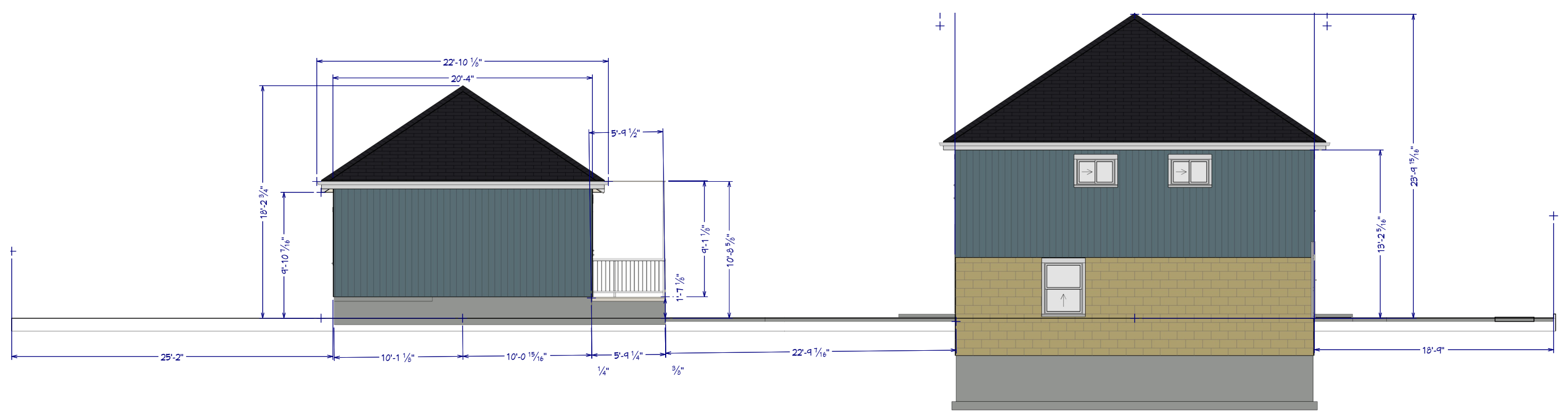
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1/8" = 1'

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ELEVATION 1



ELEVATION 2

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NO.	DESCRIPTION	BY	DATE

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Elevations

PROJECT DESCRIPTION:
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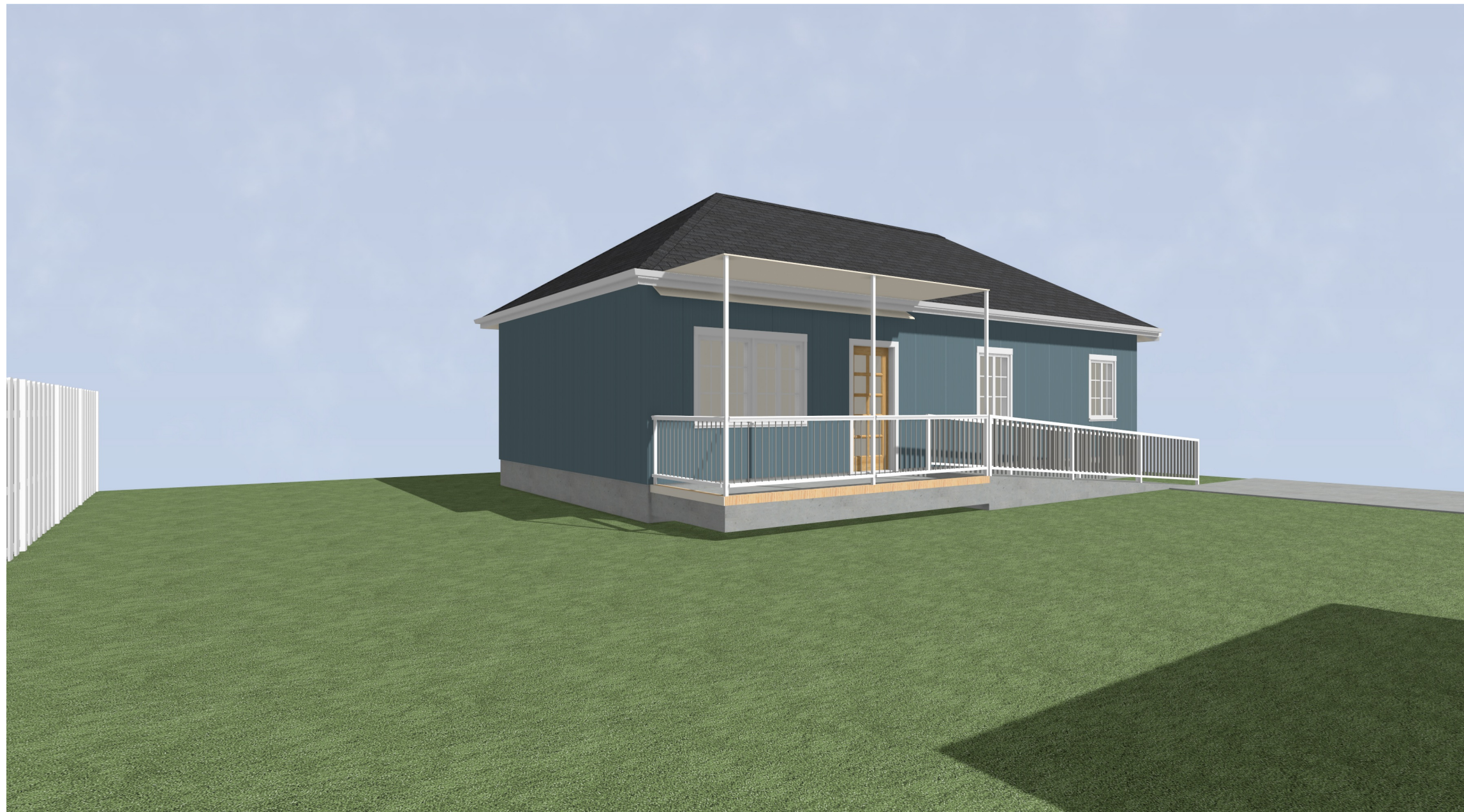
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Andrew Northern

DATE:
2026-06-04

SCALE:

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CAMERA 1



CAMERA 2

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337 Imperial Dr - ADU

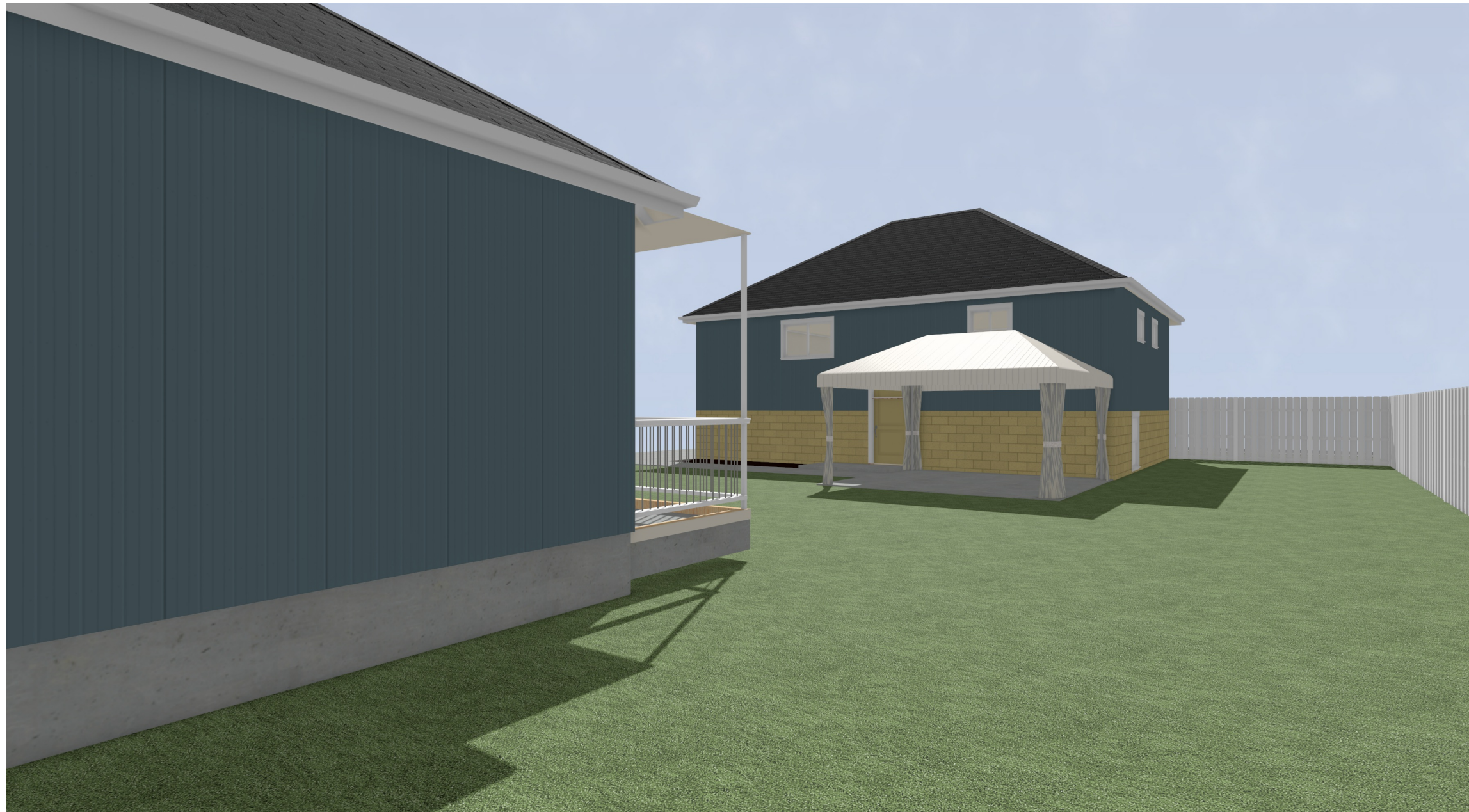
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DATE:
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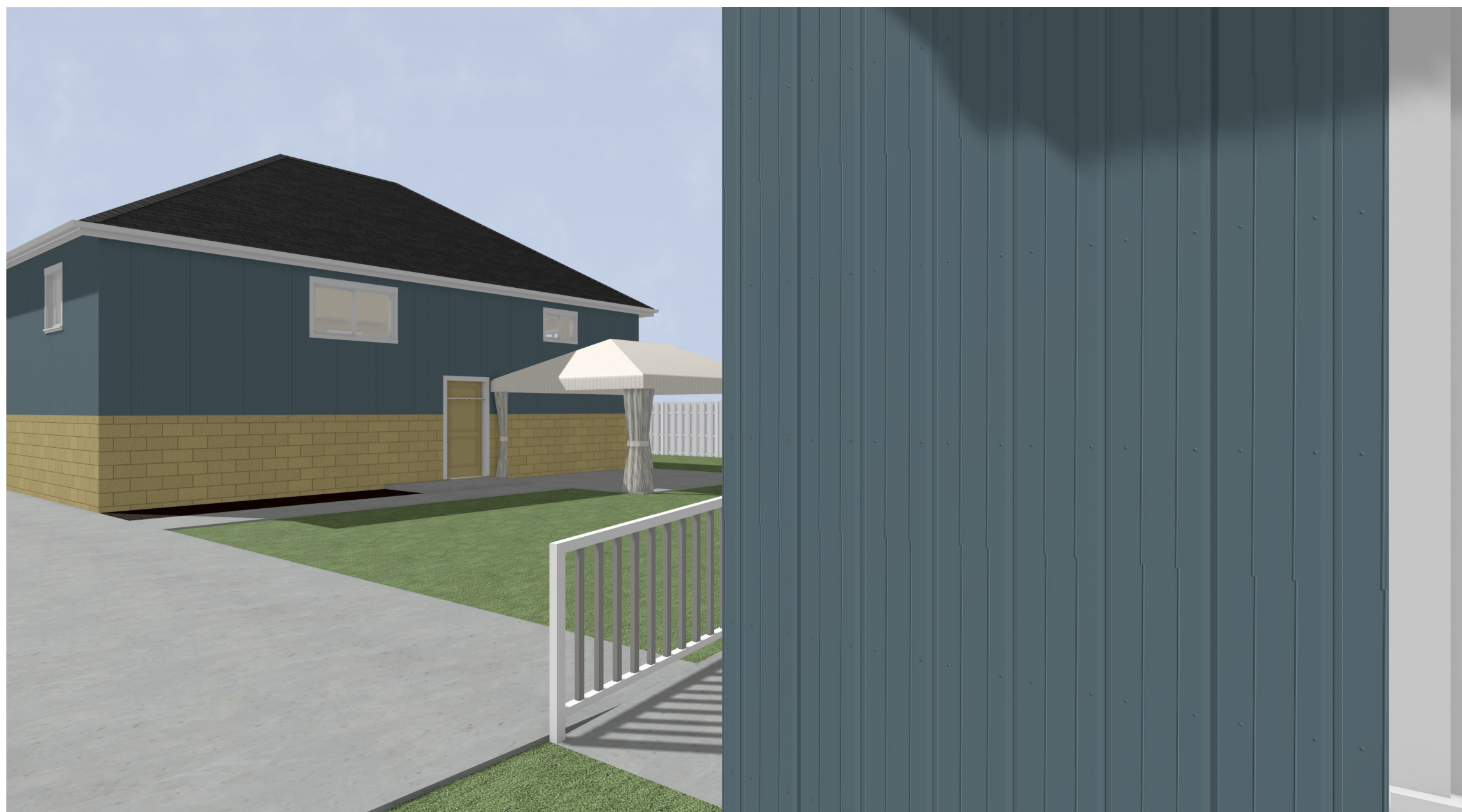
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CAMERA 3



CAMERA 4

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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

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Renderings

PROJECT DESCRIPTION:
337 Imperial Dr - ADU

DRAWINGS PROVIDED BY:
Andrew Northern

DATE:
 2026-06-04

SCALE:

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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

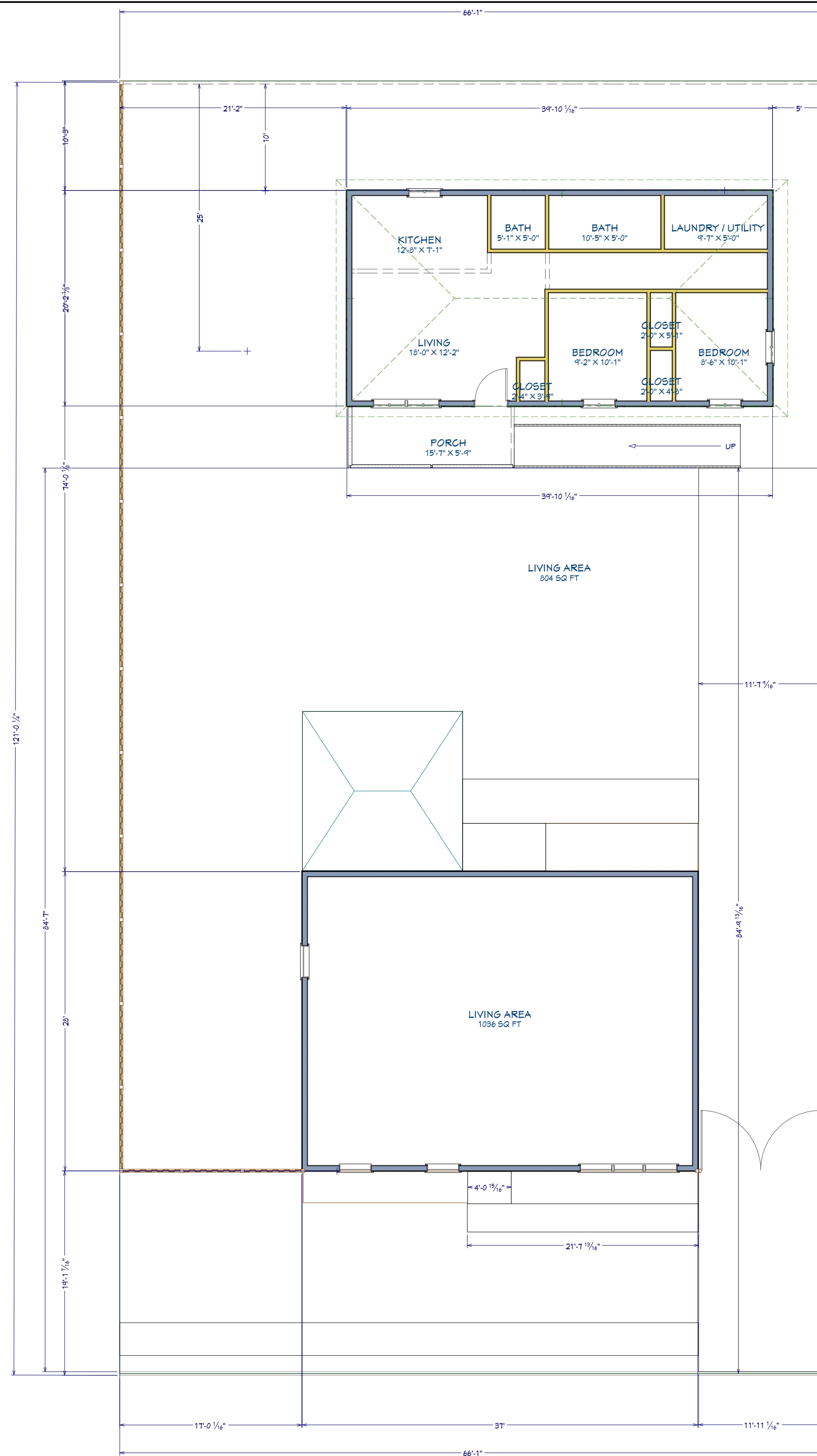
Materials are to be wood pickets and wood posts
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 Height: 6 ft

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

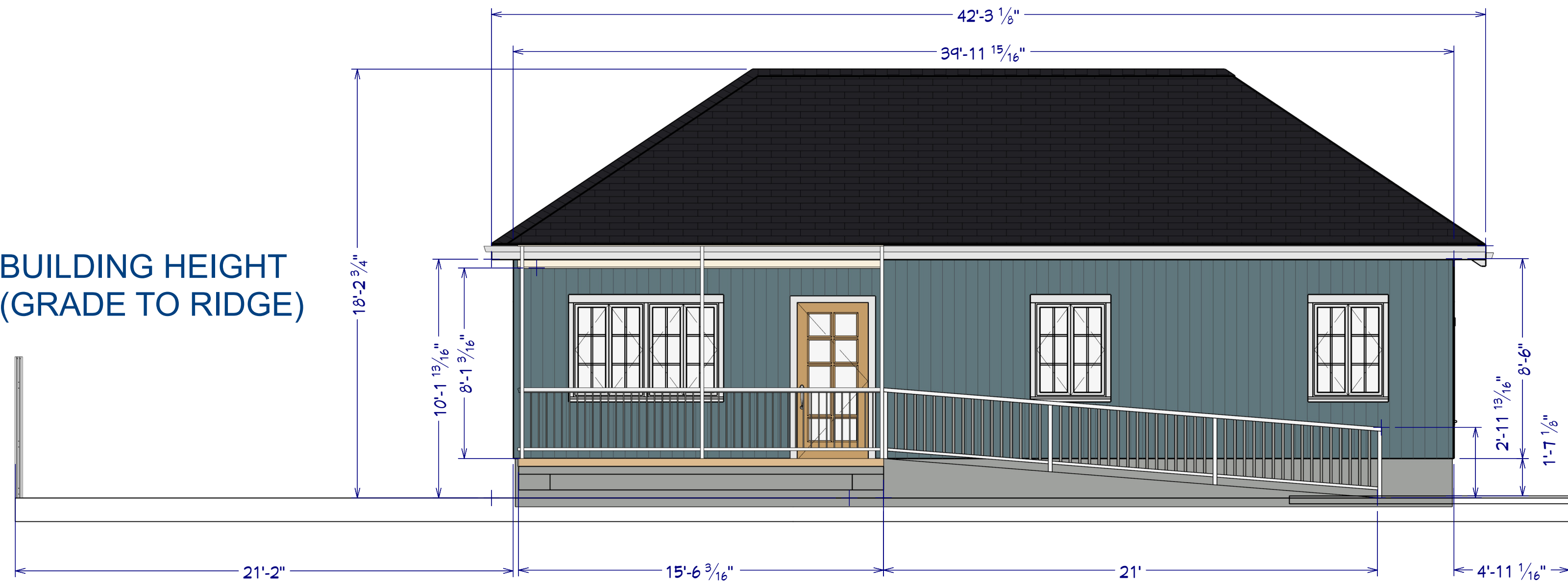
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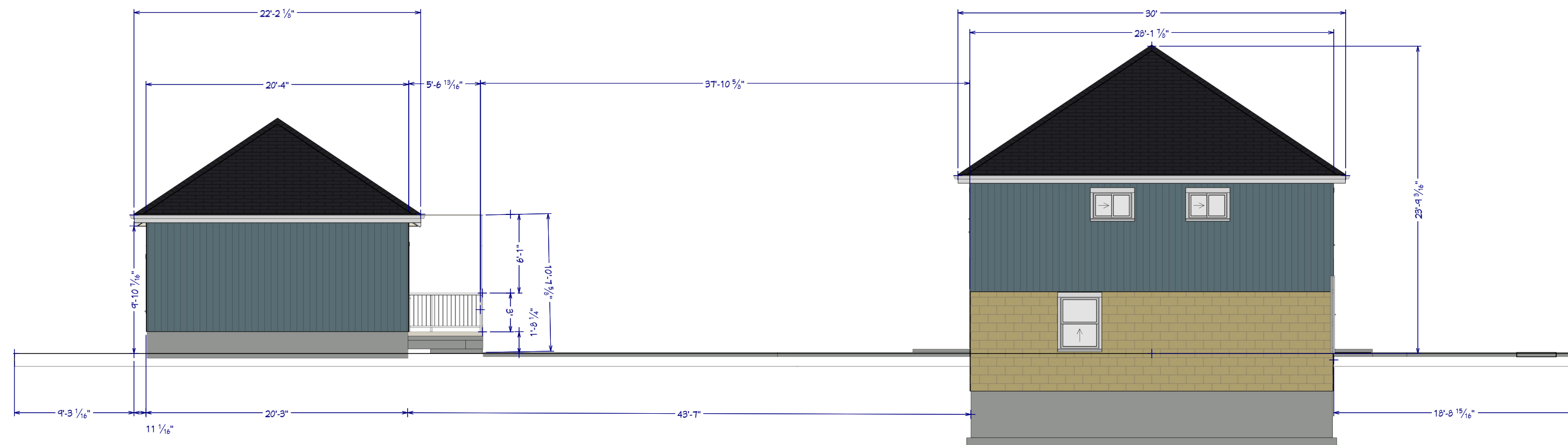
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 1/8" = 1'

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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

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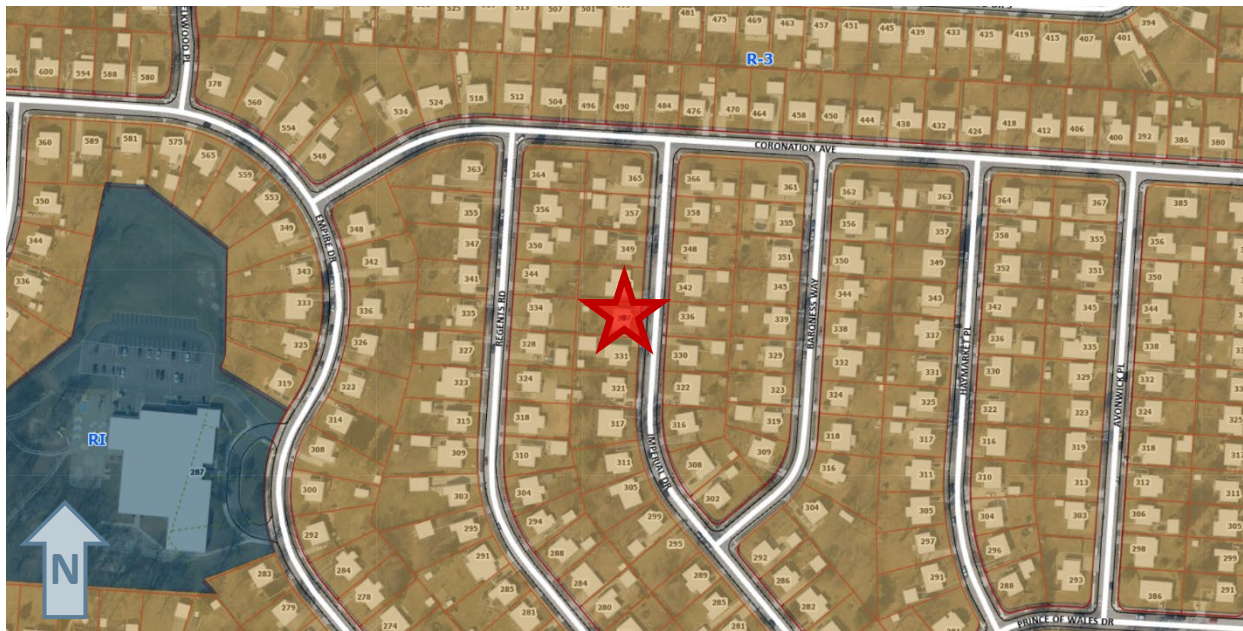
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PLANNING COMMISSION STAFF REPORT

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.