

VARIANCE APPLICATION SUMMARY



File Number V-25-30

Property Address 1392 HANBURY CT GAHANNA, OH 43230

Parcel ID 025-007628

Zoning District R-2 - Medium Lot Residential

Project/Business Name Pergola

Applicant Nichole Coverstone nikkay@hotmail.com 614-783-1894

Description of Variance RequestRequest for a variance from Gahanna zoning that would not

allow for the side yard to be utilized for a pergola.

Requested Variances

Code Section Code Title

Ch 1103.08 Medium Lot Residential

Neighbors

RIGHT - 1390 Hanbury Ct

- Frederick Sambor
- Michele Sambor

LEFT - 1394 Hanbury Ct

- Gregory Figurski
- Tara Figurski

BACK - 1398 Haybrook Dr

- Michael Child's
- Marcia Child's

Nichole Coverstone nikkay@hotmail.com

614-783-1894

Date: 11/17/25

To:

Gahanna Zoning Department

Subject: Zoning Verification for Pergola Installation in Side Yard

I am writing to request zoning verification and approval to utilize a portion of my **side yard** for the installation of a **pergola** structure at my residence located at 1392 Hanbury Court. The pergola will be placed on the existing patio.

Due to the unique layout and topography of my property, the **side yard** is the only practical and functional location for the pergola. Specifically:

1. Drainage Easement Restriction:

A **10-foot drainage easement** runs along the rear of my property, which prevents the placement of any permanent or semi-permanent structures in the backyard area. This restriction significantly limits available space for outdoor improvements.

2. Angled Property Layout:

The lot is **angled in design**, resulting in a **shallow backyard** with most of the usable land located along the **right side yard and front yard**. The side yard therefore offers the most appropriate and visually cohesive area for the pergola installation without encroaching on required setbacks or easements.

3. **Topographical Limitations:**

The **rear yard is fully sloped**, making it unsuitable for level construction or seating areas. A photo that shows the back yard has been added to the files. By contrast, the side yard provides a stable and accessible surface that can safely support the proposed pergola while maintaining proper drainage and aesthetics.

The proposed pergola will be used as an outdoor seating and shade area, complementing the residential character of the neighborhood. I will ensure that the installation complies with all applicable building and safety requirements, including setback standards and height limitations.

We have reached out to our neighbors to make them aware of our plans and ask if they had any questions about the project or any concerns. No questions or concerns have been expressed to share at this time.

I kindly request that the City considers this request and whether the proposed pergola installation within the side yard can be permissible.

Thank you for your time and consideration. Please let me know if any additional documentation, site plans, or photos are needed to assist with this review.

Sincerely, Nichole Coverstone

Neighbors

RIGHT - 1390 Hanbury Ct

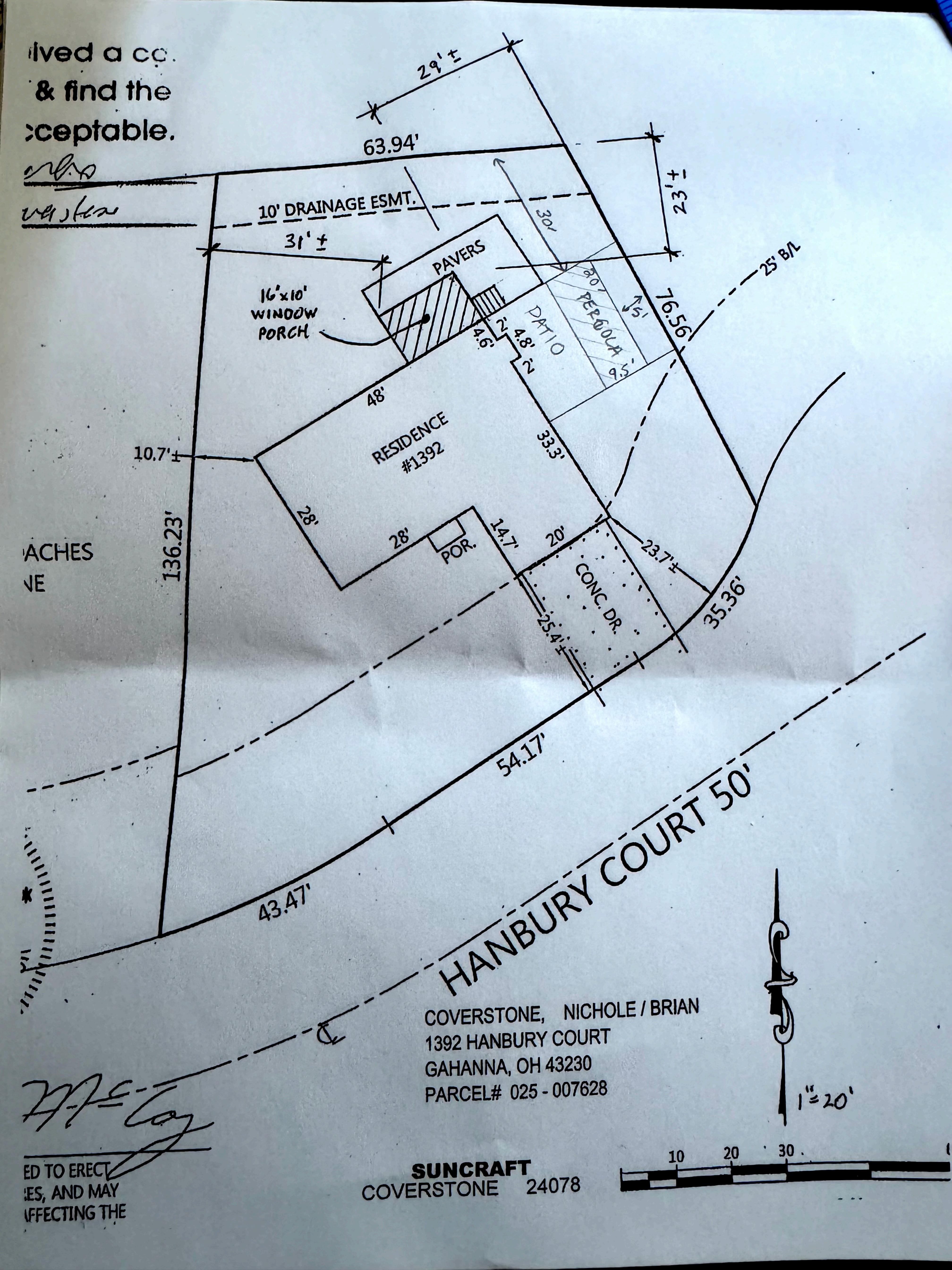
- · Frederick Sambor
- Michele Sambor

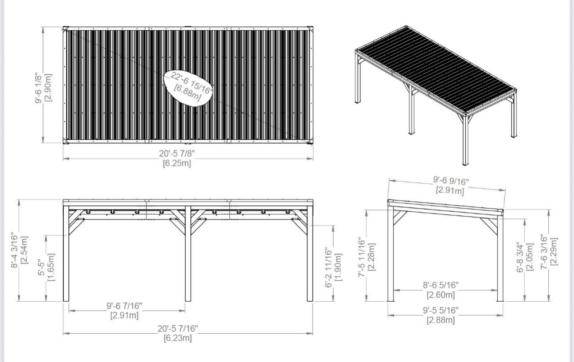
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PLANNING COMMISSION STAFF REPORT

Project Summary – 1392 Hanbury Court

Meeting Date: December 3, 2025

Zoning: Medium Lot Residential (R-2)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff has no objection to the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow a pergola to be placed to the side of a house instead of to the rear. The zoning code states that all accessory structures must be located to the rear of the primary structure and not to the side.

The pergola is 8 ft 4 in tall at its highest point, and it would be installed over an existing patio. The applicant states that this is the only area where a pergola can be installed due to the angled orientation of the lot, which creates a large front yard and side yard. The applicant also submitted an image showing the slope of the rear yard, which prevents the pergola from being located there. There is also a 10 ft drainage easement along the north property line.

For all properties zoned R-2, the side and rear yard setbacks for accessory structures are 5 ft. The pergola meets setback requirements since it is 5 ft from the side property line and 30 ft from the rear property line.

There is an existing 5 ft tall privacy fence that would partially screen the pergola. There is also a large mature tree in the front yard that further screens the pergola from view.

Review Criteria

Variance (V)

The following variance has been requested:

- 1. 1103.08 Medium Lot Residential
 - a. Accessory structures must be to the rear of the principal structure.
 - b. The shed is located to the side of the principal structure.

Before granting a variance, Planning Commission shall find that:

- 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) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff has no objection to the variance application. The pergola is only three feet taller than the existing fence and would be largely screened from the ROW by both the fence and an existing tree. There are physical limitations on the site due to topographical changes and the size of the rear yard. There are also existing trees in the rear yard that limit where an accessory structure could be placed. However, a pergola is not a necessity.