

Petitioner, Cohron's Investments, LLC, is the owner/operator of the Briar Creek Mobile Home Park (the "Park"), and desires to add a new section to the Park, located adjacent to an existing section. The Park has been under development for many years, established well before the latest version of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance (the "Zoning Ordinance"). In order to develop this section of the Park and maintain its consistency with the remainder of the Park that is already built out, Petitioner seeks a variance of the following development standards of the Zoning Ordinance:

- 1) Ch. 742, Art I, Sec.03.L.4.a.
Perimeter yard on west side of development reduced to less than required
50 foot perimeter yard; perimeter yard on 46th Street reduced to less than 60 foot
required perimeter yard;
- 2) Ch. 742, Art I, Sect.03.L.4.d.
Recreational/common area space less than 8% of project area,
8% of total project area to be recreational and common open space;
- 3) Ch. 742, Art I, Sect.03.L.4.c.
Minimum separation of 10 feet between mobile dwelling units proposed,
25 foot minimum separation required;
- 4) Ch. 742, Art I, Sec.03.L.4.e.
No storage area for travel trailers, campers, boats and recreational vehicles
provided,
120 square feet for each mobile dwelling required;
- 5) Ch. 742, Art I, Sec.03.L.4.f.
No mandatory patio or deck with at least 200 square feet proposed,
at least 200 square foot patio or deck space to be provided for each mobile dwelling
site;
- 6) Ch. 742, Art I, Sec.03.L.4.i.4.
Private streets to be provided, but without required hard surfaced walkway
connecting mobile dwelling with its off street parking area;
- 7) Ch. 742, Art I, Sec. 03.L4.i.5.
Sidewalks along public streets required; no perimeter sidewalks proposed; and
- 8) Ch. 742, Art I, Sec.03.L.4.j.
No underground safe room proposed,
underground safe room with at least 20 square feet of space for each mobile
dwelling in the development required.