



City of
Lawrence
Indiana

FILING CHECKLIST FOR VARIANCE PETITION

Please read carefully

Your Variance Packet must be filed electronically via permits@cityoflawrence.org or in person with the Board Secretary, located at: Lawrence Government Center, 9001 E 59th St., Ste 205, Lawrence, IN 46216.

Filing fees must be paid to receive a docket number. Any additional fees must be paid prior to the initial hearing.

The initial packet must be filed thirty-five (35) days prior to the hearing date and include the following:

Your initial packet must include the following:

- a. Petition
- b. Findings of Fact
- c. Zoning Base Map (obtained thru Board Secretary) with subject property prominently marked
- d. Consent Form (if applicable)
- e. Set of Structural plans, including floor plans and elevations (if applicable)
- f. Site Plan (with landscaping, if applicable)
- g. Plot Plan

- Must be drawn to a scale of 1"=30', 1"=20', 1"=10'. Indicate scale on plans.

Plot Plan must include:

- The North arrow
- Address of the site
- All dimensions of the entire site
- Names, centerline and right-of-way widths of all street, alleys and easements (including: drainage easements, utility easements, etc)
- Location and horizontal dimensions of all structures, existing and proposed. Proposed structures indicated by cross-hatching. e.g. ////
- Use of each structure by labeling. (such as: residence, garage, existing shed, etc)
- Structures to be removed indicated by broken lines. e.g. - - - -
- Distance from front, rear and each side of property line to all structures. (This distance is measured from the point where the structure is nearest the property line.)
- Location of proposed or existing driveway and its width at the right-of-way (property) line. (Also show connection to street and alley.)
- Measurement of curb radius and/or taper.
- Locations, dimensions and use of any other paved areas.
- The name of legal ditches or streams on or adjacent to the site.
- Location, type (i.e. ground, pole, projected, wall or other) and dimensions of all signs. Include separate, elevation of proposed sign structures complete with all dimensions and drawn to scale.
- Location, size and type of all existing and proposed trees and landscaping.

Legal Notice:

- a. The Legal Notice of Public Hearing must be mailed to neighboring property owners and the Lawrence Council Members (available from Board Secretary) at least ten (10) days prior to the hearing.
- b. A copy of the Legal Notice of Public Hearing must also be posted on the property of which the Variance is being applied for.

Once Legal Notice has been mailed to neighboring property owners the following documents will need to be submitted to the Board Secretary no less than three (3) days prior to the hearing:

- c. Affidavit of Legal Notice of Public Hearing
- d. List of neighbors and Council members notified



City of
Lawrence
Indiana

PETITION NO.: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Cohron's Investments, LLC, being the owner(s) of the property commonly known as 9625 a/k/a 9655 East 52nd Street, hereby authorize(s) its attorneys, Barnes & Thornburg LLP to file land development petitions necessary for the aforementioned address.

This consent shall:

remain in effect until revoked by a written statement filed with the Lawrence Board of Zoning Appeals.

OR

remain in effect until _____, 20____.

Cohron's Investments, LLC

By: [Signature]
Property Owner

Property Owner

Printed/Title: owner

Date: 3-18-20

Date: _____

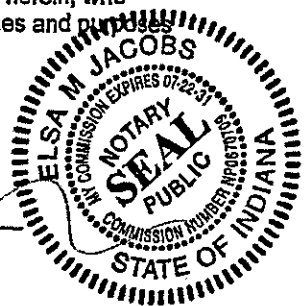
STATE OF INDIANA)
COUNTY OF Marion) SS:

Before me, a Notary Public in and for said County and State, appeared the Property Owner(s) herein, who acknowledged the execution of the foregoing as his/her/their voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and notarial seal this 18 day of March, 2020.

My commission expires:
July 22, 2031

[Signature]
NOTARY PUBLIC



Madison
County of Residence:

ELSA M JACOBS
Printed Name



LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE

DOCKET #: _____

ADDRESS OF PREMISES AFFECTED: 9625 aka 9655 E. 52nd Street
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Cohron's Investments, LLC PHONE: (317) 408-0958

PETITIONER(S) E-MAIL: mattcohron@yahoo.com

PETITIONER(S) ADDRESS: 9623 Pendleton Pike Lawrence IN 46236
STREET ADDRESS CITY STATE ZIP

AGENT: Joseph D. Calderon, Barnes & Thornburg LLP PHONE: (317) 231-7787

AGENT E-MAIL: jcalderon@btlaw.com

AGENT ADDRESS: 11 South Meridian Street Indianapolis IN 46204
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Same as Petitioner PHONE: _____
IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: _____

OWNER(S) ADDRESS: _____
STREET ADDRESS CITY STATE ZIP

IS/ARE THE PETITIONER(S) THE OWNER(S) OF ONE HUNDRED PERCENT (100%) OF THE ARE INVOLVED IN THE PETITION?
YES [checked] NO []

LEGAL DESCRIPTION (CHECK ONE):

- [checked] COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED
[] PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT MAP ATTACHED

SUBDIVISION NAME: _____ SECTION: _____
LOT NUMBER(S): _____

IS THIS PROPERTY THE SUBJECT OF ANY CODE ENFORCEMENT ACTION? YES [] NO [checked]

WAS THIS PROPERTY THE SUBJECT OF ANY PREVIOUS PETITION(S)? YES [] NO [checked]

IF YES, LIST THE DOCKET NUMBER(S): 87-Z-26

CURRENT ZONING: D-11 TOWNSHIP: Lawrence ACREAGE: _____

EXISTING USE OF THE SUBJECT PREMISES: Mobile/Manufactured Home Park

THE VARIANCE REQUEST IS FOR A VARIANCE OF:

- [] USE [checked] DEVELOPMENT STANDARDS
[] USE AND DEVELOPMENT STANDARDS [] SPECIAL EXCEPTION
[] ReZoning

PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED USE: STATE THE SPECIFIC ORDINANCE(S), STANDARDS(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED (ATTACH ADDITIONAL PAGES, IF NECESSARY).

See Attached List of Variances



THE ABOVE INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

Joseph D Calderon
SIGNATURE(S) OF PETITIONER(S) OR AGENT
Joseph D. Calderon, attorney for Petitioner

SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER

STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF April, 2026

NOTARY PUBLIC Susan Losche

PRINTED NAME SUSAN LOSCHE

MY COMMISSION EXPIRES FEBRUARY 12, 2034

COUNTY OF RESIDENCE MARION

SUSAN LOSCHE
Notary Public
Marion County - State of Indiana
Commission Number NP0710390
My Commission Expires Feb 12, 2034

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.I.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.I.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.I.4.c.
Minimum separation of 10 feet between mobile dwelling units proposed,
25 foot minimum separation required;
- 4) Ch. 742, Art I, Sec.03.I.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.I.4.f.
No mandatory patio or desk with at least 200 square feet proposed,
at least 200 square foot patio or desk space to be provided for each mobile dwelling
site;
- 6) Ch. 742, Art I, Sec.03.I.4.i.
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. 03.1.i.5.
Sidewalks along public streets required; no perimeter sidewalks proposed; and
- 8) Ch. 742, Art I, Sec.03.I.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.



City of
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PETITION NO.: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

VARIANCE OF DEVELOPMENT STANDARDS
FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:

the proposed development will be consistent with the prior developed portions of the mobile/manufactured home park, and will not change the existing access points from the nearest public street.

2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE:

there will be adequate setbacks from, and no shared access with, either the west or south adjoining properties, and there are already significant numbers of mobile home/manufactured home lots occupied as part of the same development.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

the development was started almost 50 years prior to the adoption of the new variance requirements, and to require this section to absorb the new standards would render it inconsistent with the existing development, as well as it being financially infeasible.



City of
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DECISION

IT IS THEREFORE THE DECISION OF THIS BODY THAT THIS VARIANCE PETITION IS GRANTED, SUBJECT TO ANY CONDITIONS STATED IN THE MINUTES (WHICH CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DECISION).

Adopted this _____ day of _____, 20_____

Chairman

Vice-Chairman

Member

Member

Member

LEGAL NOTICE OF PUBLIC HEARING

**LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA**

Notice is hereby given that the undersigned has filed a petition with the Lawrence Board of Zoning Appeals of Marion County, Indiana, requesting the following:

26-LSV-

9625 aka 9655 East 52nd Street

Docket Number

Address of subject property

REQUEST:

to allow for development of a new section of the Briar Creek Mobile Home Park without meeting the requirements for perimeter yards, sidewalks, and underground safe rooms.

LEGAL DESCRIPTION:

See enclosed Legal Description

This petition and all exhibits and plans filed therewith may be examined in the Board's office at the Lawrence Government Center, 9001 East 59th Street, Ste #205, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday. Written objections to the petition may be filed with the Secretary to the Lawrence Board of Zoning Appeals before the hearing at the above address and such objections will be considered.

Contacting members of the Lawrence Board of Zoning Appeals regarding a pending petition is prohibited.

A public hearing will be held at the Lawrence Government Center, 9001 E. 59th Street on **Tuesday, April 21, 2026**, at 6:00 p.m. All interested persons will be given an opportunity to be heard in reference to the matters set out in said petition. The hearing may be continued from time to time as may be found necessary. This notice is sent to you as an owner of property adjacent to the property included in said petition, pursuant to the applicable Rules of Procedure.

PETITIONER

DEVELOPER
(if different from Petitioner)

Signature

Signature

Name Printed

Name Printed

Street Address

Street Address

City State Zip

City State Zip

NOTICE

City of Lawrence Board of Zoning Appeals

Date of Hearing:

April 21, 2026

Location of Hearing:

Lawrence Gov't Center

9001 E 59th St

Assembly Room

Time: 6:00 pm

Petition Number:

26-LSV-

Petitioner:

Cohron's Investments, LLC

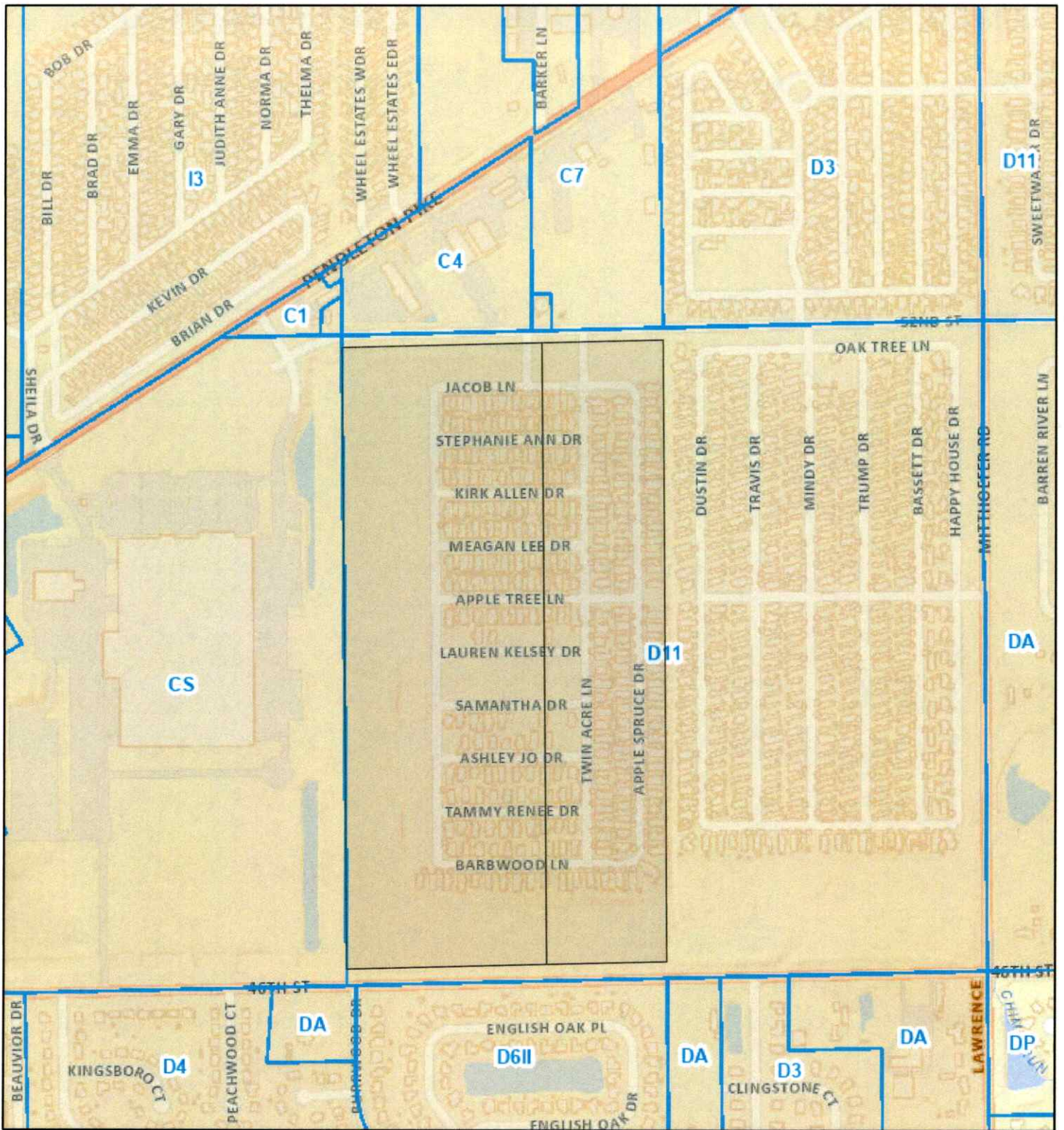
Petition Address:

9625 aka 9655 East 52nd Street

Request for Petition:

To allow for development of a new section of the Briar Creek Mobile Home Park without meeting the requirements for perimeter yards, sidewalks and underground safe rooms.

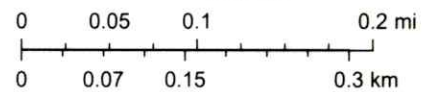
9625 East 52nd Zoning Map

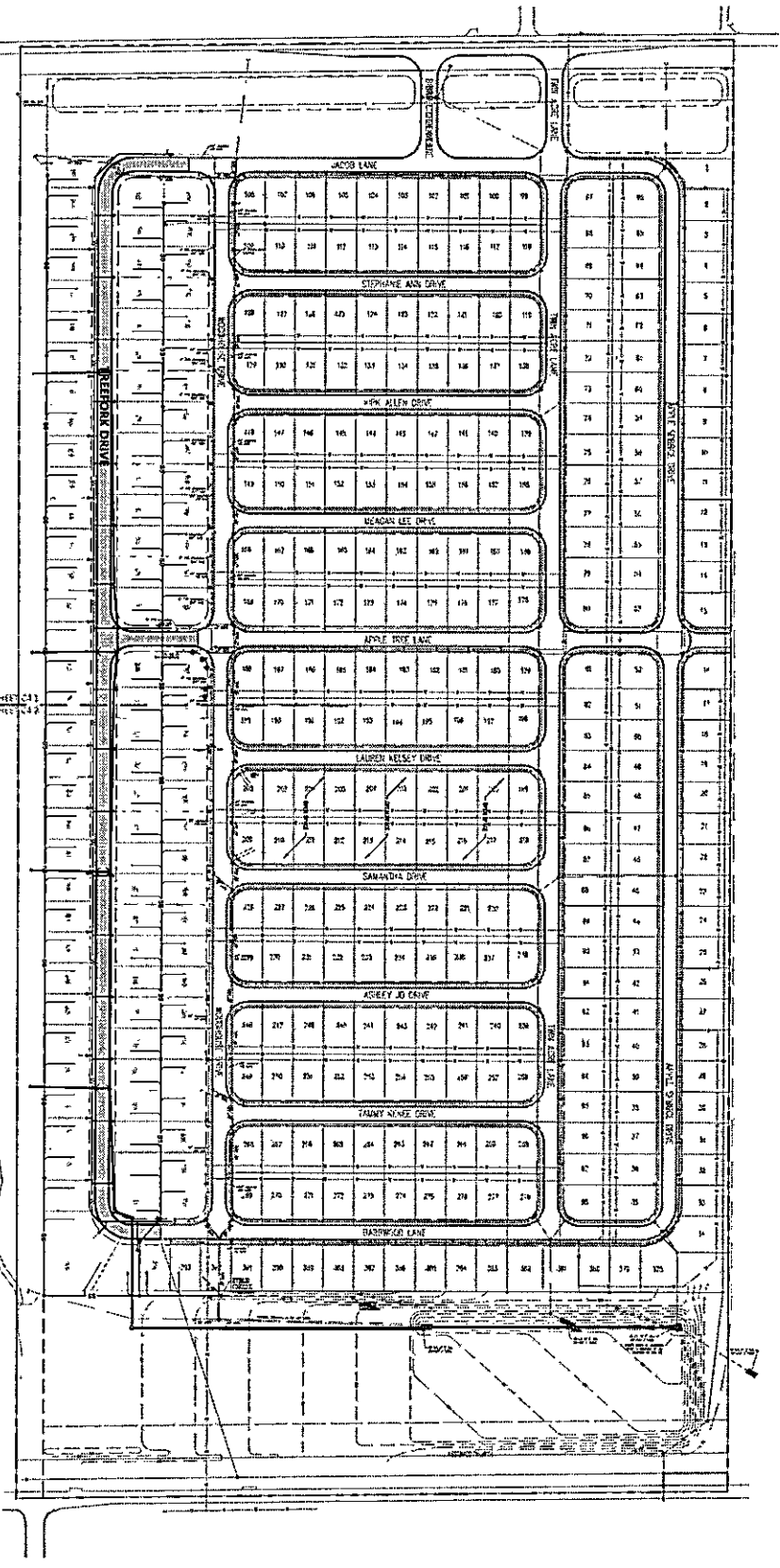


4/16/2026

 Zoning

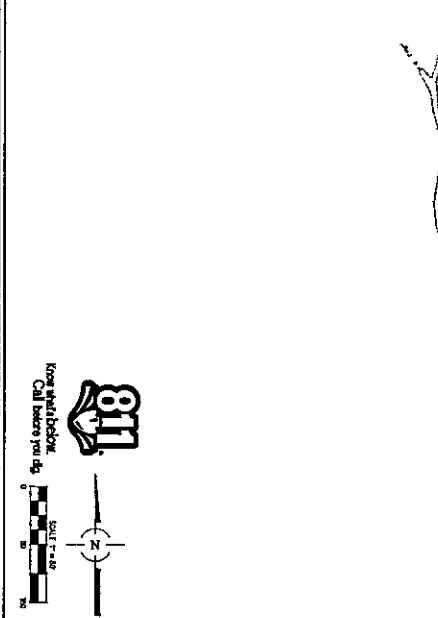
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- GENERAL NOTES:**
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- PROPERTY NOTES:**
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811
Know what's below.
Call before you dig.

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN

OVERALL DEVELOPMENT PLAN
BRIAR CREEK - PHASE 3
9625 E 32ND STREET
LAWRENCE, IN 46235

DATE: 11/11/2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT: BRIAR CREEK PHASE 3
SHEET: 1 OF 1
NO. DATE REMARKS