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Date: May 29, 2026

Interested Party

RE: 26-LSV-08  
9625 aka 9655 East 52<sup>nd</sup> Street

Dear Interested Party:

We represent Cohron's Investments, LLC, the Petitioner in the above referenced variance case. Petitioner desires to develop of a new section of the Briar Creek Mobile Home Park on property commonly known as 9625 aka 9655 East 52<sup>nd</sup> Street (the "Subject Property"). In order to use the Subject Property as Petitioner desires, a variance is required regarding certain development standards applicable to the D-11 zoning district.. Consequently, we filed a Variance Petition on behalf of Petitioner.

A public hearing on Petitioner's Variance Petition is scheduled for 6:00 p.m. on Tuesday, June 16, 2025, in the public assembly room of the Lawrence Government Center, 9001 East 59<sup>th</sup> Street, Lawrence, Indiana 46216 before the City of Lawrence Board of Zoning Appeals. Additional details can be found on the enclosed Legal Notice, and for your convenience, we have included a copy of Petitioner's site development plan, as well as a typical lot layout plan with this letter.

Of course, if you should have any questions concerning Petitioner's Variance Petition, please do not hesitate to contact me.

Sincerely,



Joseph D. Calderon, attorney for Petitioner,  
Cohron's Investments, LLC

Enclosure

cc: Renea Rafala

52851904.1

**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-08

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 project open space, separation requirements between homes, outdoor storage area, sidewalks along public streets, and underground safe rooms. (See Attached List)

**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 59<sup>th</sup> 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. 59<sup>th</sup> Street on Tuesday, June 16, 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**

**Cohron's Investments, LLC**



**Signature**

Joseph D. Calderon, its attorney

**Name Printed**

Barnes & Thornburg LLP - 15 S Meridian St

**Street Address**

Indianapolis IN 46204

**City State Zip**

**DEVELOPER**

(if different from Petitioner)

**Signature**

**Name Printed**

**Street Address**

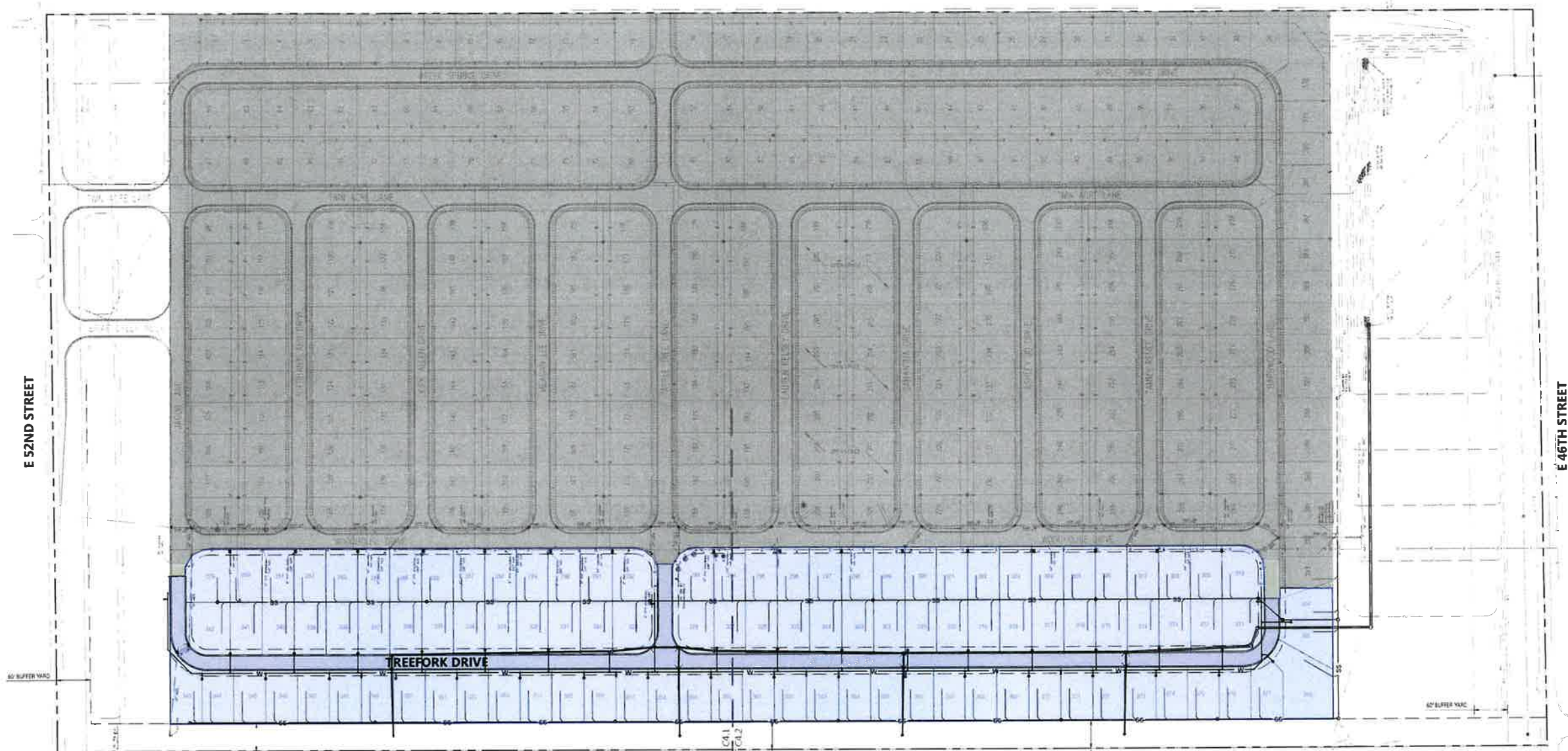
**City State Zip**

The West one-half (1/2) of the Southeast Quarter of Section 8, Township 16 North, Range 5 East of the Second Principal Meridian in Marion County, Indiana.

**Except** that portion, if any, granted to the State of Indiana for right-of-way purposes

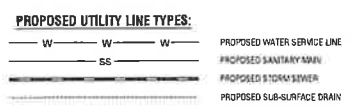
Petitioner, Cohron's Investments, LLC, is the owner/operator of the Briar Creek Mobile Home Park (the "Park"), and desires to add a new section to the Park, located adjacent to an existing section. The Park has been under development for many years, established well before the latest version of the City 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, Sect.03.L.4.d.  
Recreational/common area space of 4.2% of project area,  
8% of total project area to be recreational and common open space;
- 2) Ch. 742, Art I, Sect.03.L.4.c.  
Minimum separation of 10 feet between mobile dwelling units proposed,  
25 foot minimum separation required;
- 3) 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;
- 4) Ch. 742, Art I, Sec. 03.L4.i.5.  
Sidewalks along public streets 46<sup>th</sup> and 52<sup>nd</sup> Street required; no perimeter sidewalks  
proposed; and
- 5) 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.



- SITE NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
  2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
  3. ALL CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH MOST CURRENT APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
  4. ALL ROAD AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
  5. EXISTING PAVEMENT TO BE RAV CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING PAVEMENT.
  6. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
  7. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
  8. ALL PARKING STRIPES ARE TO BE 4" WHITE PAINT, ADA PARKING AREAS AND ACCESS ABLES TO BE 4" BLUE PAINT.
  9. BEARING, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
  10. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS, MUTCD AND INDOT SPECIFICATIONS.
  11. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISIONS MAY OCCUR.
  12. CONTACT ENGINEER IF ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.

- UTILITY NOTES**
1. MIN OR TOP OF CASTING ELEVATION EQUALS THE LOWEST POINT ON THE CASTING WHERE WATER ENTERS THE STRUCTURE OR THE TOP OF A SOLID CASTING.
  2. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF PIPE END SECTION.
  3. WATER MAINS THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER FROM FINISH GRADE TO TOP OF WATER LINE. CONTRACTOR TO PROVIDE ALL FITTINGS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
  4. THE FIRE SERVICE AND DOMESTIC WATER LINE MATERIAL SHALL BE AS SPECIFIED ON THE PLAN.
  5. CONTRACTOR SHALL VERIFY BEFORE INSTALLATION THE DOMESTIC WATER SERVICE LINE INTERNAL DIAMETER (ID) MEETS THE DEMAND AND SIZE SPECIFIED BY THE PLUMBING DESIGNER.
  6. ELECTRICAL CONDUIT SHALL BE INSTALLED AT A MINIMUM OF 36 INCHES BELOW THE FINISH GRADE. ENDS OF THE CONDUIT SHALL BE MARKED BY INSTALLING A 1/4" WOOD POST PAINTED RED.
  7. LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO RE-VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
  8. ALL 6" SANITARY SEWER LATERALS ARE TO BE CONSTRUCTED WITH SCH-20 PVC @ 1/2" A.S. DRINKABLE SLOPE.
  9. TRACER WIRE IS REQUIRED ON ALL SANITARY SEWER LATERALS.
  10. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COORDINATION WITH LOCAL JURISDICTION AND ALL RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, TELEPHONE AND CABLE SERVICES.
  11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING TRAFFIC CONTROL PER LOCAL STANDARDS AND REQUIREMENTS. ALL STREET CUTS SHALL BE REPAIRED PER LOCAL REQUIREMENTS.
  12. FOR VIEWING CLARITY OF THESE CONSTRUCTION PLANS, PIPES OR STRUCTURES MAY NOT BE SHOWN TO SCALE.
  13. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
  14. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINING, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
  15. WATER AND SEWER MAIN CROSSINGS SHALL BE IN ACCORDANCE WITH I.C. STATE STANDARDS. WATER AND SEWER MAINS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM EDGE OF PIPE TO EDGE OF PIPE. WATER PIPES CROSSING ABOVE SEWER PIPES MUST HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES CLEARANCE BETWEEN PIPES.
  16. THE CONTRACTOR SHALL CONTACT ENGINEER FOR ALL QUESTIONS REGARDING UTILITY PLAN DISCREPANCIES AND OR CONFLICTS IN THE FIELD.
  17. STRUCTURES RECEIVING SUB-SURFACE DRAINS (SSD) SHALL HAVE BOTH PORTS CORE DILLED, 1" OR 1 1/2" BLIND CONNECTIONS ARE NOT ALLOWED.
  18. ELECTRIC LINES FOR STREET LIGHTING THAT CROSS UNDER ROADWAYS, PARKING LOTS OR SIMILAR SURFACES SHALL BE ENCASED IN RIGID CONDUIT.



**LOT/UNIT COUNT:**  
 EXISTING LOTS WITH UNITS - 274  
 EXISTING LOTS AS OPEN SPACE - 20  
 PROPOSED LOTS WITH UNITS - 102  
 TOTAL LOTS WITH UNITS - 376

**SITE DATA:**  
 ZONING USE: RESIDENTIAL (R-11)  
 TRAILER PARK EXEMPTION  
 SETBACKS: FRONT = 60'  
 SIDE = 50'  
 REAR = 50'  
 TOTAL SITE AREA: 16 AC.  
 GREENSPACE: 14.7 AC.  
 IMPERVIOUS: 1.3 AC.

Know what's below.  
Call before you dig.

SCALE 1" = 100'

| NO. | DATE       | REMARKS                |
|-----|------------|------------------------|
| 1   | 11.07.2025 | INITIAL CITY SUBMITTAL |
| 2   | 12.23.2025 | CITY RESUBMITTAL       |
| 3   | 04.0X.2026 | CITY RESUBMITTAL       |

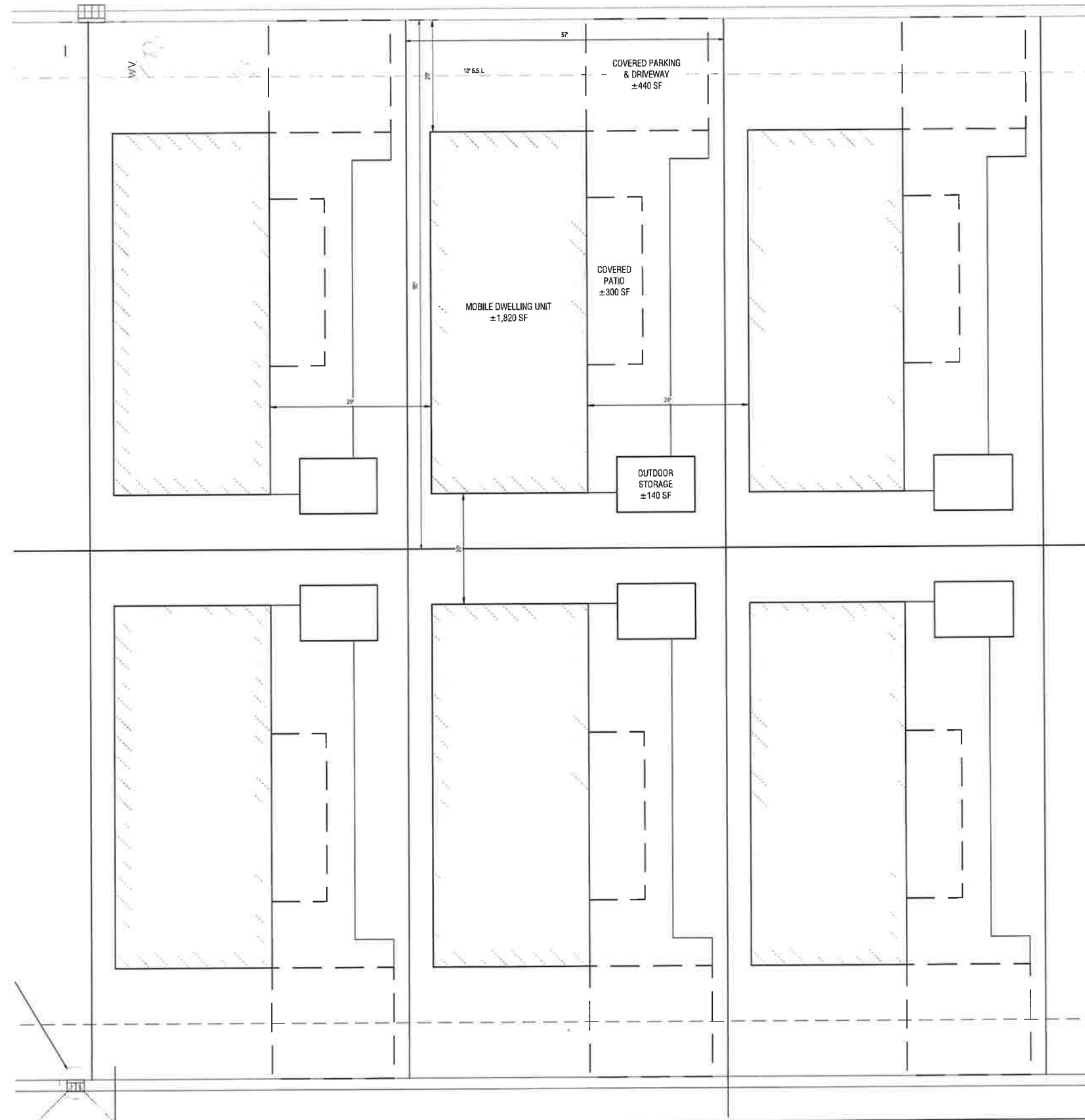


OVERALL DEVELOPMENT PLAN  
**BRIAR CREEK - PHASE 3**  
 9625 E 52ND STREET  
 LAWRENCE, IN 46235

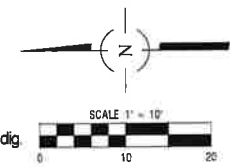
**Spaceco**  
 Civil Engineering & Surveying  
 Rosemont, IL - Morris, IL - Indianapolis, IN  
 spacecoinc.com

|                               |
|-------------------------------|
| FILENAME:<br>12162 - C4.0 DEV |
| DATE:<br>4/30/2026            |
| JOB NO.<br>12162              |
| SHEET<br><b>C4.0</b>          |

WOODHOUSE DRIVE



Know what's below.  
Call before you dig.



| NO. | DATE | REMARKS |
|-----|------|---------|
|     |      |         |
|     |      |         |
|     |      |         |

NOT FOR CONSTRUCTION

CERTIFIED BY

EXAMPLE LOT LAYOUT EXHIBIT  
**BRIAR CREEK - PHASE 3**  
 9625 E 52ND STREET  
 LAWRENCE, IN 46235

**Spaceco**  
 Civil Engineering & Surveying  
 Rosemont, IL - Morris, IL - Indianapolis, IN  
 spacecoinc.com

|                                 |
|---------------------------------|
| FILENAME:<br>12162 - LOT BLOWUP |
| DATE:<br>4/XX/2026              |
| JOB NO.<br>12162                |
| SHEET                           |