

Memo

To: Zoning Board of Appeals
From: Bryan Myrkle, Community Development Director
Date: July 5, 2018
Re: Maple Knoll Variance

On your Zoning Board of Appeals agenda for this coming Monday evening is a request for setback variance from Maple Knoll Trailer Park located on Lansing Road here in the City.

The need for variance stems from the owner's desire to upgrade the facility and install new mobile home units.

Maple Knoll is an older mobile home community and was developed according to older standards. It was also developed outside the city limits, and was later annexed into the city.

This annexation brought the mobile home park into the City's jurisdiction and also imposed zoning standards that are different from those the park was initially developed under.

The difficulty in placing new units into the park stems from the fact that newer mobile homes are larger than those commonly available in the 1960s and 70s. These newer units cannot be placed into the existing sites and meet the City's front and side setback requirements.

This is explained in detail in the application for variance included with your packet.

Because the new owner's goal is to improve the park, and because the existing condition is already non-conforming, it would seem that granting this variance is in the best interests of both the community and the property owner.