

January 23, 2026

Revised March 25, 2026

City of Laramie  
Community Development Department  
P.O. Box C  
Laramie, WY 82073

To Whom It May Concern:

Please find enclosed an application for a Variance from various sections within Section 15.14.140 Manufactured Home Communities. The purpose of this Variance request is threefold:

1. To allow continued development of an existing Mobile Home Community that was started prior to the adoption of the current code.
2. To reduce separation between an existing mobile home park and proposed expansion of a separate mobile home park.
3. To allow for additional storage facilities and parking areas within the development parcel to comply with concurrent sections of 15.14.140.

The proposed Variances are detailed below:

- A Variance from Section 15.14.140.A.3 which states *All manufactured home communities shall be a minimum of 20 contiguous acres*. The parcel under consideration began construction as a Manufactured Home Community in 2006, prior to the adoption of the Unified Development Code in 2010 and this section's minimum acreage requirement. The Developer has no additional land to increase the size of the existing community.
- A Variance from Section 15.14.140.A.4 to allow for an L2 Landscaping buffer yard at the West boundary of 2260 Franklin Street. Section 15.14.140.A.4 states *All manufactured home communities shall conform to the L4 site perimeter landscaping standards of subsection 15.14.050*. Per the table copied below, the requested L2 buffer yard requires a minimum width of six feet (6'), compared to a twenty-foot (20') width for an L4 Separation.



**TABLE 15.14.050-3: SPECIFICATIONS FOR SITE PERIMETER LANDSCAPING**

Requirement	L1 Edge Treatment	L2 Buffer	L3 Separation	L4 Separation
Planting Area Width (minimum average) [1]	3 ft	6ft	12ft	20 ft
Planting Area Width (minimum at any point) [1]	3 ft	6 ft	10 ft	15 ft
Total Landscape Units[4] Required per linear foot of property line or street frontage	0.20 units per linear foot	0.30 units per linear foot	0.40 units per linear foot	0.65 units per linear foot
Minimum number of landscape units that shall be trees	none	25% of the total required units,	35% of the total required units,	40% of the total required units,
Minimum number of landscape units that shall be evergreen trees	none	none	20% of the total required units,	30% of the total required units,
Minimum number of landscape units that shall be shrubs	20% of the total required units, either hedge or fence	5% of the total required units,	10% of the total required units,	10% of the total required units,

**Additional Standards:**

The proposed Variance request exceeds the landscaping buffer requirements of the parcel's Zoning District (R2M), which requires an L1 buffer, (see table copied below) by providing a L2 buffer yard in its place. The parking areas will fulfill storage/oversize parking requirements of LMC 15.14.140.A.14, and is expected to increase the functionality of the development.

**TABLE 15.14.050-2: APPLICABILITY OF SITE PERIMETER LANDSCAPING**

Required Level of Site Perimeter Landscaping (Level 1, 2 or 3)  
Adjacent to the Following Zoning Districts or Streets:

District of Proposed Development	AG, RR, O	LR, R1, R2, R2M	R3	NB, B1, B2	DC, C2	LM, IP, I1, AV, AE	I2	Freeway	Collector, Arterial, Expressway	Property not within City limits
AG, RR, O	N/A	L1	L1	L3	L4	L2	L4	L4	L2	L1
LR, R1, R2, R2M	L1	L1	L1	L2	L2	L3	L4	L4	L2	L1
R3	L3	L2	L1	L1	L1	L3	L4	L3	L2	L1
NB, B1, B2	L3	L2	L2	L1	L1	L2	L3	L2	L2	L1
DC, C2	L3	L3	L2	L2	L1	L2	L3	L2	L2	L1
LM, IP, I1, AE	L3	L3	L3	L2	L2	L1	L1	L2	L2	L1
AV	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*
I2	L4	L4	L4	L3	L3	L2	L1	L2	L2	L1
Non-residential use in R zone	L3	L2	L1	L1	L1	L2	L3	L2	L2	L1



- A Variance from Section 15.14.140.B.2 which states *Detached individual storage rooms with an area no more than 150 sq. ft. each.* The Developer intends to provide detached individual storage units of 150 square feet or less at each individual Manufactured Home Space within the development, but would *also* like to provide free standing storage units at the western side of the property as an amenity to the community. Phase 1 residents indicate that additional storage areas are of value and the proposed storage units would provide for secure, enclosed storage, decreasing the instances of outdoor un-regulated storage within the community. The Owner seeks to utilize the fourteen-foot (14') difference in required landscaping width to provide additional storage and parking areas for park residents. The parking areas will fulfill storage/oversize parking requirements of LMC 15.14.140.A.14, and is expected to increase the functionality of the development.
- Section 15.14.140.A.5 states *All manufactured home communities shall be screened from any adjacent development or public street with a masonry wall or solid material fence at least six feet in height and adequate plantings.* The existing Phase 1 of the Development was not required to install a solid material fence and enforcement of this fencing requirement on the north boundary. Implementation of this requirement would also unnecessarily separate the proposed development from the neighboring Mobile Home Park.

It is believed that the following findings support approval of this Variance request:

1. **Special Circumstances.**

This request is based on a special circumstance created by the adjoining developed mobile home park, B Bar B. Requiring an L4 separation and solid fencing would unnecessarily separate two similar residential developments. No other instances of adjoining mobile home parks within City limits were identified, and the only undeveloped R2M parcels adjacent to existing mobile home parks are separated by public streets. Accordingly, this instance is a special circumstance, and is not the result of any action by the applicant. Additionally, the southern portion of the western boundary adjoins unincorporated land. While a portion of the boundary directly adjoins the existing B Bar B Mobile Home Park, the southern segment of the western boundary abuts unincorporated, undeveloped land. This portion does not present the same separation concerns as a boundary adjoining dissimilar or more intensive land uses, and the proposed L2 buffer is appropriate given the existing condition and unknown future development conditions.

2. **Denial of Reasonable Use.**

If this variance request is denied, the applicant would be deprived of reasonable use of the property. The Manufactured Home Community was established and began construction in 2006, prior to the adoption of the 2010 code that introduced the 20-acre minimum size requirement. Denial of this variance would effectively impose a standard enacted after development had already commenced, resulting in an unreasonable limitation on the owner's ability to utilize the property as originally intended.



**3. Minimum Adjustment.**

The proposed Variance will not result in any increase in non-conformity for the subject parcels or surrounding properties, and represents the minimum adjustment necessary to accomplish the purpose of this request. As proposed, the application exceeds the landscaping buffer requirements of the underlying zoning district.

**4. Consistency with Code Intent.**

Granting this Variance is consistent with the intent of the code by allowing for the cohesive integration of an existing mobile home park with a proposed expansion. The request also exceeds the landscaping requirements of the R2M zoning district. The north, east, and south boundaries of the development meet, or will meet, the L4 separation requirements of the code.

**5. Neighborhood Character and Public Interest.**

Approval of this Variance will not adversely affect neighborhood character or the public interest. The proposal allows similar uses to adjoin cohesively and provides improvements that will benefit residents of both the existing and proposed mobile home parks.

Thank you for your time and consideration. If you have any questions, please feel free to contact me.

Sincerely,



Christie Roberts, PE

