

## EXHIBIT C – MOBILE HOME SPECIAL USE PERMIT APPLICATION REQUIREMENTS

### A. FILING PROCEDURE

1. The application shall be filed in the office of the Department of Public Services, 4230 Elkhart Road, Goshen, IN 46526 prior to 3:00 p.m. **ON** or **BEFORE** \_\_\_\_\_ to assure placement on the Hearing Officer's agenda for the \_\_\_\_\_ Meeting Date **or** the Board of Zoning Appeals agenda for the \_\_\_\_\_ Meeting Date.
2. The application shall be accompanied by a non-refundable fee of \$\_\_\_\_\_.
3. The owner(s) of property included in any petition before the Hearing Officer and/or Board of Zoning Appeals must consent to the filing of the application. Such consent shall be evidenced by the owner's signature on said application or by signature of a duly authorized agent. In the case of property which is being purchased under a land contract or an option to buy, the signatures of both the purchasers and sellers or the duly authorized agents shall be required. Staff shall be entitled to rely upon the representations made and the documents submitted by the person filing the application as to ownership.
4. Within a week after the submittal deadline, an Elkhart County staff member will visit your property to take pictures.

### B. INFORMATION ON THE APPLICATION

1. All information requested on the attached application, questionnaire, and site plan must be complete and shall be as accurate as reasonably possible. If the application, questionnaire, and site plan are not complete and accurate as reasonably possible the staff may return the application to the petitioner and shall not set a date for the application's hearing.
2. A copy of the recorded deed(s) for the current property owner must be submitted. The deed(s) may be obtained from the county Recorder's Office. The deed(s) must show a complete and accurate legal description for the subject property.
3. It will also be necessary to include a drawing of the property ("site plan"), including the items listed on the Site Plan sample page.
4. For your information, the staff will obtain a list of the names and addresses of property owners within 300 feet of the property in question from the County Auditor's Office. Persons on that list will then be notified of the Public Hearing by the staff.

### C. PRESENTATION TO THE HEARING OFFICER AND/OR BOARD OF ZONING APPEALS

1. Each application shall be presented to the Hearing Officer and/or the Board of Zoning Appeals. The petitioner or a representative must attend the hearing and presentations may be made by the petitioner or petitioner's representative.
2. Prior to the public hearing, the Elkhart County Zoning Administrator will make a written staff report and recommendation on your application to the Hearing Officer and/or the Board of Zoning Appeals. A copy of this report will be mailed to you along with notice of the Public Hearing date and time.
3. The Hearing Officer and/or the Board of Zoning Appeals are here to carefully consider your request. Before granting any application the Hearing Officer and/or the Board of Zoning Appeals must, by Law, find that the Special Use:
  - a. Is consistent with the spirit, purpose and intent of the Zoning Ordinance;
  - b. Will not substantially and permanently injure the appropriate use of neighboring property; and
  - c. Will substantially serve the public convenience and welfare.

The Hearing Officer and/or Board of Zoning Appeals must find in your favor on all three criteria and you should cover all **three** points in your presentation.

4. The Public Hearing Procedure is generally as follows:
  - a. Staff report and analysis presented.
  - b. Petitioner's presentation.
  - c. Questions from the Hearing Officer and/or the Board of Zoning Appeals.
  - d. Public comments (in support of and in opposition to).
  - e. Questions from the Hearing Officer and/or the Board of Zoning Appeals.
  - f. Petitioner's rebuttal.
  - g. Public hearing is closed.
  - h. Decision by the Hearing Officer and/or Board of Zoning Appeals.

5. The possible actions the Hearing Officer and/or the Board of Zoning Appeals can take on any application are generally as follows:
  - a. Approval;
  - b. Approval with conditions;
  - c. Tabling;
  - d. Denial; or
  - e. Dismissal (with or without prejudice)

The Hearing Officer has the discretion to refer your application to the Board of Zoning Appeals for a full hearing. If this action is taken, your presence will be required in front of the Board of Zoning Appeals as well.

6. The following conditions shall automatically apply to an individually placed mobile home on a parcel of property not a part of any mobile home subdivision or mobile home park. These conditions are:
  - a. The mobile home shall be adequately stabilized, skirted and have tie downs installed.
  - b. The water supply and sewage disposal system shall be installed in accordance with County Health Department specifications.
  - c. Adequate provisions for storage shall be provided at all times to eliminate exterior storage of personal property, tools and vehicles except licensed motor vehicles.
  - d. At all times, the premises shall be kept free of abandoned vehicles or parts thereof as described by Indiana State Law.
7. The Board of Zoning Appeals may require or allow the owner of real property subject to a Special Use Permit or Variance petition to make a written commitment concerning the use or development of the real estate. The completed commitment form shall be signed by the owner in front of a notary public, recorded by the owner in the Office of the Elkhart County Recorder and then returned to the BZA staff for placement in the petition file. The commitment shall be effective immediately upon execution by the owner but the BZA approval ***shall not*** be effective until the recorded commitment form has been returned to the BZA staff.
8. The Recording Secretary will mail a copy of the results of the hearing to you.
9. If you have any questions concerning the presentation of your application or filing procedure, please ask for assistance from the Staff as they are here to assist you in any reasonable way possible.

D. APPEALS FROM THE HEARING OFFICER

1. Any order, requirement, decision or determination made by the Hearing Officer may be appealed to the Board of Zoning Appeals by any interested party who files the appeal within five (5) business days of the respective order, requirement, decision or determination.
2. **Please note that if your request is approved, the Department of Planning & Development does not have the authority to issue a building permit for your request until the 5 business day appeal period ends and no proper appeal has been filed.**