

City of Findlay

Lydia L. Mihalik, Mayor

ZONING DEPARTMENT

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ZONING OFFICE

2013 ANNUAL REPORT

SUBMITTED BY: Todd Richard

Although new housing starts remain stagnant, permit activity was steady in 2013. A total of 566 permits were issued compared to 562 permits in 2012 and 504 in 2011. In spite of reduced staff, the Zoning Office remained very active and productive.

Budget issues were once again a distraction. This was the first full year the Zoning/Floodplain Administrator operated alone, as a result of last year's lay-off of the Zoning Inspector. Although there may have been a service delay, in some instances, permits were issued, inspections were made, and the day-to-day operations moved forward. There has been some assistance from the HRPC and Engineering staffs to assist with some of the duties. More time is spent on administrative/processing duties and less is spent in the field. Hopefully, proficiencies in the MUNIS system will allow more field work.

There were two fairly minor flood events in 2013. The December flood crested at 15.36' and was more concerning. About 50 notices to property owners regarding potential damages were processed. These properties will have to be monitored in 2014. Past mitigation efforts were clearly evident and the amount of damage was reduced.

Permits for 24 new single family homes were issued. This remains to be a very average number. There was a major development in the Birchaven subdivision with 18 new four and five family dwelling units valued at over 4 million dollars.

The Flood Damage Reduction ordinance was re-written and the zoning code was amended with some necessary changes. The zoning code will need much more attention in 2014 and the zoning map will need a major update.

The Zoning Office will continue to dedicate itself to service to the public, even under the current circumstances. Other departments and agencies may be asked to assist with some of the duties.

CITY OF FINDLAY

Zoning Department Permits Totals Only Report

01/01/2013 To 12/31/2013

Permit #	Type	App Date	Address	Owner Info	Estimated Cost	Square Feet
COND		Total Permit Count = 20			Total Estimated Cost for Type = \$1,220,000.00	
DECK		Total Permit Count = 31			Total Estimated Cost for Type = \$107,800.00	3,238
DEMO		Total Permit Count = 46			Total Estimated Cost for Type = \$400,000.00	264
FL10		Total Permit Count = 1			Total Estimated Cost for Type = \$80,000.00	1,592
FL40		Total Permit Count = 7			Total Estimated Cost for Type = \$21,800.00	1,186
FL50		Total Permit Count = 3			Total Estimated Cost for Type = \$753,500.00	25,650
FL62		Total Permit Count = 3			Total Estimated Cost for Type = \$34,000.00	
FL70		Total Permit Count = 19			Total Estimated Cost for Type = \$13,000.00	
FL80		Total Permit Count = 9			Total Estimated Cost for Type = \$582,899.00	0
FN10		Total Permit Count = 141			Total Estimated Cost for Type = \$291,851.00	0
FN20		Total Permit Count = 9			Total Estimated Cost for Type = \$28,820.00	0

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01/01/2013 To 12/31/2013

Permit #	Type	App Date	Address	Owner Info	Estimated Cost	Square Feet
GR00		Total Permit Count = 13			Total Estimated Cost for Type = \$0.00	0
GR10		Total Permit Count = 4			Total Estimated Cost for Type = \$0.00	0
MISC		Total Permit Count = 9			Total Estimated Cost for Type = \$4,596,400.00	0
PARK		Total Permit Count = 7			Total Estimated Cost for Type = \$415,500.00	0
PEN1		Total Permit Count = 20			Total Estimated Cost for Type = \$1,453,967.00	39,170
PEN2		Total Permit Count = 2			Total Estimated Cost for Type = \$3,000.00	
POOL		Total Permit Count = 9			Total Estimated Cost for Type = \$341,000.00	
RPLC		Total Permit Count = 3			Total Estimated Cost for Type = \$18,400.00	
SCNW		Total Permit Count = 1			Total Estimated Cost for Type = \$0.00	
SCRN		Total Permit Count = 1			Total Estimated Cost for Type = \$0.00	
SG10		Total Permit Count = 21			Total Estimated Cost for Type = \$479,802.00	

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01/01/2013 To 12/31/2013

Permit #	Type	App Date	Address	Owner Info	Estimated Cost	Square Feet
SG20		Total Permit Count = 18		Total Estimated Cost for Type = \$39,100.00		
ZN10		Total Permit Count = 25		Total Estimated Cost for Type = \$6,639,970.00		68,962
ZN15		Total Permit Count = 30		Total Estimated Cost for Type = \$674,400.00		9,557
ZN25		Total Permit Count = 2		Total Estimated Cost for Type = \$67,843.00		500
ZN40		Total Permit Count = 76		Total Estimated Cost for Type = \$528,734.00		21,980
ZN50		Total Permit Count = 18		Total Estimated Cost for Type = \$4,340,000.00		118,006
ZN70		Total Permit Count = 9		Total Estimated Cost for Type = \$17,423,900.00		141,415
ZN75		Total Permit Count = 9		Total Estimated Cost for Type = \$2,982,000.00		17,071

Grand Total # of Permits and Estimated Cost and Sq Ft:

566

\$43,537,686.00

448,591