

# City of Findlay

Lydia L. Mihalik, Mayor

## ZONING DEPARTMENT

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## ZONING OFFICE

### 2014 ANNUAL REPORT

SUBMITTED BY: Todd Richard

Although new housing starts remain stagnant, permit activity was steady in 2014. A total of 528 permits were issued in 2014, which was a 7% drop from 2013. However, the value of construction (\$145,000,000) was more than 3 times the value of 2013 (\$44,000,000). This was mainly due to some very large industrial and commercial projects. Nearly 700 inspections were made on active construction sites.

Marathon Petroleum has progressed rapidly with the expansion of its campus. Two new parking garages, office space, and a service building are components of the expansion with the possibility of a hotel project on the horizon for 2015.

The former Central Middle School auditorium is all that remains and will be renovated into a fine arts pavilion. That project is still in its early phases with foundation work and steel framing being installed.

The McLane Company has started construction of a state-of-the-art distribution center. This site was annexed in 2014 and is located west of the Owens campus. It should provide over 400 new jobs.

New housing remains stagnant. Twenty-six new single family homes were constructed in 2014, which is two more than in 2013. Fewer building lots are available for new construction. The influx of new jobs may have an interesting impact on new home construction and potentially new subdivisions over the next three years.

Although budget issues have diminished, the Zoning Office will be staffed by one person again in 2015. Preparations will be made to add another staff person in 2016. The Zoning Office continues to get support from the Hancock Regional Planning Commission and the Engineering Department. To improve efficiency, an effort will be made to purge and organize many files, both hard copy and electronic.

Efforts continue on the Community Rating System. Many outstanding issues with FEMA have been resolved and there is hope that the city will become a candidate for the program this year.

A concentrated effort was made to make major changes in the zoning ordinance. The code has been reviewed thoroughly and will be introduced to City Council so the formal review process can begin. Soon after the code has been updated, the zoning map will have to be reviewed and updated.

The Zoning Office continues to make customer service the number one priority. The rapport with contractors, developers, consultants, and the public has remained positive and cooperative. In spite of the many duties, the interests and concerns of the public are the top priority. The Zoning Office will always strive for improvement in the efficiency, accuracy, and delivery of its duties.

# CITY OF FINDLAY

## Zoning Department Permits Totals Only Report

01/01/2014 To 12/31/2014

1/28/2015

Permit #	Type	App Date	Address	Owner Info	Estimated Cost	Square Feet
<b>COND</b>		Total Permit Count = 22			Total Estimated Cost for Type = \$28,050.00	
<b>DECK</b>		Total Permit Count = 30			Total Estimated Cost for Type = \$79,900.00	1,580
<b>DEMO</b>		Total Permit Count = 26			Total Estimated Cost for Type = \$0.00	456
<b>FL40</b>		Total Permit Count = 12			Total Estimated Cost for Type = \$14,122,200.00	9,524
<b>FL50</b>		Total Permit Count = 3			Total Estimated Cost for Type = \$7,166,000.00	95,000
<b>FL55</b>		Total Permit Count = 8			Total Estimated Cost for Type = \$120,932.00	
<b>FL62</b>		Total Permit Count = 1			Total Estimated Cost for Type = \$14,000.00	
<b>FL70</b>		Total Permit Count = 1			Total Estimated Cost for Type = \$0.00	
<b>FL80</b>		Total Permit Count = 6			Total Estimated Cost for Type = \$130,000.00	361
<b>FN10</b>		Total Permit Count = 119			Total Estimated Cost for Type = \$286,572.00	
<b>FN20</b>		Total Permit Count = 10			Total Estimated Cost for Type = \$17,150.00	

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01/01/2014 To 12/31/2014

Permit #	Type	App Date	Address	Owner Info	Estimated Cost	Square Feet
<b>GR00</b>		Total Permit Count = 11			Total Estimated Cost for Type = \$0.00	
<b>MISC</b>		Total Permit Count = 14			Total Estimated Cost for Type = \$622,200.00	
<b>MULT</b>		Total Permit Count = 1			Total Estimated Cost for Type = \$6,000.00	0
<b>PARK</b>		Total Permit Count = 2			Total Estimated Cost for Type = \$20,000.00	0
<b>PEN1</b>		Total Permit Count = 29			Total Estimated Cost for Type = \$476,650.00	4,180
<b>POOL</b>		Total Permit Count = 4			Total Estimated Cost for Type = \$12,800.00	
<b>RPLC</b>		Total Permit Count = 8			Total Estimated Cost for Type = \$102,000.00	0
<b>SCNW</b>		Total Permit Count = 1			Total Estimated Cost for Type = \$0.00	0
<b>SCRN</b>		Total Permit Count = 2			Total Estimated Cost for Type = \$0.00	0
<b>SG10</b>		Total Permit Count = 20			Total Estimated Cost for Type = \$901,700.00	0
<b>SG20</b>		Total Permit Count = 18			Total Estimated Cost for Type = \$157,980.00	0

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## Zoning Department Permits Totals Only Report

01/01/2014 To 12/31/2014

Permit #	Type	App Date	Address	Owner Info	Estimated Cost	Square Feet
TOWR		Total Permit Count = 2		Total Estimated Cost for Type = \$250,000.00	0	0
ZN10		Total Permit Count = 27		Total Estimated Cost for Type = \$6,153,000.00	73,196	73,196
ZN15		Total Permit Count = 28		Total Estimated Cost for Type = \$648,901.00	9,832	9,832
ZN20		Total Permit Count = 1		Total Estimated Cost for Type = \$500,000.00	5,198	5,198
ZN40		Total Permit Count = 101		Total Estimated Cost for Type = \$14,818,236.00	40,089	40,089
ZN70		Total Permit Count = 11		Total Estimated Cost for Type = \$80,230,000.00	666,858	666,858
ZN75		Total Permit Count = 10		Total Estimated Cost for Type = \$17,779,400.00	61,163	61,163

**Grand Total # of Permits and Estimated Cost and Sq Ft: 528 \$144,643,671.00 967,437**