



# City of Findlay

Lydia Mihalik, Mayor

## ZONING DEPARTMENT

318 Dorney Plaza, Room 304 • Findlay, OH 45840

Phone: 419-424-7108 • Fax: 419-424-7120

[www.findlayohio.com](http://www.findlayohio.com)

### ZONING OFFICE

### 2012 ANNUAL REPORT

SUBMITTED BY: **Todd Richard**

Although new housing starts remain stagnant, permit activity was up in 2012. A total of 562 permits were issued compared to 504 permits in 2011 and 518 in 2010. Please review the attached chart indicating the permit activity over the past three years.

Budget issues dominated and ultimately impacted the Zoning Office operations. Additional cuts resulted in a lay-off of the Zoning Inspector. This means all of the operations will fall on the Zoning/Floodplain Administrator. Provisions have been made for this transition. Every effort will be made to maintain the service level the public has come to expect in past years. The biggest impact will be felt in some of the administrative duties and field inspections.

There was no flood event in 2012. A mild winter and a drought kept water levels down. The U.S. Army Corp of Engineers continues to proceed with studies and preliminary mitigation plans.

The Zoning/Floodplain Administrator attended and spoke at the National Floodplain Management Conference in San Antonio, Texas and the Ohio Floodplain Management Conference in Columbus. Findlay is one of the most active communities in the state regarding floodplain management activity. Efforts will continue to participate in the Community Rating System to lower insurance premiums for our citizens. Pending issues with FEMA continue to delay the process.

The new zoning code and map became effective in January. As the code was implemented, certain adjustments have become apparent. Additionally, the zoning map and future land use plan will need a major overhaul. The All-Hazards plan must also be updated. The Zoning Office will continue to offer HRPC assistance to have these things completed.

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.

**ZONING PERMITS COMPARISON  
2012**

<b>PERMIT TYPE</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>
Change/Conditional Use	18	16	18
Deck	32	16	32
Demolition	28	32	58
Flood Development	38	103	47
Fence	176	104	134
Miscellaneous Construction	9	8	9
Parking Lot	8	6	5
Swimming Pool	13	11	12
Room Replacement	8	6	6
Sign	61	40	40
Zoning – New Residential	18	25	26
Zoning – Accessory Structures	99	85	77
Zoning – New Business/Commercial	4	13	9
Zoning – Residential Additions	41	29	38
Zoning – Business/Commercial Additions	9	10	7