

2011 ANNUAL REPORT ZONING OFFICE

2011 presented the Zoning Office with a number of challenges. Budget issues will carry over into 2012. A flood event in March and the final adoption of the new zoning code kept us busy along with normal daily activities.

High fuel prices have again restricted us to performing inspections half as much as years past. We continue to respond to zoning complaints and site visits, however. The sale of the Cushman and S-10 pick up truck did allow us to reduce our insurance cost and gave our department an infusion of cash to purchase much needed computer equipment and office furniture, including two new filing cabinets, and new tires for our vehicle.

The March 2011 flood was moderate regarding the amount of property damage that was incurred. The Blanchard River crested at 16.48' and nearly 600 properties were targeted for damage assessments with assistance from the City Health Department and Wood County Building Inspection. Notices were sent to about 160 of those properties for damage estimates. About ten of the properties were declared Substantially Damaged. The city and county continued to purchase and demolish flood damaged structures. This effort may diminish in 2012.

FEMA visited the city in October to review our floodplain management program. Not all of the issues were discussed and others are pending. This process continues to halt our effort to be a participant in the CRS program. This audit will continue in 2012.

We continue to monitor flood damaged structures from the August 2007 flood event. Thirty-seven of those properties remain as either unresponsive or yet to be repaired.

The new zoning code will be effective on January 5th. Our office has been busy preparing new permit applications. We will be very busy during the transition period since the zoning map will be modified to coincide with the new zoning code.

Zoning permits issued in 2011 were down again. Only 25 new single family dwelling units were constructed. Fence, deck, and shed permits remained steady. Commercial activity was strong in light of the economic climate. A summary of the permit activity is attached.

The Zoning Office will continue to serve the needs of the public in spite of the challenges ahead. Our rapport with contractors, real estate agents, attorneys, business leaders, and the public remains very strong. We will continue to build on that with the best service that we can provide.

**ZONING PERMITS COMPARISON
2011**

PERMIT TYPE	2011	2010	2009
Change/Conditional Use	16	18	22
Deck	16	32	46
Demolition	32	58	43
Flood Development	103	47	31
Fence	104	134	159
Miscellaneous Construction	8	9	4
Parking Lot	6	5	3
Swimming Pool	11	12	6
Room Replacement	6	6	3
Sign	59	40	41
Zoning – New Residential	25	26	36
Zoning – Accessory Structures	85	77	86
Zoning – New Business/Commercial	13	9	7
Zoning – Residential Additions	29	38	29
Zoning – Business/Commercial Additions	10	7	3