

BUILDING DEPARTMENT

It's been another busy year in the City of Wilmington Building & Zoning Department. The amount of fees collected and valuations of construction work dropped down to well below the last year's records but the number of permits issued only dipped slightly. Here's the breakdown.

We issued 302 total building permits this year which is 24 less than last year. We issued 2 more residential permits this year, so the decline in the overall number was on the commercial side. Permit fees collected this year totaled \$57,528.13. This is almost half the amount collected last year. Most permit fee calculations are based on the area of work.

Total valuation for construction work fell well to \$5,138,338.00. Residential valuations arose by about \$1,000, so the total decline is due solely to less new commercial construction this year. Last year, we had eight new structures. In 2015, there were three; two storage unit buildings and one warehouse building. There were four new homes constructed in the City limits in 2015, which is an improvement over last year's tally (zero).

As for building department inspections, 589 building and electrical inspections were completed. This is about 50 less than last year.



Meadow Ridge Shopping Center new tenants – MC Sports & Ollie's Bargain Outlet

The following commercial projects were completed this year:

- CVS store downtown – permitted at the end of 2014, completed August 2015
- 48,000 sq. ft. new Sports Sciences building at Wilmington College, again permitted end of 2014, completed August 2015
- Ollie’s Bargain Outlet tenant moved into the Meadow Ridge Plaza shopping center
- MC Sports tenant moved into the Meadow Ridge Plaza shopping center
- Renovation of the old Fisher Lumber building into the new home for Get Fit
- New bleachers and expansion of restroom/training room at Wilmington High School’s Alumni Field

There were also a few smaller remodels and changes: Ohio Auto Loan tenant finish, Beacon Orthopedic, CMH, and Drayer Physical Therapy tenant finishes in the new Sports Sciences building, addition to Comb’s Bakery, Fashion Consolidated, Rent to Own, and PNC Bank tenant finishes.



Downtown CVS Pharmacy



Renovated former Fisher Lumber building – Get Fit LLC

The following is a breakdown of all building permits issued by purpose in 2015:

<u>Construction Purpose</u>	<u>Permit Tally</u>
New Single Family Home	4
New Multifamily Homes	0
Expand Residential Home	4
Repair/Remodel Residential Home	3
Deck/Porch	4
New Commercial Building	3
Expand Commercial Building	5
Repair/Remodel Commercial	13
New Outbuilding	3
Expand Outbuilding	2
Repair/Remodel Outbuilding	0
Utility	0
TOTAL	41

The Board of Zoning Appeals met four times this year. There were three regular and one special meeting to continue a variance request. We heard variance requests involving signage regarding setback, electronic message centers, and size and reviewed one request for a conditional use.

As for works in progress and looking on to 2016, the aforementioned new storage units and warehouse building need to be completed. A couple other remodels are in process now; 1st State Bank office and Comb's Bakery. Also, there are a few projects from 2014 still being completed; a renovation of the vacant former Bob & Carl's building for Dove Church, renovation of the historic building at the intersection of Sugartree and South Streets for the New Life Clinic, and the remodel and addition to Kettering Hall at Wilmington College, all of which are in various phases of construction.

Submitted by:
 Michelle Horner
 Building & Zoning Department Clerk

CODE ENFORCEMENT

The City of Wilmington Building and Zoning Department accepts complaints regarding violations of the City's Property Maintenance Code. The police department helps assist with the documenting of violations and servicing of notices. The majority of complaints were regarding grass cutting, litter, and junk cars. We handled 79 grass complaints this season. Just fewer than 80% of those were resolved by the property owners. Assessments for grass cutting for properties not brought into compliance were charged to properties owners in August. Here is a breakdown of all property maintenance complaints received:

<u>Type of Violation Reported and/or Found:</u>	
Unsafe Structures and Equipment.....	2
General (Exterior & Interior Property Areas, Exterm.)	18
Mechanical & Electrical Requirements	5
Plumbing Facilities & Fixture Requirements	4
Light, Ventilation, & Occupancy.....	1
Fire Safety Requirements.....	2
Weeds & Grass	112
Litter.....	54
Codified Ordinances (Tree Lawn Upkeep, Recreational Vehicle Parking, etc.)	5
Zoning Ordinances (Permitted Use, Accessory Structures, etc.).....	3
Sign Regulations	3

Violations of the zoning and property maintenance codes are addressed by issuing a formal violation notice and working with the property owner to bring their property into compliance within a specified time frame. If needed, property owners can be brought before the Court.

There were no properties in the city demolished using funds from grant monies this year but there is one in process.

Submitted by:

Michelle Horner

Building and Zoning Department Clerk