

BUILDING DEPARTMENT

It has been another busy year in the City of Wilmington Building & Zoning Department. Here is the breakdown.

We issued 457 total permits this year, which is 155 more than last year. Part of this increase is due to Vectren beginning work to replace old bare steel and cast iron gas service lines on the north side of the City. They pulled 106 separate mechanical permits for this project. Not factoring in that project, we still issued 49 more permits in 2016. This year the increase was on the residential side with 59 more residential permits being issued. Commercial permits saw a slight decrease with 10 fewer permits being issued.

Total valuation for construction work increased overall by about a million dollars over last year for a total of \$6,286,700. Residential valuations more than doubled last year and commercial valuations fell slightly. Permit fees collected were slightly less than last year's \$57,000, coming in at \$53,481.32. Permit fees are a combination of flat and calculated charges based on the area of the work.

In 2016, we had twelve new structures built. Of those twelve structures, eleven were new single-family homes. These homes were constructed in the Southwind, Timber Glen, Buckeye Hills and Crown Point subdivisions. This is the largest number of single-family homes built within the City since 2006.

As for building department inspections, 558 building and electrical inspections were completed, approximately 50 less than last year. Commercial work entails more inspections per project and this year saw more residential construction than commercial.



New Single Family Homes under construction in the Timber Glen Subdivision

The following commercial projects were completed this year:

- 8'x26' addition to the rear of the Marathon Gas station in Southridge
- Remodel of the former Long John Silver's restaurant for a Dairy Queen Grill & Chill
- Remodel of a former residence, for Brown Funeral Home
- Alterations for installation of a particle disposition booth at the Airpark
- Remodel of manufacturing space on Park Drive for SolidCraft Boats
- A new storage building at Davids Drive Store & Lock



Dairy Queen Grill & Chill



Kroger's Click List Service

There were also some smaller notable remodels and changes: Kroger modifications to accommodate new Click List service, PC Connection office changes, Hospice of Dayton, Groups Recover Together, and UHR Rents tenant finishes.

The following is a breakdown of all building permits issued by purpose in 2016:

<u>Construction Purpose</u>	<u>Permit Tally</u>
New Single Family Home	11
New Multifamily Homes	0
Expand Residential Home	7
Repair/Remodel Residential Home	10
Deck/Porch	10
New Commercial Building	1
Expand Commercial Building	6
Repair/Remodel Commercial Building	17
New Outbuilding	4
Expand Outbuilding	0
Repair/Remodel Outbuilding	0
Utility	1
TOTAL	67

The remaining 390 permits issued were for electrical, mechanical, fire suppression and alarm work, signs, demolition, and certificates of occupancy.

Looking forward to 2017, there are a few projects currently being reviewed or already in construction: an elevated truck dock at Building F at the Airpark, expansion of Dealertrack into existing space, expansion of Peacock Foods operations into existing space, a remodel for the KFC restaurant and an addition to an auto repair shop.

BOARD OF ZONING APPEALS

The Board of Zoning Appeals hears requests from applicants pursuing variances to the Zoning Code, conditional use requests, and appeals from code enforcement orders. The Board met eight times this year and heard requests regarding signage, setback requirements, parking lots, lot coverage and two conditional uses. The Board granted nine requests, denied two requests, and postponed two requests.

DESIGN REVIEW BOARD

The Design Review Board meets to review requests for Certificates of Appropriateness for any exterior changes to properties that lie within the Downtown Historic District. The Board met six times this year and issued five Certificates of Appropriateness.