



Kathryn A. Dale, AICP
Zoning & Planning Administrator

5972 E. Port Clinton Road • Marblehead, Ohio 43440
☎: (419) 734-6120 • F: (419) 734-3137 • 🌐: www.danburytownship.com

DANBURY TOWNSHIP ZONING DEPARTMENT

2022 ANNUAL REPORT (January 1 – December 31)

Board of Zoning Appeals

Loretta Grentzer
Lisa Bauer
Sherry Roberts
Joseph Fetzer
Clyde Shetler
Greg Huffman
Patty Zsigo

Township Trustees

Dianne Rozak
John Paul Dress
David Hirt

Zoning Commission

Jodi Kopanski
Michael Brown
Vito Kaminskas
Robert Strauss
Susan Dress
John Basilone
Barb Singer

About the Zoning Department

The purpose of zoning according to the Danbury Township Zoning Resolution is to conserve and protect property and property values; to secure the most appropriate use of land, and to facilitate adequate but economical provisions of public improvements. The Zoning Department provides short and long-range planning services for the Township as well as zoning, permitting and enforcement. The Zoning Department also works in conjunction with businesses seeking to locate or expand in the Township. We work closely with both commercial and residential developers, with business owners and property owners to design projects that will add to the Township's economic, environmental, and social well-being.

Goals & Accomplishments from 2022

Goal: Continue implementation of Land Use Plan through necessary text amendments to zoning resolution as a result of goals established in the Land Use Plan.

All of the immediate and short-term goals established in the Land Use Plan for the Zoning Commission have been completed and implemented. The goals that most affect the zoning department, and its Boards & Commissions are now in the long-term and ongoing categories of continued improvement. This includes things like ensuring open space & natural preservation, connectivity, access consolidation, diversification of uses, infill, and continued coordination with other regulatory agencies takes place during the decision-making and review process.

Goal: Review Accessory Building heights and size ratio to lot size.

There were higher-than-normal numbers of BZA cases in 2020 and 2021 requesting increases in personal storage barn sizes allowed. The Zoning Commission began in March 2022, reviewing the language of 'Accessory Buildings' compared to the number of variances that were being requested for such structures, especially on properties with acreage. The way the zoning resolution was set-up, no matter what the lot size was, there was a maximum amount of square footage allowed of 1,200s.f. or 2,000s.f. whether the property consisted of a ¼ acre or 10 acres. The Commission reviewed variance requests over the past 10 years for each zoning district. The average building size request ranged anywhere from 1,875s.f. to 3,440s.f. on properties typically between 2 and 4.25 acres. The average height variance request was between 22' to 24' instead of the maximum 20' building height allowed. Proposed language was initiated in October 2022 to allow 400s.f. of additional accessory building space per acre for parcels over two (2) acres. Accessory buildings that result in over 3,200s.f. in size may increase in height not to exceed 25'. The Trustees adopted said amendments in December 2022 and the changes will take effect in January 2023.

Goal: Conduct Board & Commission Member Training

This goal has been difficult to fulfill over the past couple of years due to Covid-19 and case load. Arrangements are tentatively scheduled to make sure this takes place in 2023.

2023 Goals

- Conduct training for BZA & ZC Members.
- Complete CEU requirements for AICP Certification.

Litigation

Ottawa County Court of Common Pleas

2022 CVF 046 - Gehrlein vs. Danbury Township Board of Zoning Appeals

2022 CVF 055 - Kinney vs. Danbury Township Board of Zoning Appeals

Re: 177 Kenton Row

Upon inspections in Lakeside 12.01.21 it was found that this house had been voluntarily demolished, removed or structurally altered more than 75% of the floor area contained in the nonconforming structure. The entire second floor of the structure was being altered, which was not approved and specifically noted that said work was not covered under the zoning permit issued. Additionally, a new garage footer had been poured without the necessary zoning permits and no Ottawa County Building permits had been issued for any of the work that was taking place at the site. A formal Stop Work Order letter was sent to the owner, architect and contractor 12.02.21. The owners filed a variance application and had a hearing that took place January 19, 2022. Following the hearing, the Board of Zoning Appeals denied their requests for variances.

On 03.04.22 the owners filed an appeal with Ottawa County Court of Common Pleas. Shortly after, on 03.15.22 the neighbor of the Gehrlein's also filed an appeal of the Board of Zoning Appeals decision with the Ottawa County Court of Common Pleas. The two cases were ultimately consolidated and assigned to the 2022 CVF 055 case file under the neighbor's name, Kinney. Following multiple extension requests, briefs were all scheduled to be filed in August & September 2022.

However, in April 2022, Lakeside Association filed a text amendment application with the Zoning Commission that would change the required setbacks for property in Lakeside to 0' which would then make this property conforming and no longer subject to the need for variances for the improvements they were proposing. Those text amendments were approved and went into effect on July 29, 2022. On 08.11.22 & 08.22.22, the owners of the two Common Pleas cases submitted their notices to the court of voluntary dismissal. The Gehrlein's reapplied for new zoning permits for their project, which now fell under the new regulations, and they were ultimately permitted to proceed with the construction with no variances necessary.

Ottawa County Court of Common Pleas

2022 CVF 047 - Nicholson vs. Danbury Township Board of Zoning Appeals

Re: 351 Cedar

Upon inspections in Lakeside 12.01.21 it was found that this house had been voluntarily demolished, removed or structurally altered more than 75% of the floor area contained in the nonconforming structure. Additionally, the entire roof had been removed from the structure. A formal Stop Work Order letter was sent to the owner, architect and contractor 12.02.21. The only work they were allowed to complete was the construction and installation of the roof and shingles by December 23, 2021, to protect the integrity of the structure's interior and work completed to this point. The owners filed a variance application and had a hearing that took place January 19, 2022. Following the hearing, the Board of Zoning Appeals denied their requests for variances.

On 03.07.22 the owners filed an appeal with Ottawa County Court of Common Pleas. Following multiple extension requests, briefs were all scheduled to be filed in August & September 2022.

However, in April 2022, Lakeside Association filed a text amendment application with the Zoning Commission that would change the required setbacks for property in Lakeside to 0' which would then make this property conforming and no longer subject to the need for variances for the improvements they were proposing. Those text amendments were approved and went into effect on July 29, 2022. On 08.30.22, the owners submitted their notice to the court of voluntary dismissal. The Nicholson's reapplied for new zoning permits for their project, which now fell under the new regulations, and they were ultimately permitted to proceed with the construction with no variances necessary.

Litigation (Con't)

OTHER:

242 Worthy – Illegal Rental

This property was being illegally rented for short-term stay. The owners received a Warning Letter 05/13/2021 but continued to rent the property after stating they had stopped. A complaint was filed with Municipal Court on 07.20.21. Arraignment was scheduled for August, but the defendant thru his attorney submitted a written not guilty plea. A pre-trial was held at the end of October 2021 and was ultimately continued until mid-December 2021. On 01.07.21 the case was settled with a diversion option. The diversion agreement wasn't received by the Township until March 2022. In May 2022 we began receiving complaints from neighbors again and a random knock was conducted Memorial Day weekend by the Prosecutor's office. Occupants indicated they all went in together to rent the structure for 30-days but were taking turns using it. Follow-up report was never provided by the Prosecutor's office. The case was essentially dropped by the Prosecutor's office.

5686 E. Harbor Road – Illegal Conversion of Storage Unit into a Residence.

On or about 09.27.21 a joint meeting was called by the County regarding this unit illegally creating a residence and tapping into utilities without proper permits or accounts. Warning Letters were sent to the unit owner 09.30.21 and again 12.08.21 by the Prosecutor's office. The owner was given until 01.31.22 to correct the matter but failed to do so. Charges were filed with Municipal Court 03.18.22. Arraignment was scheduled for 04.13.22 but the defendant thru his attorney submitted a written not guilty plea prior to the arraignment. A pre-trial was held 04.18.22 and it was requested that the case be dropped if the owner removed the improvements that had been made illegally. Zoning agreed to this only if a date certain was established and it was inspected prior to being formally dismissed. A second pre-trial was scheduled for 06.13.22 but upon inspection of the unit the same morning, all the improvements had been removed, there was no longer a residence established and the case was dismissed.

8582 Williams – Illegal Rental

This property was being illegally rented for short-term stay. The owners received a Warning Letter 05.12.21 and corrected their online listings. In July 2022 we began receiving complaints from neighbors again and were able to prove that the owner had continued to rent the property after stating they had stopped. A complaint was filed with Municipal Court in August 2022 and arraignment was scheduled for 08.31.22. The owner pled 'no contest', and that case was continued until September for a pre-trial. On 09.07.22, since the property was zoned "R-C" Recreational Commercial and the owner was able to prove they had enough rooms, they were issued a permit to change the use of the structure to a Hotel/Motel and the case was dismissed.

6124 Regatta – Illegal Rental

This property was being illegally rented for short-term stay. The owners received a Warning Letter in April 2022 but continued to rent the property after stating they had stopped. A complaint was filed with Municipal Court in August 2022 and an arraignment hearing was scheduled for 08.31.22. At the arraignment hearing, the owner pled 'no contest' and the Judge found him guilty but waived \$450 of the potential \$500 fine.

1802 Bayview – Junk & Debris

This property was under monitoring from a prior diversion agreement that was in place from 2020. A Diversion Violation was filed with the Municipal Court and scheduled for 08.24.22. The hearing was continued until 09.30.22 but the owners did not show, so the hearing was delayed again until 11.16.22. At that time of the hearing, the property had been completely cleaned up, but the diversion was extended until June 2023.

Abatements

1935 Ellsworth – Tall Grass

This was a repeat violation from prior years, but never assessed because the owner always ended up rectifying the violation. However, it was learned that the owner passed away in October 2020 and any potential next of kin refused to maintain the property since they did not have legal possession of the property. The owners significant other then also passed away in July 2021 and the property is delinquent in property taxes. There are no children, no mortgage and any siblings to the deceased are not pursuing probate on the property. The grass was abated in June and late September 2021. The grass was abated again in June and September of 2022. The Township has decided to only pursue this property twice a year until it can be foreclosed on for delinquencies.

Dilapidated Structures

In September 2021, hearings were held for 5 properties with dilapidated, unsafe, or abandoned structures as follows:

- **4950 E. Bayshore:** Given until April 2022 to finish exterior of structure. This was completed.
- **1070 Englebeck:** Owner was given until October 2021 to remove structure. Owner then applied for a permit for a new foundation, which legally gave the owner until May 2022 to get the foundation installed. The Trustees required the owner to come back before the Board of Trustees at the end of April 2022 to discuss the next steps to be completed on this structure. Resolution 09-2022 was passed giving him an extension until July 1, 2022. The owner again failed to meet his deadline and was given one more extension per Resolution 23-2022 until September 1, 2022, to complete the items the Board wanted him to rectify. He was told no further extensions would be given and if he failed to meet the deadline again, the Township would pursue entering the property and removing the structure. The owner followed thru and completed the work.

Board and Commission Activities

These boards are made up of citizen volunteers appointed by the Board of Trustees, to review and make determinations or recommendations on planning and zoning matters assigned to them. The Board of Zoning Appeals is a quasi-judicial body that hears requests for variances to the strict application of the Zoning Resolution. The BZA also hears requests for Area and Use Variances, Appeals of the Zoning Inspector's Decisions, Conditional Uses, and Nonconforming Uses. The Zoning Commission provides formal recommendations to the Board of Trustees on amendments to the Zoning Resolution text and the zoning map. These citizen volunteers provide a valuable service to the Township by sharing their expertise and perspective. Activity for this year was as follows:

The **Board of Zoning Appeals** took action on 41 cases (35 in 2021) as follows:

Case# 2022-001	351 Cedar	Wm. & Connie Nicolson	Area Variance	Denied
Case# 2022-002	311 Steele	Lorrie Hedges	Conditional Use	Approved w/ Cond.
Case# 2022-003	1906 Jeannie	Anthony Puckett	Area Variance	Approved
Case# 2022-004	9335 Northern Avenue	Jim & Susan Hackbarth	Area Variance	Approved
Case# 2022-005	177 Kenton Row	Andy & Jennifer Gerhleim	Area Variance	Denied
Case# 2022-006	8534 E. Harbor Road	Michelle Bahm	Area Variance	Approved
Case# 2022-007	425 Walnut	John & Carolyn Slager	Area Variance	Approved
Case# 2022-017	9268 E. Bayshore Road	Red's Summer House	Area Variance	Approved
Case# 2022-021	526 E. Second	Larry & Nancy Gerbetz	Area Variance	Approved
Case# 2022-030	214 Margaret	Doug Caldwell	Area Variance	Approved
Case# 2022-033	7667 E. Bayshore	Stefani Gregus	Area Variance	Approved
Case# 2022-040	531 Cedar	Carolyn & Steven Becker	Area Variance	Approved
Case# 2022-049	327 Worthy	David & Angela Dixon	Area Variance	Approved
Case# 2022-053	325 Cherry	Barbara Clark	Area Variance	Approved
Case# 2022-055	5644 E. Harbor	Phil Strine	Conditional Use	Approved w/ Cond.
Case# 2022-089	766 Church	Mark Harris	Area Variance	Approved
Case# 2022-090	434 Jasmine	Mark Schickendantz	Area Variance	Approved
Case# 2022-097	1355 S. Danbury N.	Stowaway Jeannie	Conditional Use	Approved w/ Cond.
Case# 2022-098	180 Channel Grove	Terry Rooney	Area Variance	Approved
Case# 2022-101	600 Timber	Chris Goebel	Area Variance	Approved
Case# 2022-102	246 Worthy	Paula Armentrout	Area Variance	Denied
Case# 2022-103	1200 Hartshorn	Scott Stecher	Area Variance	Approved
Case# 2022-106	5359 E. Bayshore Road	Bay's Edge	Cond. Use. Minor	Approved w/ Cond.
Case# 2022-131	340 Sackett	Greg & Jennifer Green	Area Variance	Approved
Case# 2022-137	9213 Northshore Blvd.	Wm. & Mary Smith	Area Variance	Approved
Case# 2022-138	2050 Sauger	Robert Richardson	Area Variance	Approved
Case# 2022-161	2050 & 2068 Sauger	Richardson & Demmerle	Area Variance	Approved w/ Cond.
Case# 2022-163	2128 Sauger	Lynne Leister	Area Variance	Approved
Case# 2022-180	1200 Hartshorn	Scott Stecher	Area Variance	Approved
Case# 2022-181	159 Springcrest	James Petty	Area Variance	Approved
Case# 2022-185	5216 E. Harbor	Kenn Bower, Jr.	Conditional Use	Approved
Case# 2022-186	142 Hidden Beach	Albert Troyer	Area Variance	Approved
Case# 2022-188	1915 Nan	Todd Fitzpatrick	Area Variance	Approved
Case# 2022-189	820 E. Second Street	Marilyn Roddy	Area Variance	Approved
Case# 2022-210	2448 Knobhill	David & Deborah Bastel	Area Variance	Approved
Case# 2022-216	204 Sycamore	Robert Hartshorn	Area Variance	Approved
Case# 2022-245	150 Oak	Michael & Brenda Haas	Area Variance	Approved
Case# 2022-247	479 Lightner Road	African Safari	Conditional Use	Approved
Case# 2022-274	5826 Sweetbriar	Timothy Harmsen	Area Variance	Approved
Case# 2022-293	2991 Waterside	Eric & Ashley Bilton	Area Variance	Approved
Case# 2022-294	528 Hillcrest	Marcus Gibbons	Area Variance	Denied

The Board of Trustees reappointed Joseph Fetzer as a regular BZA member with a term to now expire 12/31/2027. Alternate member Patty Zsigo resigned, effective at the end of her term 12/31/2022. The Trustees appointed Joseph Kruse as a new Alternate member with a term set to expire 12/31/2027

Board and Commission Activities (Con't)

The **Zoning Commission** took action on 7 cases in 2022 (3 in 2021), as follows:

Case# ZC-2022-080 **1381 & 1405 Englebeck Road.** Request for a Map Amendment from “A” Agricultural to “R-1” Rural Residential for 0141340918065000 & 0141340920565000 (Lot 10 [150' x 218'] & Lot 11 [80' x 218'] Orchard View Subdivision.) consisting of 1.15 total acres. **DCC Holdings, LLC, Dan Carroll, Owner/Applicant.**

Approval – ZC
Approval – Trustees
Resolution No. 19-2022
Effective – 07.29.2022

Case# ZC-2022-096 **Text Amendments** to Section 3.5 ‘District Requirements’ for the “L” Lakeside and “LBO” Lakeside Business Overlay zoning districts to modify setback requirements in both zoning districts and the maximum building height requirement in the “LBO” zoning district. Section 5.10 ‘Parking & Loading Requirements’ to reduce the number on-site parking spaces for dwellings in these zoning districts. **Lakeside Association, Applicant.**

Approval – ZC
Approval – Trustees
Resolution No. 21-2022
Effective – 07.29.2022

Case# ZC-2022-107 **5216 E. Harbor Road.** Request for a Map Amendment from “C-2” General Commercial to “R-C” Recreational Commercial for Part of Lot 4, Section 4, PIN# 0141164115578006 consisting of 5.3003 total acres. **NN Enterprises, Kenn Bower, Jr., Owner/Applicant.**

Approval – ZC
Approval – Trustees
Resolution No. 20-2022
Effective – 07.29.2022

Case# ZC-2022-134 **0 VonGlahn or S. Bridge Road (Rear).** Request for a Map Amendment from “A” Agricultural to “C-2” General Commercial for Part of Lot 10, Section 4, PIN# 0141181115783000 consisting of 25.527 total acres. **Sonja Kristensen, Owner/Applicant.**

Approval – ZC
Approval – Trustees
Resolution No. 27-2022
Effective – 09.10.2022

Case# ZC-2022-134 **961 S. Church Road.** Request for a Map Amendment from “A” Agricultural to “R-C” Recreational Commercial for Part of Lot 8, Section 2, PIN# 0140014534983000 (34ac.) and Part of Lot 9, Section 2, PIN# 0140014534999000 (26ac.) consisting of 60 total acres. **Barbara Peterson, Owner, Shanghi Enterprises, LLC, Jason Liu, Co-Applicant/Purchaser, Tim Bass, Architect/Agent.**

Denial – ZC
Withdrawn – Trustees
Resolution No. – N/A
Effective – N/A

Case# ZC-2022-254 **Text Amendments** to Section 5.2 ‘Accessory Buildings’ to increase the size of said structures within all zoning districts for properties over 2 acres and the height of said structures over 3,200s.f. **Danbury Township, Applicant.**

Approval – ZC
Approval – Trustees
Resolution No. – 41-2022
Effective – 01.14.2023

Board and Commission Activities (Con't)

Case# ZC-2022-270 **280 S. Bridge Road (Rear).** Request for a Map Amendment from “A” Agricultural to “C-2” General Commercial for an 80’ x 138’ (11,040s.f.) area of a 4.591ac. parcel that is Part of Lot 4, Section 4, PIN# 0141164115578008. **MAWL Properties, Andy Schlotterer, Owner/ Applicant.**

Approval– ZC
TBD – Trustees
Resolution No. – TBD
Effective – 2023

The Board of Trustees reappointed Michael Brown as a regular ZC member with a term to now expire 12/31/2027. Alternate member John Basilone resigned at the end of November. The Trustees appointed Alternate member Vito Kaminkas to Regular member to fulfill Mr. Basilone’s term which expired 12/31/2023. The Trustees appointed William Tuttamore as a new Alternate member with a term set to expire 12/31/2027.

Permits

The 2022 year resulted in 13 more permits than 2021 as far as total number of permits. The Township finished the 2022 year with issuing 301 permits. Between 2020-2022, the Township has averaged 296 permits per year.

The total number of new single-family homes remained about the same with 32 permits, compared to 34 last year. The average number of new single-family home permits issued since 2020 is 32 permits. 22 of the 32 new homes built were on vacant lots; 10 were torn down and rebuilt. All are started or complete. There were also 3 condominium permits issued for a total of 14 new dwelling units, which is the same as 2021.

Commercial construction activity compared to last year is equivalent, but with 13,231 of additional square footage. There were 10 new commercial permits issued and 1 commercial addition for a total of 74,952s.f. of new building space compared to 11 new buildings & additions last year for a total of 61,721s.f. These new buildings and additions included a dining expansion for Red's Summer House, 6 new commercial storage buildings, new storage buildings for Terry's Marine Service and the Liberty Aviation property and a small storage addition for Kamp Kozy. 25 new campground sites were also established this year (compared to 31 in 2021) at Harbor Haven.

Permit fees collected this year were up by \$1,199.80, but less than what was brought in, in 2020. Most permit fees are associated with the size of a project, which all contributes to the slight increase in permit fees collected.

Permits over the years have traditionally begun to increase between April and September. This year however, more permits were issued in February and then April thru July and again in September than previous years. Some of this was in part due to the supply chain issues across the United States due to Covid-19 had finally caught up, but then interest rates for loans began to increase, so projects were getting locked-in to pricing before there was any further increases due to inflation. There has also been an increase in reporting that availability of contractors is an issue. Many contractors in the area are booked out nearly a year.

In addition to issuing commercial building permits and remaining in-line with new single family home permits; residential additions, porches, decks, accessory structures and fencing permits were popular improvements made to existing homes and property. The Township continues to see people retiring permanently to the area and making improvements to their properties in preparation for making them year-round.

It was an unprecedented year again in the number of Board of Zoning Appeals cases (41) and refused permits. Any time there are high amounts of BZA cases, you review if there is something wrong with the Zoning Resolution that may warrant a Text Amendment. About 1/3 of the cases came from Lakeside where a large majority of the properties are nonconforming, almost always requiring some sort of variance for improvements. As a result, the zoning code was modified that to eliminate a zoning setback requirement. This should make more of the properties in Lakeside conforming and not subject to future BZA review. Twelve (12) of the cases were as a result of the homeowner either doing work without receiving a permit or doing work that was not included on their original plans.

Enclosed are the Comparison Reports of the permits.

Office Activity

A primary activity of the Zoning staff is responding to inquiries from residents, developers, appraisers, contractors, etc. Inspections are performed to verify or identify violations as well as to verify that projects are completed in compliance with approved plans. In addition, the department staff greets visitors seeking information regarding other township services and directs them to the appropriate official or department.

During 2022 the Department responded to 7,735 calls, e-mails and in-person inquiries and went on 1,022 site visits. This averages 645 calls or emails per month and 85 inspections per month. We had an 3% decrease in phone volume from 2021 and a 9% decrease in inspections.

The office daily logs are no longer created, so the data detail is simplified as follows:

- Outgoing Calls 1,154
- Incoming Calls 1,082
- Other Calls 846
- Emails 4,653
- Violation Letters 58
- Inspections 1,022

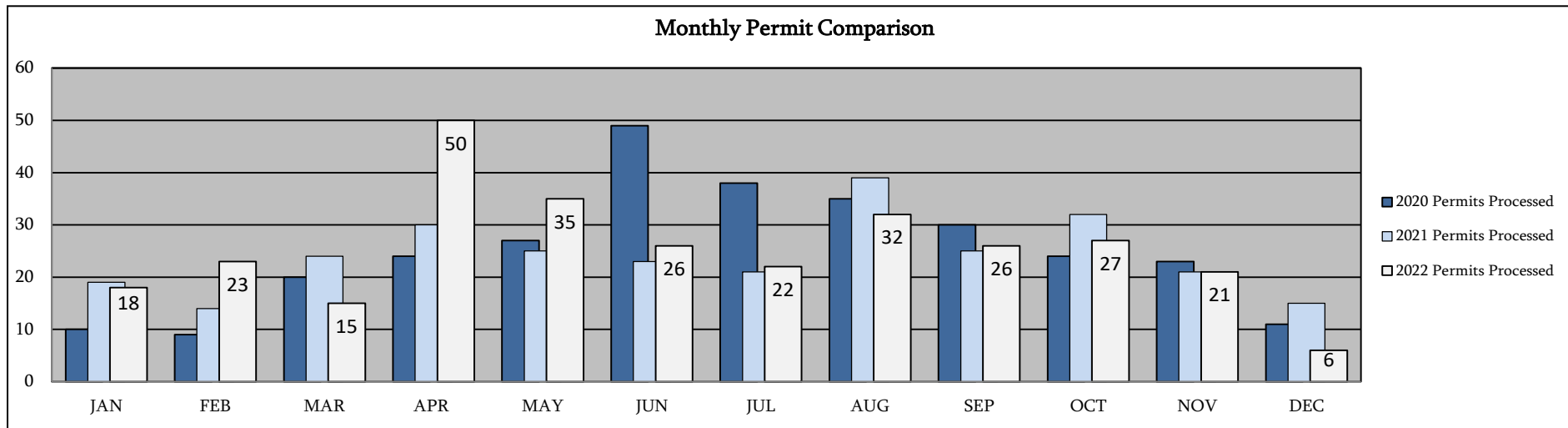
Other Office Updates:

- In March 2022 we spoke before the Ohio House State & Local Government Committee regarding HB 563 and our opposition to the bill. The bill was voted out of the House of Representative's committee, but never progressed for vote to the House or Senate floors.
- 2022 introduced Zoning Assistant Michelle Teresi from June until the end of September for summertime assistance. Her help was much appreciated during the busy season, and we look forward to having her back in 2023. Discussion was had before her departure about adjusting some of the days she's in the office to be able to expose her to all the departments operations.

2022 Monthly Permit Activity Danbury Township Zoning Permits

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
New Dwelling	3	3	2	8	3		2	5	2	1	3		32
Condominium Building				1				1			1		3
Addition/Porch/Deck	2	2	2	8	7	4	4	11	10	9	8	2	69
Accessory Bldg./Dock/Pool		6	1	6	7	8	3	7	5	5	2	1	51
Fence		3	1	7	7	5	1	2	1	4	2	2	35
Commercial Building		1		2	1	1	1		1	1			8
Commercial Addition	1												1
Sign		1				1		1		1			4
Change of Use	1	1				1			1				4
Permit Rejected/Voided	2	2	3	5	3	2	4	2	2		3		28
Zoning Amendment				2	2			1		2			7
Appeal													0
Conditional Use	1		2	2			1		1				7
Cond. Use Phase Approval													0
Variance	7	4	1	6	3	2	5	2	1	1	2		34
Special Exception													0
Other Misc.	1		3	3	2	2	1		2	3		1	18
2020 Permits Processed	18	23	15	50	35	26	22	32	26	27	21	6	301

Zoning Books Sold													0
Fees Collected	\$1,101.02	\$2,160.88	\$1,786.91	\$5,884.02	\$3,144.82	\$2,327.75	\$2,686.10	\$2,762.32	\$2,177.39	\$2,389.74	\$2,245.98	\$600.33	\$29,267.26

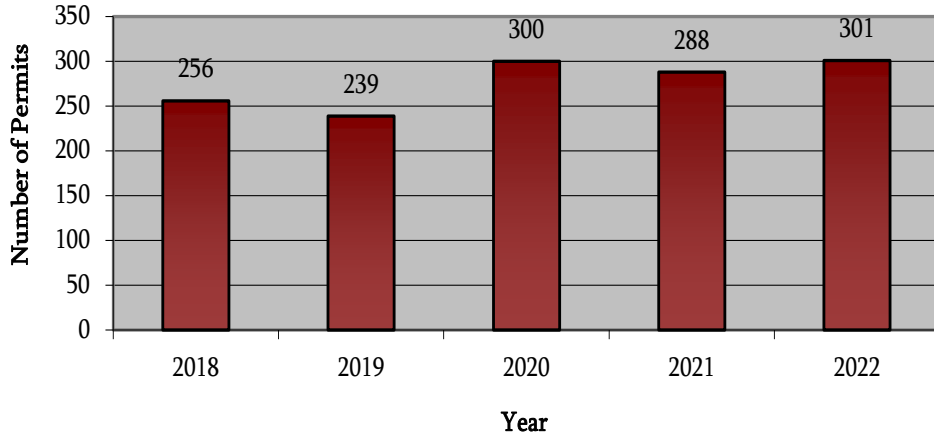


5 Year Permit Comparison Report

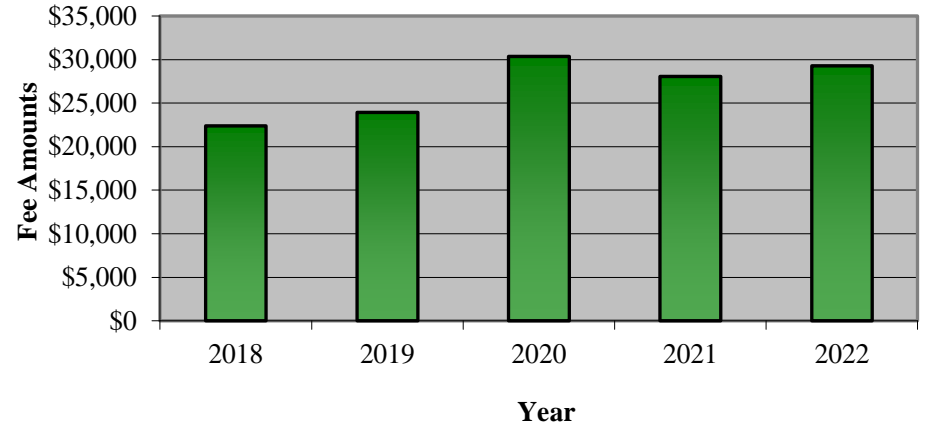
Danbury Township Zoning

	2018	2019	2020	2021	2022	TOTALS
New Dwelling	30	27	31	34	32	155
Condominium Building		2	3	5	3	13
Addition/Porch/Deck	62	54	63	61	69	308
Accessory Bldg./Dock/Pool	43	50	56	58	51	258
Fence	35	22	34	28	35	154
Commercial Building	8	9	10	9	8	44
Commercial Addition	4	2	2	4	1	13
Sign	9	4	5	4	4	26
Change of Use	2	1	2	2	4	11
Permit Rejected/Voided	22	20	40	28	28	138
Zoning Amendment	4	7	5	3	7	26
Appeal	1		1	0	0	2
Conditional Use	3	7	2	6	7	25
Cond. Use Phase Approval			0	0	0	
Variance	20	24	36	29	34	143
Special Exception			0	0	0	
Other Misc.	13	10	10	17	18	68
Permits Processed	256	239	300	288	301	1,384
Zoning Books Sold			2			2
Fees Collected	\$22,361.51	\$23,920.83	\$30,337.35	\$28,067.46	29,267.26	\$133,954.41

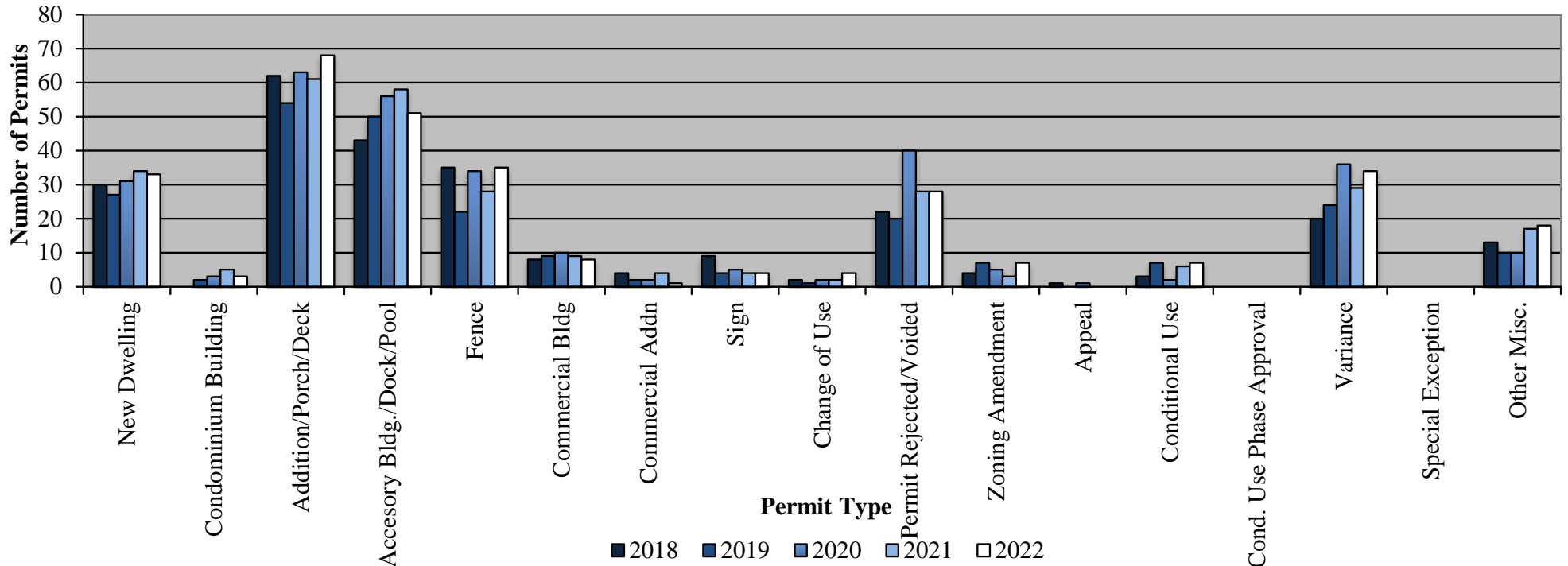
5 year Zoning Permit Comparison



5 year Zoning Fee Comparison



5 yr. Permit Type Comparison



2022 Office Activity Report Danbury Township Zoning

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	TOTALS
Calls & Emails													
Outgoing	124	46	104	156	154	161	92	102	42	69	55	49	1,154
Incoming	84	53	90	110	163	133	90	107	58	89	59	46	1,082
Other	54	30	97	52	64	110	204	49	86	23	26	51	846
Emails	398	554	331	515	450	338	375	438	380	338	303	233	4,653
	660	683	622	833	831	742	761	696	566	519	443	379	7,735
Site Visits													
Zoning Violations													
Violation Letters Sent	1	1	4	6	15	9	5	3	3	6	2	3	58
Zoning Inspections	50	112	53	64	155	87	66	80	40	173	88	54	1,022
	51	113	57	70	170	96	71	83	43	179	90	57	1,080
	711	796	679	903	1001	838	832	779	609	698	533	436	7,793
												TOTAL:	8,815

