

# Building Department Annual Report, 2020

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JANUARY 19

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VILLAGE OF EVENDALE, OHIO

*Andrew E. Rodney, AICP*

*Building, Planning, & Zoning Manager*

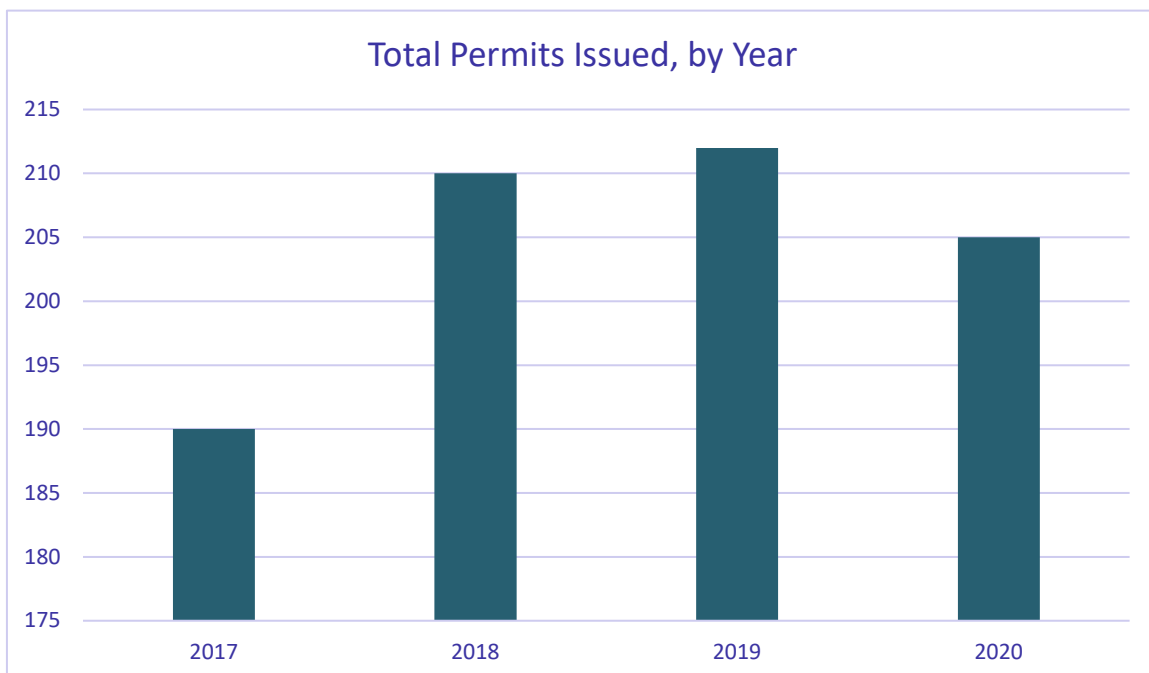


# BUILDING PERMITS

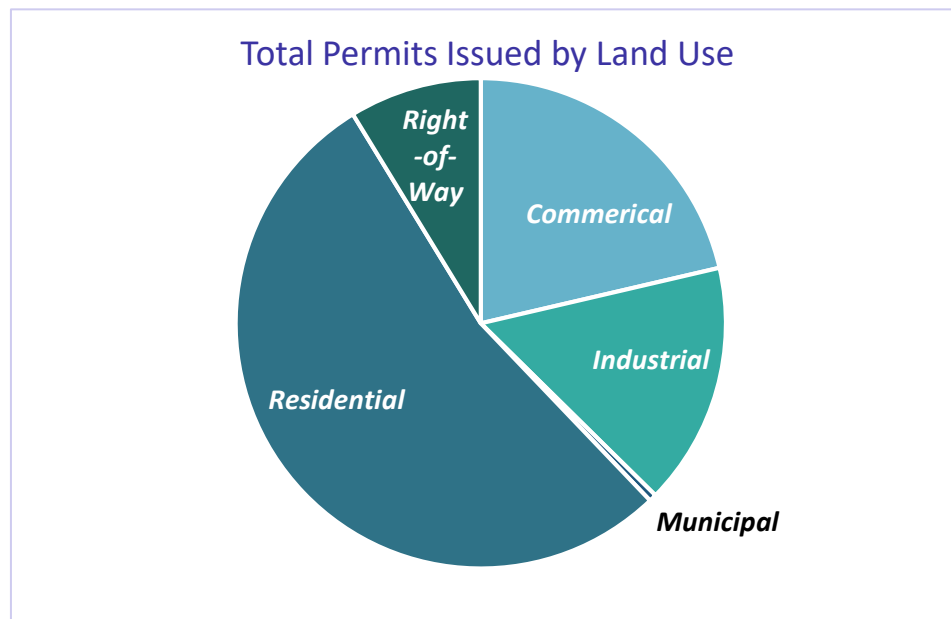
## Total Permits Issued

In 2020, the Evendale Building Department issued 206 permits, representing a 3.3% decrease from 2019 (212 total permits). Projects of note in 2020 include:

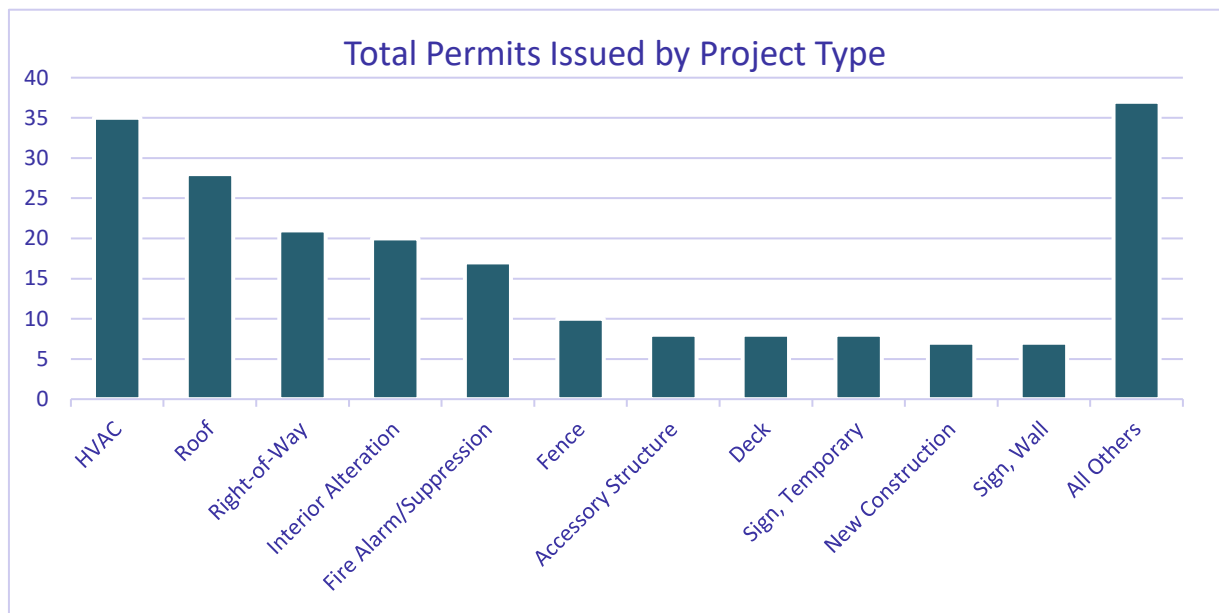
- ❖ Stockyards Bank, 3113 Glendale Milford Road
- ❖ Silco Fire & Security Corporate Offices, 10200 Reading Road
- ❖ PharMerica, 10335 South Medallion Drive
- ❖ Cincinnati Pool & Spa, 10735 Reading Road
- ❖ GE Building 500, 1 Neumann Way
- ❖ GE Building 700, 1 Neumann Way
- ❖ New Single-Family Homes:
  - 9700 Otterbein Road
  - 3156 Cooper Road
  - 3333 Twilight Drive
  - 3648 Glendale Milford Road
  - 3362 Mohler Woods Lane



For 2020, 53.3% of all permits were issued at Residential locations, followed by Commercial (21.3%), Industrial (16.0%), and Right-of-Way (8.7%). One additional permit was issued at the Municipal Complex.



For 2020, projects involving heating, ventilation, and air-conditioning (HVAC) comprised the most permits issued by type (35). The next most common were roofs (28), right-of-way work (21), interior alterations (20), and fire alarm/suppression systems (17).

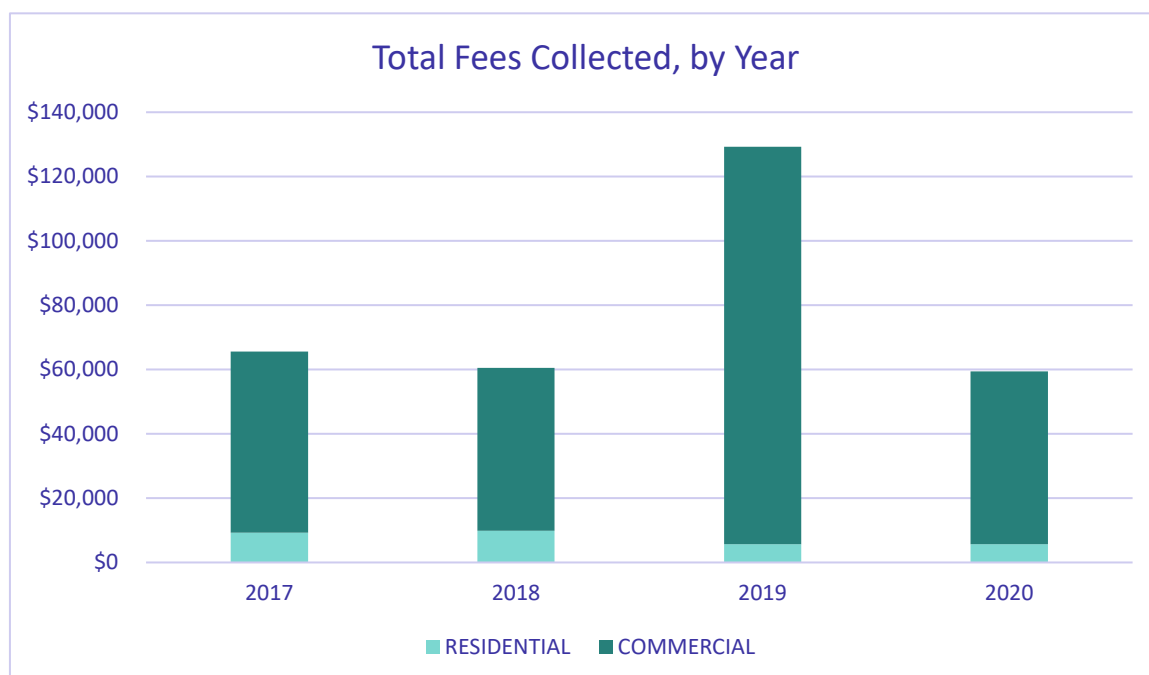


## Building Fees Collected

In 2020, the Evendale Building Department collected \$59,462 in total permit fees, representing a 54% decrease from 2019 (\$129,311). However, 2019 fee collection appears to be an anomaly, as 2020 fee collection was on par with collections in 2018 (\$60,473) and 2017 (\$65,608).

Overall, though representing less than half of permits issued, the vast majority of fee collection occurs as a result of commercial building projects. In 2020, commercial fees accounted for 90.4% of all fees collected, which was a higher percentage than comparable collections in 2017 (85.81%) and 2018 (83.62%). Residential permit fees accounted for only a small percentage of total fees collected in 2020 (9.6%) even though they made up over half of all permit issuances.

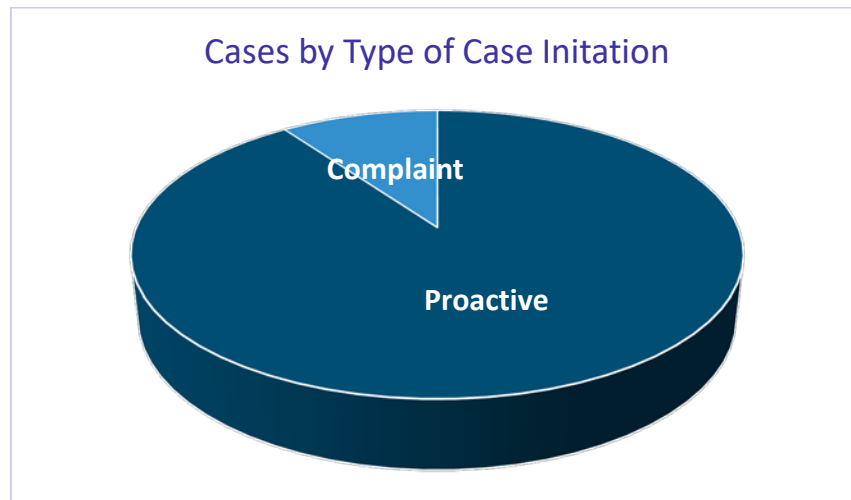
Of note, fee collection through the first three quarters of 2020 was considerably lower than in years past, likely the result of the COVID-19 pandemic. However, fee collection increased dramatically in the fourth quarter of 2020 thanks to two multi-million dollar projects at GE Buildings 500 and 700. If not for those projects, fee collection would have been significantly lower.



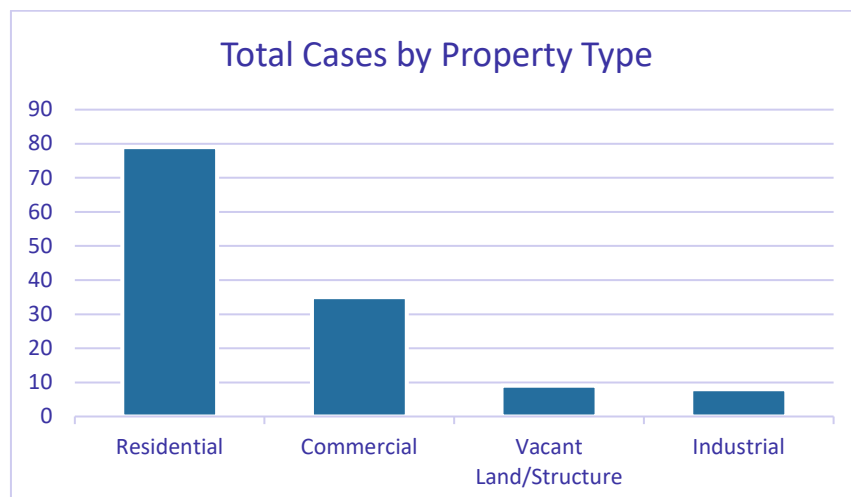
# CODE ENFORCEMENT

A total of 145 code enforcement cases were opened in 2020. Of these, 14 cases were determined to be “Unfounded,” therefore no enforcement action was taken.

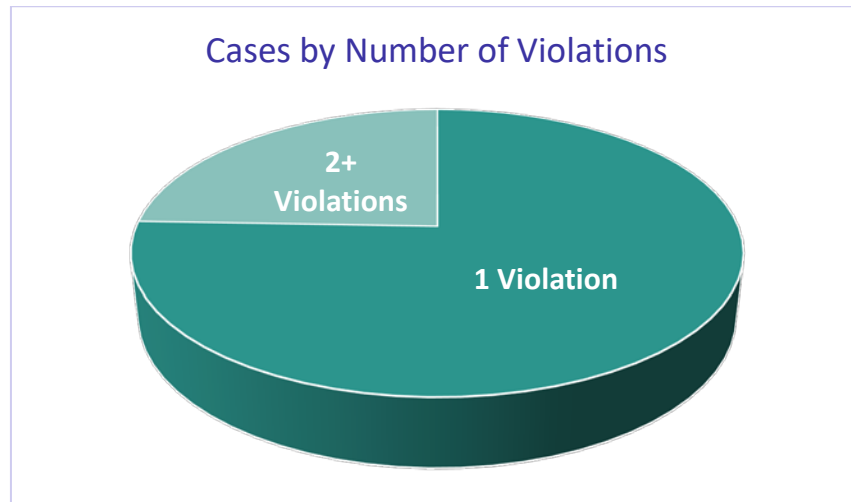
Of those requiring action, the vast majority of cases – 90% or 118 cases – were initiated as a result of proactive code enforcement efforts via regular patrols throughout the community. The remaining 13 cases, or 10%, were initiated via complaint.



A majority of code enforcement cases – 60.3% or 79 cases – were initiated at residential properties (Note: This is not entirely unexpected given the majority of properties in Evendale are residential). The next most common property types were commercial at 35 cases (26.7%), vacant land or structures at 9 cases (6.8%), and industrial properties at 8 cases (6.1%).



Of the 131 cases opened in 2020, 99 cases (75.5%) involved a single violation of the zoning or property maintenance code. The remaining 32 cases (24.5%) involved multiple violations of the zoning and/or property maintenance codes. Of those cases involving multiple violations, most were for 2-3 violations. Only a handful involved 4 or more violations.

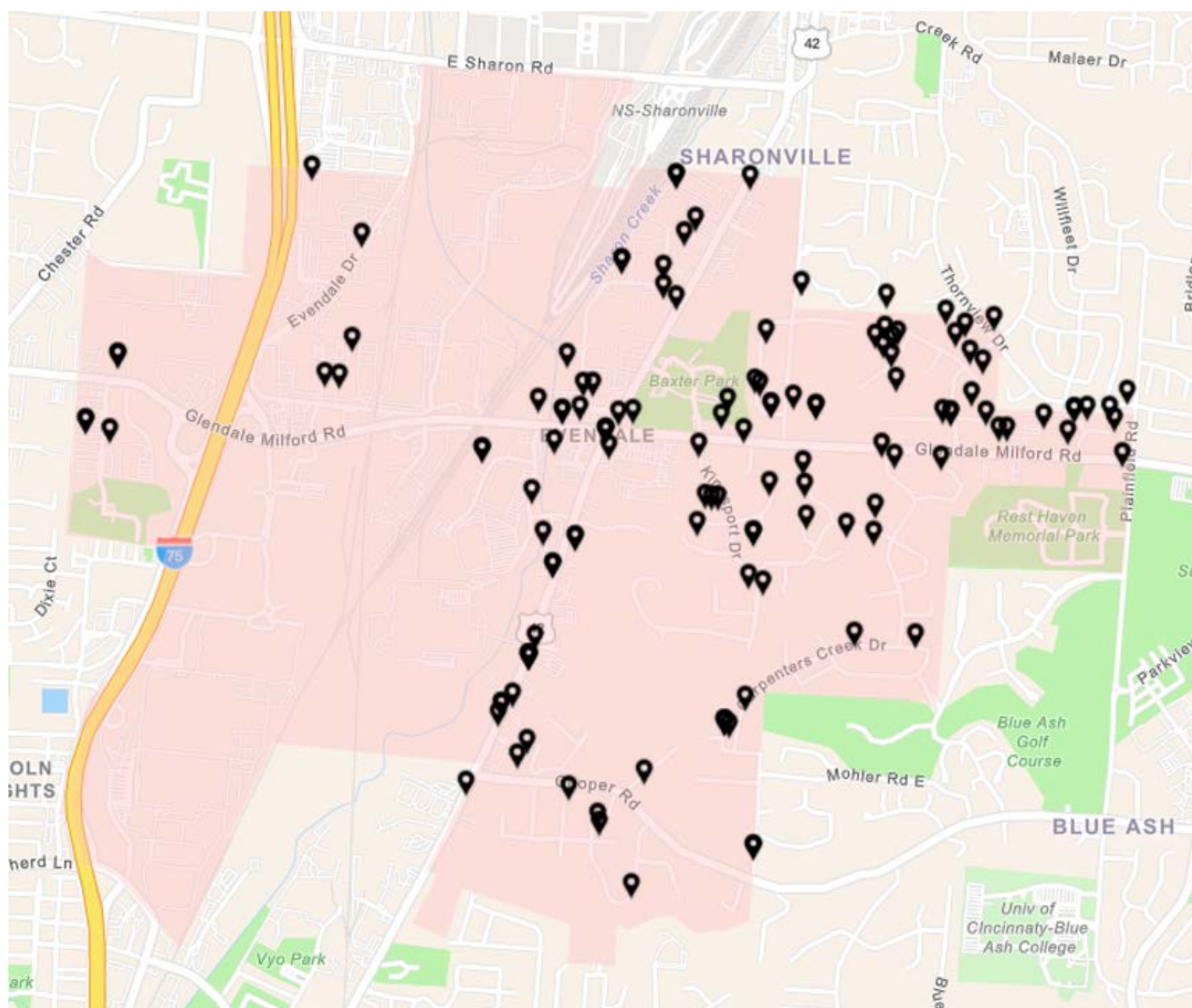


A total of 179 individual violations were recorded amongst 33 different types of violations. The total count of violations per type was widely distributed, with no individual type exceeding more than 12% of the overall total (High Weeds/Grass). However, certain types of violations were more common for a specific property type, as exemplified in the chart below:

**Most Common Violations by Land Use**

<i><b>Residential</b></i>	<i><b>Commercial/Industrial</b></i>	<i><b>Vacant Land/Building</b></i>
1. Parking, Trailer/Boat/RV.	1. Sign, No Permit.	1. High Weeds/Grass.
2. Refuse/Outside Storage.	2. Sign, Display.	2. Driveway/Parking Lot Maintenance.
3. High Weeds/Grass.	3. Parking, Junk Vehicle.	
4. Parking, Unpaved Surfaces.	4. Littering.	
5. Dead/Damaged Tree.	5. High Weeds/Grass.	

Geographically, there was little discernable pattern in the location of code enforcement cases. Loosely, it would appear most cases were along the Reading Road and Glendale Milford Road corridors, and adjacent neighborhood streets. Of note, the primarily industrial corridors of Evendale Drive and Medallion Drive had very few zoning or property maintenance violations. See the map below.



Finally, voluntary compliance was the overwhelming result of enforcement action, with 122 cases (93.1%) resulting in self-performed compliance from the resident, business, or property owner. Two cases were closed for other reasons (i.e. Village-abated and end of growing season). Of the remaining cases, six (6) are open pending compliance and one (1) violation was filed but no action has yet been taken.




# RENTAL REGISTRATION

At the end of 2020, there were 37 active residential rental properties in the Village. Nine (9) new permits were issued in 2020. Seven (7) permits were cancelled as a result of a change in tenant which requires the issuance of a new permit. One additional permit was cancelled when the tenant purchased the property and remained on the premises as the owner-occupant.

As a matter of practice, an Annual Rental Verification Letter is sent to each property owner on the anniversary of the permit issuance to confirm the information on file remains current and accurate. To date, this practice has been very successful at ensuring existing permits remain valid or that a new permit is needed. An example of the letter is below.

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**VILLAGE OF EVENDALE**  
BUILDING DEPARTMENT  
10500 Reading Road  
Evendale, OH 45241  
(513) 956-2665  
building@evendaleohio.org

## ANNUAL RENTAL VERIFICATION LETTER

01/05/2021  
Victoria Podolsky  
Imagine Homes  
victoria@imagine-homes.com

Permit #: LEGACY-32 (RR-20-005)  
Location of Registered Rental Property:  
3047 STANWYN PL  
Evendale, OH 45241

Greetings,

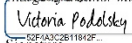
On an annual basis, the Building Department contacts owners of registered residential rental properties to determine if the rental and tenant information we have on file remains current and accurate. This is important to ensure properties are registered every five (5) years OR each time there is a change in occupancy, as required by Chapter 1468.06(f) of the Evendale Code of Ordinances.

According to our records, the property noted above is registered as a residential rental property. The most recent permit for this property was issued on 01/31/2020. The following tenant(s) are listed on the permit: Ryan Butts, Hannah French, Vincent Fiorentini, and John Kresslein.

**Please indicate one of the following, sign below, and promptly return this letter to the Building Department in the enclosed stamped envelope:**

☒ The tenant information noted above is current and accurate.  
☐ One or more of the listed tenant(s) have vacated the premises: Name(s)  
All tenants have vacated the premises and the property is currently listed for lease.  
☐ New occupants now reside at the property. I must re-register my rental and tenants with the Village.  
☐ I am the Owner and I am permanently residing on the premises.  
☐ The premises is not otherwise available for lease nor occupied by someone other than the Owner. I understand I must register the property if new occupancy is taken by someone other than the Owner.

*By signing below, you acknowledge your obligation to register the property as a residential rental at each change of occupancy, even if the premises is occupied by an individual or group/family who is not paying rent. Failure to comply with the Village's rental registration program may result in the issuance of a citation for each offense which carries a fine of \$205.*


  
Signature

Victoria Podolsky  
Printed Name

1/5/2021 | 9:51 AM PST  
Date

To apply for a new registration, complete the Application for Residential Rental Permit which can be downloaded at [www.evendaleohio.org/building/files/residential-rent-form](http://www.evendaleohio.org/building/files/residential-rent-form) or obtained from the Village offices. For any questions, contact the Building Department at (513) 956-2665 or [building@evendaleohio.org](mailto:building@evendaleohio.org). Thank you for your prompt attention to this matter.

Sincerely,

  
Andrew E. Rodney, AICP  
Building, Planning & Zoning Manager



Currently, residential rental properties are concentrated along the Glendale Milford Road and Cooper Road corridors. The map below highlights the location of each residential rental property.

