

BUILDING AND ZONING REPORT

JANUARY, 2023

Building:

1. In the month of January: 47 inspections and site visits were conducted, 3 fire inspections were performed, 17 building permits were issued and 5 building permits were renewed.
2. At the end of January, there were 10 expired building permits.
3. There are 14 cases of fire inspections being overdue, or having failed previous inspections. Two of these have requested and have been granted short extensions to complete required repairs beyond the typical 30 day compliance period.
4. No new building complaints were received in January.
5. One Stop Work Order was issued, following the Zoning Board of Appeals having annulled a previous decision regarding a variance, in accordance with the requirements of Section 310 of the Town of Washington Fire Prevention and Building Code.
6. One ongoing investigation remains open, based on an anonymous complaint received from the Town of Dover Building Department in late December. This complaint had alleged that tires had been dumped on a residential property, and several site visits have been conducted which have confirmed that a large quantity of tires and other junk are present on the property. Based on conversations with the property occupant and observations, much of this may have been dumped by the prior owner, now deceased. As the current occupant claims to be working to clean up the property, but does not have the financial means to dispose of the estimated several hundred tires present, additional options for resolution, as well as the identification of the bank currently acting as legal owner of the property are being explored before any specific action is taken.

Zoning:

1. In the month of January; 4 municipal searches were completed, as well as 6 site visits.
2. 1 FOIL request was received and completed in January.
3. No new zoning complaints were received in January. Several previous violations required site visits in order to ensure that compliance with prior voluntary resolution had been continued, and one site visit in order to ensure compliance with the conditions of a recent Special Permit issued by the Planning Board was requested, concurrent with a required fire inspection at the same property.
4. Two open cases remain at the end of January:
 - A. A pre existing shooting preserve which had erected a fence in order to minimize the impact of projectiles on an adjoining property is continuing to work on a proposal for modifications and screening needed to bring this into compliance with the Zoning Code.
 - B. A complaint from December alleging commercial use, structures in excess of the 10% limit and occupancy of an RV on the property in a residential district resulted

in a site visit. While the structures now present do not appear to exceed this limit, despite prior aerial imagery showing additional unpermitted structures having been present at one point, the remaining complaints could not be either verified or discounted by this site visit, were denied by the property owner, and remain under investigation at this time.