

May 3, 2016

To: Members of the Jefferson Township
Board of Trustees

From: J. Jeffrey Payne,
Zoning Director

Re: **Activity Report for April 2016**

Summarized below is the activity report for the month of April, 2016:

<u>Category:</u>	<u>Number:</u>
BZA Cases	0
Zoning Cases	Z 0002-2016 Rezoning at 6218 – 6246 West Third Street. Request to rezone from B-1 to B-2, to establish a carry-out restaurant. Trustees approved Per Resolution 16-36 on April 19, 2016. Z 0001-2016- Zoning Text Amendment – Composting Facilities Reviewed on January 28, 2016. Trustees approved Per Resolution 16-35 on April 19, 2016. Z-002-2014 Adult Entertainment Facilities <i>This case is recommended for review as part of the update of the Zoning Resolution, which will begin upon completion of the Strategic Planning Process</i>
Subdivision Applications	None Submitted / No Active
Zoning Certificates	2 (see attached detail)
Demolitions	4 – Recommended properties in the MC 2015 CDBG process
Complaints	<ul style="list-style-type: none">• 4 Nuisance Declarations in January 2016;• 24 Nuisance Declarations in March 2016;• 20 Nuisance Declarations in April 2016.<ul style="list-style-type: none">• (see attached detail)

In February we reported that the Montgomery County Land Bank would be receiving additional NIP funds. These funds were awarded via an announcement on February 19, 2016. Because these funds are limited to Jefferson Township current target neighborhoods – Ridgewood Heights, Taft Davenport, Union-35, and Blairwood, the staff is formulating a recommendation on which properties that are in the nuisance abatement program should be considered for the use of these funds. The staff will be preparing a list of property locations for the Trustees to review and identify the strategies that they deem appropriate to pursue.

We have not received any up-date on when the property at **5054 Coulson Drive**, which is completing the environmental review process, will be scheduled for demolition.

Jefferson Township Future Land Use Strategic Planning Process:

The Four Goals Task Forces have now completed their series of scheduled meetings. To all of those who attended and participated the Township appreciates your service commitment to this important effort. Our consultant Ms. Sabrina Pritchette, has completed the Task Force report. Jefferson Township staff is completing its review. The report will be presented to the Township Trustees requesting adoption along with the recommendations for amendments to the Township's Future Land Use Plan.

The combined Land Use Boards has completed their series of meetings to develop proposed amendments to the Jefferson Township component of the Montgomery County Comprehensive Plan (Future Land Use Plan). On Thursday, April 28, 2016 the Zoning Commission held a work session with members of the Board of Zoning Appeals, and finalized a draft list of amendments for the JT FLUP. These proposed amendments are being forwarded to the Montgomery County Planning Commission for comment. It is anticipated that MCPC will review the draft amendments at their May 12, 2016 meeting.

Once MCPC has provided their comments the Zoning Commission will meet and take formal action, which includes recommending adoption to the Board of Trustees. Once the Township Trustees adopts the proposed plan amendments, this will be forwarded back to the MCPC for incorporation into the County's Comprehensive Plan. to meet.

Please review the attachments for additional information on the above summary.

Jefferson Township Board of Trustees
Zoning Activity Report for April 2016 Detail

<u>Category:</u>	<u>Address:</u>	<u>Description:</u>
Zoning Certificates	8501 Mile Rd. #2016-005	Construct a 1462 sq. ft. addition which include a two car garage to an existing 2400 sq. ft. two-story single family
	6145 Dayton Liberty Rd. #2016-002	Remolding existing 1800 sf. Ft. single-family residence, using the existing room configurations.
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Subdivision Applications	None submitted	-
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BZA Cases:	None submitted.	
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Rezoning Cases:	Z 0001-2016 Zoning Text Amendment - Composting Facilities	Trustees approved the application via Resolution #16-35
	Z 0002-2016 Rezoning @ 6218-6246 W. Third Street - B-1 to B-2 to establish a carryout restaurant.	Trustees approved the application via Resolution #16-36

Demolitions

January 19, 2016 Nuisance Declarations

935 CALUMET LANE	Abated
6445 GERMANTOWN PIKE	Abated
185 LANSDOWNE AVENUE & PARCEL # G29 18203 0047	Enforcement in process.
TAFT AVENUE @ KNAPP STREET	In Property Owner Notification Process

March 15, 2016 Nuisance Declarations

209 KNOX AVE.	Enforcement in process
6794 DAYTON FARMERSVILLE RD.	In Property Owner Notification Process
6560 DAYTON FARMERSVILLE RD.	Enforcement in process
7671 DAYTON LIBERTY RD. BRICKER AVE. PARCEL # G27 18303 0106	Abated (emergency boarding) In Property Owner Notification Process
KELTNER @ PARSONS AVE.	Enforcement in process
346 PARSONS Ave.	Enforcement in process
42 DAVENPORT AVE.	Enforcement in process
40 DAVENPORT AVE.	In Property Owner Notification Process
6628 WEST THIRD ST.	Enforcement in process
104 CALUMET LN.	Enforcement in process
278 COLGATE AVE.	Enforcement in process

Jefferson Township Board of Trustees
Zoning Activity Report for April 2016 Detail

COLGATE AVE. [300 BLOCK] PID G29 18202A0091	Enforcement in process
COLGATE AVE. [300 BLOCK] PID G29 18202A0092	In Property Owner Notification Process
9 MAEDER AVE	Enforcement in process
22 IONA AVE.	Enforcement in process
23 IONA AVE.	In Property Owner Notification Process
24 IONA AVE.	In Property Owner Notification Process
25 IONA AVE.	In Property Owner Notification Process
105 BRICKER AVE.	In Property Owner Notification Process
113 BRICKER AVE.	Enforcement in process
127 BRICKER AVE.	Enforcement in process

April 19, 2016 Nuisance Declarations

139 CHAIN AVENUE	In Property Owner Notification Process
4718 ERICSON AVENUE	In Property Owner Notification Process
4737 ERICSON AVENUE	In Property Owner Notification Process
4742 ERICSON AVENUE	In Property Owner Notification Process
4754 ERICSON AVENUE	In Property Owner Notification Process
4760 ERICSON AVENUE	In Property Owner Notification Process
4766 ERICSON AVENUE	In Property Owner Notification Process
4767 ERICSON AVENUE	In Property Owner Notification Process
15 PAIGE AVENUE	In Property Owner Notification Process
23 PAIGE AVENUE	In Property Owner Notification Process
101 PAIGE AVENUE	In Property Owner Notification Process
330 LAWNCREST AVE	In Property Owner Notification Process
6445 GERMANTOWN PIKE	Abated
6349 GERMANTOWN PIKE	In Property Owner Notification Process
928 INFIRMARY ROAD	In Property Owner Notification Process
3474 S. UNION ROAD	In Property Owner Notification Process
313 LAWNCREST	In Property Owner Notification Process
345 LAWNCREST	In Property Owner Notification Process
110 CHAIN AVENUE	In Property Owner Notification Process
118 CHAIN AVENUE	In Property Owner Notification Process