

June 7, 2016

To: Members of the Jefferson Township  
Board of Trustees

From: J. Jeffrey Payne,  
Zoning Director

Re: **Activity Report for May 2016**

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

<b>Category:</b>	<b>Number:</b>
BZA Cases	1 (see attached detail)
Zoning Cases	Recommendations for Amendments to the Jefferson Township Comprehensive Plan  Draft of the Proposed Jefferson Township Zoning Resolution
Subdivision Applications	<b>None Submitted / No Active</b>
Zoning Certificates	1 (see attached detail)
Demolitions	4 – Recommended properties in the MC 2015 CDBG process
Complaints	<ul style="list-style-type: none"><li>• <b>4 Nuisance Declarations in January 2016;</b></li><li>• <b>24 Nuisance Declarations in March 2016;</b></li><li>• <b>20 Nuisance Declarations in April 2016.</b></li><li>• <b>31 Nuisance Declarations in May 2016.</b></li><li>• (see attached detail)</li></ul>

In February we reported that the Montgomery County Land Bank would be receiving additional NIP 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.

The demolition of property located at 5106 Retford Drive has been completed. The environmental review for the property at **5054 Coulson Drive** has been completed. The property has been assigned to a local contractor, the start of demolition has not yet been confirmed.

**Jefferson Township Future Land Use Strategic Planning Process:**

The Jefferson Township Zoning Commission is holding a public hearing to review the final recommended changes to the Jefferson Township component of the Montgomery County Comprehensive Plan (aka Future Land Use Plan), on Thursday June 9, 2016 starting at 7:00 PM at Township Offices.

At the meeting the ZC will formally recommend adoption of the proposed amendments to the Jefferson Township Trustees, and the ZC will also direct the staff to submit the first draft of the proposed Zoning Resolution to the Montgomery County Planning Commission.

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

Jefferson Township Board of Trustees  
**Zoning Activity Report for May 2016 Detail**

<u>Category:</u>	<u>Address:</u>	<u>Description:</u>
<b>Zoning Certificates</b>	5255 Germantown Pk. #2016-007	Construct a 270 sq. ft. deck on the rear of an existing single family residence.
	None submitted	-
<b>Subdivision Applications</b>		
<b>BZA Cases:</b>	6349 Germantown Pk. Case #JT-0001; 0002; 0003 - 2016	Appeal of the ZA determination that a mobile home does not meet the definition for a "Agricultural Services" under Section 803.M Conditional Use - A Agricultural. [ZA Affirmed]
<b>Rezoning Cases:</b>	None submitted	

**Demolitions**

**January 19, 2016 Nuisance Declarations**

935 CALUMET LANE	<b>Abated</b>
6445 GERMANTOWN PIKE	<b>Abated</b>
185 LANSDOWNE AVENUE & PARCEL # G29 18203 0047	Enforcement in process.
TAFT AVENUE @ KNAPP STREET	Enforcement in process.

**March 15, 2016 Nuisance Declarations**

209 KNOX AVE.	<b>Abated</b>
6794 DAYTON FARMERSVILLE RD.	In Property Owner Notification Process
6560 DAYTON FARMERSVILLE RD.	<b>Abated</b>
7671 DAYTON LIBERTY RD. BRICKER AVE. PARCEL # G27 18303 0106	<b>Abated</b> (emergency boarding) Property Owner Notification Completed / Abatement on hold
KELTNER @ PARSONS AVE.	<b>Abated</b>
346 PARSONS Ave.	<b>Abated</b>
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
COLGATE AVE. [300 BLOCK] PID G29 18202A0091	Enforcement in process

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**Zoning Activity Report for May 2016 Detail**

COLGATE AVE. [300 BLOCK] PID G29 18202A0092	In Property Owner Notification Process
9 MAEDER AVE	<b>Abated</b>
22 IONA AVE.	<b>Abated</b>
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.	<b>Abated</b>
113 BRICKER AVE.	<b>Abated</b>
127 BRICKER AVE.	<b>Abated</b>

***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	<b>Abated</b>
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

***May 24, 2016 Nuisance Declarations***

4824 VANGUARD AVE	In Property Owner Notification Process
4854 ERICSON AVE	In Property Owner Notification Process
4848 ERICSON AVE	In Property Owner Notification Process

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4842 ERICSON AVE	In Property Owner Notification Process
4843 ERICSON AVE	In Property Owner Notification Process
4849 ERICSON AVE	In Property Owner Notification Process
4913 TENSRAW DR.	In Property Owner Notification Process
4932 TENSRAW DR.	In Property Owner Notification Process
4918 COULSON DR.	In Property Owner Notification Process
1375 KIMMEL LN.	In Property Owner Notification Process
1372 KIMMEL LN.	In Property Owner Notification Process
1615 KIMMEL LN.	In Property Owner Notification Process
5031 COULSON DR.	In Property Owner Notification Process
5136 BALLARD DR.	In Property Owner Notification Process
5107 BALLARD DR.	In Property Owner Notification Process
5099 ALTRIM RD.	In Property Owner Notification Process
5107 ALTRIM RD.	In Property Owner Notification Process
5170 DERBY RD.	In Property Owner Notification Process
5091 DERBY RD.	In Property Owner Notification Process
5312 TUCSON DR.	In Property Owner Notification Process
5144 TUCSON DR.	In Property Owner Notification Process
4759 GERMANTOWN PK. GERMANTOWN PIKE @ DERBY RD.	In Property Owner Notification Process
4643 BELCOURT DR.	In Property Owner Notification Process
4084 GERMANTOWN PK.	In Property Owner Notification Process
25 S. NORTHAMPTON AVE.	In Property Owner Notification Process
1107 ROSSITER DR.	In Property Owner Notification Process
5142 RETFORD DR.	In Property Owner Notification Process
4624 BELCOURT DR.	In Property Owner Notification Process
131 S. LUTHERAN CHURCH RD.	In Property Owner Notification Process
4901 TENSRAW DR.	In Property Owner Notification Process