

April 4, 2016

To: Members of the Jefferson Township
Board of Trustees

From: J. Jeffrey Payne,
Zoning Director

Re: **Activity Report for March 2016**

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

<u>Category:</u>	<u>Number:</u>
BZA Cases	0
Zoning Cases	<p>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. ZC public hearing on 3/29/2016, case recommended to Trustees for approval.</p> <p>Z 0001-2016- Zoning Text Amendment – Composting Facilities Reviewed on January 28, 2016. ZC public hearing on 3/29/2016, case recommended to Trustees for approval.</p> <p>Z-001-2014 Wireless Telecommunications – this case was reviewed by ZC at their meeting of 3/29/2016. ZC recommends to not to proceed with proposal.</p> <p>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></p>
Subdivision Applications	None Submitted / No Active
Zoning Certificates	3 (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;<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. Currently eight (8) of the properties that received nuisance declarations in March 2016 are potentially eligible 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 can report that the property at **5106 Retford Drive**, has been demolished and we are awaiting the final grading of the site. 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 schedule meetings. To all of those who attended and participated the Township appreciates your service commitment to this important effort. Our consultant Ms. Sabrina Pritchette, is in the process of completing her report, and the staff anticipates it being delivered by the end of the first week of April. The report will be reviewed and presented to the Trustees at the April work session. Once the report is received and accepted by the Township Trustees it will be posted on the Township Website.

The combined Land Use Boards continue to meet. The staff will use the information presented in the Four Goal Task Force report as part of their efforts in completing the proposed changes for the Future Land Use Plan, then recommendations for amendment to the Zoning Resolution, and finally changes to the Township's Official Zoning Map.

A completion schedule is being submitted to the Township Trustees for their approval.

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

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

<u>Category:</u>	<u>Address:</u>	<u>Description:</u>
Zoning Certificates	4881 Dayton Liberty Rd. #2016-001	Remodel existing single-family residence - in existing room configuration.
	6145 Dayton Liberty Rd. #2016-002	Remodel existing single-family residence with addition and non-agriculturally exempt pole barn.
	5370 Dayton Liberty Rd. #2016-003	Convert interior class room space of an existing church for a Day-Care.

None submitted -

Subdivision Applications

BZA Cases:

None submitted.

Rezoning Cases:

Z 0001-2016 Zoning Text Amendment - Composting Facilities	ZC public hearing on 3/29/2016 (3/24/2016) recommend approval to Trustees.
Z 0002-2016 Rezoning @ 6218-6246 W. Third Street - B-1 to B-2 to establish a carryout restaurant.	ZC public hearing on 3/29/2016 (3/24/2016) recommend approval to Trustees.
Z 0001-2014 Zoning Text Amendment - Wireless Telecommunication Facilities	ZC public hearing on 3/29/2016 (3/24/2016) reviewed response from MCPC, recommends not to proceed with proposal.

Demolitions

January 19, 2016 Nuisance Declarations

935 CALUMET LANE	Abated
6445 GERMANTOWN PIKE	Enforcement in Process.
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.	In Property Owner Notification Process
6794 DAYTON FARMERSVILLE RD.	In Property Owner Notification Process
6560 DAYTON FARMERSVILLE RD.	In Property Owner Notification Process
7671 DAYTON LIBERTY RD. BRICKER AVE. PARCEL # G27 18303 0106	Abated (emergency boarding) In Property Owner Notification Process

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KELTNER @ PARSONS AVE.	In Property Owner Notification Process
346 PARSONS Ave.	In Property Owner Notification Process
42 DAVENPORT AVE.	In Property Owner Notification Process
40 DAVENPORT AVE.	In Property Owner Notification Process
6628 WEST THIRD ST.	In Property Owner Notification Process
104 CALUMET LN.	In Property Owner Notification Process
278 COLGATE AVE.	In Property Owner Notification Process
COLGATE AVE. [300 BLOCK] PID G29 18202A0091	In Property Owner Notification Process
COLGATE AVE. [300 BLOCK] PID G29 18202A0092	In Property Owner Notification Process
9 MAEDER AVE	In Property Owner Notification Process
22 IONA AVE.	In Property Owner Notification 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.	In Property Owner Notification Process
127 BRICKER AVE.	In Property Owner Notification Process