

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 23-146**

**RESOLUTION FOR THE DESIGNATION OF THE ADMINISTRATOR AS THE  
APPLICANT'S AGENT FOR FUNDS APPROVED FOR FAIRFIELD TOWNSHIP  
THROUGH THE HAZARD MITIGATION GRANT PROGRAM.**

**WHEREAS:** The Board of Trustees must designate an agent to execute agreements for and on behalf of the Board of Trustees for the Fairfield Township Acquisition Project funded under the Hazard Mitigation Grant Program (HMGP); and

**WHEREAS:** Fairfield Township applied for Federal Emergency Management Agency (FEMA) funding to acquire and mitigate issues associated with 6 residential units located at 3010 Canal Road and agreed to match grant awards with a 10% match (Res 23-026); and

**WHEREAS:** FEMA approved the grant award for the Fairfield Township Acquisition Project funded under the HMGP in the amount of \$440,740.08; and

**NOW, THEREFORE, BE IT RESOLVED,** by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

**SECTION 1:** The Board designates that the Administrator, Julie Vonderhaar, is hereby authorized to execute for and on behalf of the Fairfield Township Board of Trustees, a public entity established under the laws of the State of Ohio this application and to file it in the appropriate State office for the purpose of obtaining certain Federal financial assistance under the Disaster Relief Act (Public Law 288, 23<sup>rd</sup> Congress) or otherwise available from the President's Disaster Relief Fund.

**SECTION 2:** The Board hereby affirms that Fairfield Township is a public entity established under the laws of the State of Ohio, and has hereby authorized its agent to provide to the State and to the Federal Emergency Management Agency (FEMA) for all matters pertaining to such Federal disaster assistance the assurances and agreements as listed in the Grant Agreement.

**SECTION 3:** The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

**SECTION 4:** This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

**SECTION 5:** That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

**SECTION 5:** This resolution shall take effect at the earliest period allowed by law.

**Adopted:** November 14, 2023

**Board of Trustees**

**Vote of Trustees**

Michael Berding: \_\_\_\_\_

\_\_\_\_\_

Shannon Hartkemeyer: \_\_\_\_\_

\_\_\_\_\_

Joe McAbee: \_\_\_\_\_

\_\_\_\_\_

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township  
Fiscal Officer this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**ATTEST:**

\_\_\_\_\_  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lawrence E. Barbieri, Township Assistant Law Director



**Department of  
Public Safety**

Emergency Management Agency

[ema.ohio.gov](http://ema.ohio.gov)

Mike DeWine, Governor Jon Husted, Lt. Governor Andy Wilson, Director

November 9, 2023

**FEMA-DR-4507.43-R**

Chuck Goins  
Assistant Administrator/Zoning Administrator  
6032 Morris Road  
Fairfield Township, OH 45011

Dear Mr. Goins:

Congratulations! You were recently notified the mitigation project to acquire and demolish six residential structures was awarded by FEMA under the Hazard Mitigation Grant Program as a result federal declaration FEMA-DR-4507-OH. Before the project can be started and funds disbursed, you must complete the following forms and return to my attention at the address above within 30 days of receipt of this letter.

1. State and Local Grant Agreement (enclosed)
2. W-9 Form (enclosed)
3. Sub-award Financial Management Form (enclosed)
4. Resolution designating the person or organization responsible for implementing the mitigation project (sample enclosed)

The State and Local Agreement must be signed by the Chief Official and the Executive Director of the Ohio EMA before funds can be disbursed. The Project Manager is responsible for all activities related to the project and must be able to act on behalf of the community.

If you have questions concerning this project, contact me at 614/799-3539 or Jacob Hoover of my staff at 614/799-3538.

Sincerely,

STEVE FERRYMAN, CFM  
State Hazard Mitigation Officer  
Mitigation Branch Chief

Cc: Phil Clayton, Ohio EMA, Southwest Regional Office  
Jim Bolen, Director, Butler County EMA

Sima S. Merick, Executive Director  
2855 West Dublin-Granville Road  
Columbus, Ohio 43235-2712 U.S.A.



**Department of  
Public Safety**

Mike DeWine, Governor  
Jon Husted, Lt. Governor

Thomas J. Stickrath, Director  
Sima S. Merick, Executive Director



**STATE-LOCAL GRANT AGREEMENT  
HAZARD MITIGATION GRANT PROGRAM - CFDA 97.039  
FEMA-DR-4507.14-R-OH  
DECLARED MARCH 31, 2020**

This Grant Agreement (the “Agreement”) is made and entered into by, and between, the State of Ohio, Department of Public Safety, Ohio Emergency Management Agency, located at 2855 West Dublin-Granville Road, Columbus, Ohio 43235-2712 (herein referred to as the “Recipient”); and, the **Fairfield Township** located at **6032 Morris Road Fairfield Township, OH 45011** herein referred to as the “Sub-recipient”).

**This agreement will be in effect for the period beginning November 1, 2023 and ending November 1, 2025**

1. Pursuant to the provisions of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 USC 5121, et. seq. (“Stafford Act”) as amended, the Federal Emergency Management Agency (“FEMA”) has been authorized by Congress to make grants to states to mitigate natural disasters. The Ohio Emergency Management Agency (“Ohio EMA”), has received grant funds for that purpose.
2. The Ohio Emergency Management Agency has been designated as the Recipient to receive, administer, and disburse FEMA mitigation funds for local government mitigation projects in areas of Ohio and to provide technical assistance with the Hazard Mitigation Grant Program (HMGP). The HMGP is authorized by Section 404 of the Stafford Act, Public Law 93-288. Recipient shall monitor and evaluate the implementation of mitigation projects and control the disbursement of HMGP funds from FEMA.
3. Fairfield Township is the Sub-recipient and has submitted an application, which is incorporated herein by reference, to the Recipient setting forth a list of activities (herein referred to individually as “Project”). The Recipient and FEMA have approved the Projects along with any exceptions that have been made prior to signing of this agreement. The Sub-recipient agrees to complete the Project within two years of FEMA approval, unless a time extension is granted by the Recipient.
4. Sub-recipient shall participate in the development of, and shall coordinate and monitor the implementation of the local hazard mitigation measures; and shall regulate and control development within hazardous areas.
5. Sub-recipient has the legal authority to accept mitigation funds and shall provide all necessary financial and managerial resources to meet the terms and conditions of receiving federal and state mitigation funds. The financial management system must comply with 2 Code of Federal Regulations (CFR) Part 200 and Auditor of State Bulletin 99-05.
6. Sub-recipient shall use the mitigation funds solely for the approved scope of work in the Project. Only those costs, which are allowable as defined in 2 CFR 200 will be paid:



- a. This Grant Agreement in the amount of **\$489,712.00** (“Funds”) will serve as the contract between the Recipient, Ohio EMA and the Sub-recipient for the purpose of the approved project.
- b. Total estimated cost of the mitigation project is: **\$489,712.00**  
Total HMGP (Federal) contribution is: **\$440,740.80**  
Local contribution: **\$ 48,971.20**
- c. FEMA has awarded Sub-recipient Management Costs (SRMC) in the amount up to \$24,485.60 to help off-set the costs of project implementation. These funds are 100% Federal and do not require a local match. The SRMC funds must be administered by the Recipient and Sub-Recipient in accordance with:
  - i. Hazard Mitigation Assistance Guidance dated February 27, 2015
  - ii. FEMA Policy #104-11-1
  - iii. 2 Code of Federal Regulations Part 200, and
  - iv. This grant agreement.

In order to receive these funds, the Sub-Recipient must document expenses deemed reasonable, allowable, and necessary as required by this agreement and in the guidance, policy, and regulation above. Reimbursement will be based on documented, actual eligible cost incurred up to 5% of the total project cost at the time of project completion.

- d. Sub-recipient agrees to provide the necessary local cost share as required by 2 CFR Parts 200.306 and 200.434. The funding will be available within the specified period of time for completion of the Project. Documentation of the use of the local cost share is required.
  - e. Obligations of Recipient are subject to provisions of Section 126.07 of the Ohio Revised Code.
7. Sub-recipient shall return to Recipient any HMGP and State funds, which are not supported by audit or other federal or state review of documentation maintained by the Sub-recipient. (2 CFR Part 200-Subpart F)
  8. Sub-recipient shall maintain records for the period set forth in 2 CFR Part 200.333 and shall give access to said records in accordance with 2 CFR Part 200.336.
  9. Sub-recipient shall comply with all applicable state and local ordinances, laws, regulations, building codes and standards applicable to this Project.
  10. Sub-recipient agrees to maintain good standing with the National Flood Insurance Program (NFIP) and comply with local regulations pertaining to the NFIP; and agrees to bring into NFIP compliance all structures identified through Community Assistance Visits (CAV's) to the maximum extent possible. Failure to enforce NFIP requirements for all development in identified flood hazard areas will result in the Sub-recipient repaying the HMGP and state funds related to the Project.
  11. Sub-recipient shall comply with 2 CFR Part 200.318 in all procurements, including the contract provisions found in 2 CFR Parts 200.319 thru 200.326. In particular,
    - a. Sub-recipient shall comply, as applicable, with provisions of federal laws and regulations pertaining to labor standards, and the State of Ohio Prevailing Wages laws and regulations.

- b. Sub-recipient shall not enter into any contract with any party which is debarred or suspended from participating in federal assistance programs, or is otherwise ineligible pursuant to E.O. 12549, Debarment and Suspension, as implemented at 2 CFR Part 200.213.
- 12. Sub-recipient has read, understands, and shall comply with the State of Ohio Audit Requirements/Compliance Standards (attached), and 2 CFR Part 200 Subpart F – Audit Requirements.
- 13. Sub-recipient shall submit to the Recipient quarterly progress reports (QPR), due the 15<sup>th</sup> day of the month following the end of the quarter on the following schedule:
  - a. 

January – March	Due April 15
April – June	Due July 15
July – September	Due October 15
October – December	Due January 15
  - b. Failure to provide the required reports will result in suspension of grant funds until the required reports are provided and approved by the Recipient.
- 14. Sub-recipient shall comply with all applicable federal, state and local ordinance, laws, regulations, requirements, labor standards, building codes and standards as pertains to this project and identified in 2 CFR Part 200, and agrees to provide maintenance as appropriate.
- 15. NONCOMPLIANCE (2 CFR PART 200.338)

- a. If the Sub-recipient fails to comply with the terms of the award, whether stated in a federal statute or regulation, an assurance, in a state plan or application, a notice of award, or elsewhere, the awarding agency may take one or more of the following actions, as appropriate in the circumstances:
  - i. Temporarily withhold cash payments pending correction of the deficiency;
  - ii. Disallow all of part of the cost of the activity or action not in compliance;
  - iii. Wholly or partly suspend or terminate the current award for the program;
  - iv. Withhold further awards for the program;
  - v. Take other remedies that may be legally available.
- b. In taking an enforcement action, the awarding agency and/or the Recipient will provide an opportunity for such hearing, appeal, or other administrative proceeding to which the Recipient or Sub-recipient is entitled under any statute or regulation applicable to the action involved.
- c. Costs resulting from obligations incurred by the Sub-recipient during a suspension or after termination of an award are not allowable unless the awarding agency expressly authorizes them in the notice of suspension or termination. Other costs during suspension or after termination which are necessary and not reasonably avoidable are allowable if:
  - i. The costs result from obligations which were properly incurred before the effective date of suspension or termination, are not in anticipation of it, and, in the case of a termination, are not cancelable, and,
  - ii. The costs would be allowable if the award were not suspended or expired normally at the end of the funding period in which the termination takes place.

## 16. ENVIRONMENTAL COMPLIANCE

- a. Sub-recipient will comply with FEMA Directive 108-1, National Environmental Policy Act (NEPA), and other federal and state environmental laws and regulations in the implementation of the Project. The Recipient will provide the Sub-recipient with a signed copy of the Record of Environmental Considerations (REC) and supporting letters and documentation as soon as FEMA approves the project. The REC will identify any special conditions placed on the project that may impact demolition activities, the elevation of any structures, underground storage tanks, cutting of trees or removal of fences or vegetation and disposal of any materials in approved dump sites and so on.
- b. Failure to comply with any environmental condition or requirement will result in the Sub-recipient reimbursing to the Recipient any federal or state funds expended on a property where environmental non-compliance has occurred.

## 17. CLOSE-OUT (2 CFR 200.343)

- a. Sub-recipient will notify the Recipient as soon as the Project has been completed, and will provide a Final Progress Report and financial report within 30 days. Recipient will conduct a final site visit within 30 days of receiving the final progress report and financial report, and provide the Sub-recipient with their findings within 30 days of the visit. The findings will outline the results of the site visit and in particular any upward or downward adjustment to allowable costs.
- b. Sub-recipient will immediately refund any balance of un-obligated cash advanced that is not authorized to be retained for use on other grants.
- c. The closeout of the grant does not affect the right of the awarding agency to disallow costs and recover funds on the basis of a later audit or other review, the obligation to return any funds due as a result of later refunds, corrections, or other transactions, records retention as required in 2 CFR Part 200.333, property management requirements in Parts 200.311 and 200.312, and audit requirements in Part 200 Subpart F-Audit Requirements.
- d. Any funds not returned within a reasonable period of time after request, may result in an administrative offset against other requests for assistance, withholding advance payments otherwise due, and other action permitted by law.

## 18. AUDIT REQUIREMENTS (2 CFR 200 Subpart F)

In accordance with the Single Audit Act of 1984 as amended and 2 CFR 200, the following procedures will assure compliance with those standards in the administration of the Hazard Mitigation Grant Program (HMGP) to eligible Sub-recipients, pursuant to a Presidential Declaration of major disaster in the State of Ohio.

- a. The Governor's Authorized Representative (GAR) will provide the Auditor of State a listing of all State agencies and local governments which have been approved to receive Federal funds under the HMGP. This will serve as notice to State field examiners to inquire about the funds at the time of the respective Sub-recipient's single audit, ensuring at a minimum, the inclusion of those funds in the Audit Report's "Schedule of Federal Financial Assistance".
- b. The Sub-recipient has the obligation to comply with all applicable rules and regulations of the HMGP, to include 2 CFR 200. If the applicant desires copies of 2 CFR 200, they are available from the County and/or State Auditor's Office.

- c. The Single Audit Act of 1984 as amended requires local governments, state agencies/departments, and private non-profit organizations expending a total of \$750,000.00 or more in federal financial assistance in any fiscal year to have a single audit performed. Those local governments, state agencies/departments, or private non-profit organizations expending less than \$750,000.00 in federal financial assistance must supply the GAR with a letter from a clerk/treasurer, for each fiscal year HMGP funds are received, certifying that status.
- d. Audit reports must be sent to the GAR by the Sub-recipients within one (1) month of Audit Report publication. Failure to do so, without reasonable justification, could result in suspension of any further advances of funds or final reimbursement by the GAR under the HMGP.
- e. If during any single audit the Sub-recipient has been informed of non-compliance findings regarding this program, the Sub-recipient shall verbally notify the GAR immediately and prior to publication of the Audit Report.
- f. The Sub-recipients will correct the finding(s) within thirty (30) days of written notification of non-compliance, if not sooner, and notify the GAR in writing of the actions taken.
- g. Findings against the Sub-recipient remaining uncorrected by the Sub-recipient will be deducted from the applicant's final reimbursement by the GAR in the amount of funds questioned in the Audit Report. If the GAR has already dispersed final settlement, and a subsequent audit report identifies non-compliance by the Sub-recipient, collection proceedings will be initiated by the GAR against the Sub-recipient in the amount of the questioned costs.
- h. Throughout the lifetime of the HMGP, it is the responsibility of the Sub-recipient to inform the State (or private) examiner of their participation in this program at the time of their respective single audits.
- i. The GAR will receive a listing from the State Auditor's Office of any regular or single audits completed for each Sub-recipient's jurisdiction/organization. The audits will not be forwarded to the GAR, this is an administrative requirement for each Sub-recipient to complete.
- j. The GAR will review each audit report received to assure that:
  - i. If applicable, the grant(s) received that fiscal year are included in the "Schedule for Federal Financial Assistance" portion of the Audit Report, and that the report properly addresses the HMGP, as required under the Single Audit Act and appropriate OMB guidance;
  - ii. Any of the program activities, which may have been tested by the State Examiner are in compliance with all regulations pertaining to the HMGP and single audit requirements;
  - iii. Audit findings against the Sub-recipient pertaining to this grant will be rectified within thirty (30) days of receipt of the Audit Report by the Sub-recipient, either with guidance from, or, established by the State.
- k. From the onset of application approval, the GAR will work closely with the Sub-recipient to include site mid-program reviews and inspections of completed, approved projects by the GAR.

STATE OF OHIO  
HAZARD MITIGATION GRANT PROGRAM (HMGP)  
GRANT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Grant Agreement on the day and year set forth below:

SUB-RECIPIENT – Fairfield Township

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_

\_\_\_\_\_  
Date

RECIPIENT

\_\_\_\_\_  
Sima S. Merick, Executive Director  
Ohio Emergency Management Agency

\_\_\_\_\_  
Date

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 23-147**

**RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE  
PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING  
ADMINISTRATOR TO INITIATE COMPLAINT.**

**WHEREAS:** Uncontrolled vegetation, unsecured property, improper parking of vehicles, and/or refuse, junk, and debris were reported at the properties listed below; and

- |                           |   |
|---------------------------|---|
| • 4192 Millikin Rd-       | Vehicle Parking, Vegetation   |
| • Gilmore Rd (Menards)    | Vegetation  |
| • 2600 Hamilton Mason Rd- | Vehicle Parking   |
| • 5438 Wesley Way-        | Licensing of Vehicles, Junk, 720. Objectionable, Noxious or dangerous use, practices or conditions. |
| • 4122 Tonya Trail-       | Licensing of Vehicles, Junk, 720. Objectionable, Noxious or dangerous use, practices or conditions. |
| • 6659 Springmeadow Dr-   | Watercraft Parking, Vehicle Parking   |

**WHEREAS:** The Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control or removal of any vegetation, garbage, refuse or debris, or securing the property, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

**WHEREAS:** The Fairfield Township zoning resolution outlines zoning guidelines to promote public health, safety, comfort, and welfare of the residents of Fairfield Township. Violations of a provision of the resolution have been observed and proper notice has been delivered; and

**WHEREAS:** The Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

**WHEREAS:** In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills;

**NOW, THEREFORE, BE IT RESOLVED,** by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

**SECTION 1:** That this Board specifically finds and hereby determines that the unsecured property, inoperable vehicles, improperly stored vehicles, uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87.

**SECTION 2:** That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Administrator shall cause the nuisances to be removed, and the Township shall notify the County Auditor to assess such cost-plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87.

**SECTION 3:** The Board hereby dispense with the requirement that this Resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

**SECTION 4:** This Resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

**SECTION 5:** That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

**SECTION 6:** This Resolution shall be declared an emergency and shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance throughout the growing season.

**Adopted:** November 14, 2023

**Board of Trustees**

**Vote of Trustees**

Michael Berding: \_\_\_\_\_

\_\_\_\_\_

Shannon Hartkemeyer: \_\_\_\_\_

\_\_\_\_\_

Joe McAbee: \_\_\_\_\_

\_\_\_\_\_

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**ATTEST:**

\_\_\_\_\_  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lawrence E. Barbieri, Township Assistant Law Director



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

Case Date:	8/3/2023	Courtesy Notice Date:	8/3/2023
Fairfield Twp Violation #	23-167	NOV Issue Date:	10/16/2023
Address of Violation:	4192 MILLIKIN RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Vehicle parking in yard overgrown vegetation		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300087000008	4192 MILLIKIN RD	EDMONDS,JIM AND BRENDA

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### Violations



**Code:** 534 High grass

**Status:** In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

**Date:** 8/3/2023 3:25:00 PM

**Required Actions:** Vehicles being parked on the side and back of yard, not on paved surface

Grass and weeds over 8' (Side of yard)

Repeat Volition



**Code:** 532.1 Parking of Vehicles

**Status:** In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

**Date:** 8/3/2023 3:25:00 PM

**Required Actions:**



## Notes

**Date:** 11/3/2023

**By:** Nick Armstrong

**Note:** Issue seemed to be resolved, vegetation was maintained and I did not observe any vehicles in the yard. That progress has since stopped, grass is well over 8' and vehicles again are being parked in the yard.



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

### **Courtesy Notice of Violation**

Under Fairfield Township Zoning Resolution  
(ORC 505.87 & 505.871)

Case Number: 23-167

Date: 8/3/2023

Property Owner: EDMONDS, JIM AND BRENDA  
5826 MINDY DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300087000008

Property in Violation: 4192 MILLIKIN RD  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 4192 MILLIKIN RD. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

**Code: 534 High grass**

**Status: In Violation**

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions: Vehicles being parked on the side and back of yard, not on paved surface

Grass and weeds over 8'

Truck in driveway has a flat tire

Comments/Notes:



**Code: 532.1 Parking of Vehicles**

**Status: In Violation**

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Required Actions:

Comments/Notes:

**Code: 805. Parking of Inoperable Vehicles.**

**Status: In Violation**

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions:

Comments/Notes:

You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

8/3/2023

Date





FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

## NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 23-167

Date: 10/16/2023

Property Owner: EDMONDS, JIM AND BRENDA  
5826 MINDY DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 4192 MILLIKIN RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300087000008

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 4192 MILLIKIN RD.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions: Vehicles being parked on the side and back of yard, not on paved surface

Grass and weeds over 8" (Side of yard)

Repeat Violation ☒ 2

Comments/Notes:



— Vehicles Parked in back  
overgrown vegetation

Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

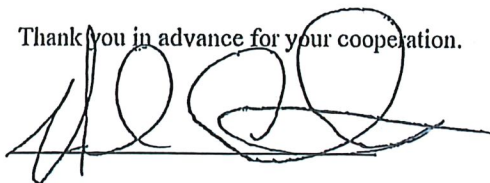
Required Actions:

Comments/Notes:

You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

10/13/2023

Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

Case Date:	9/19/2023	Courtesy Notice Date:	9/19/2023
Fairfield Twp Violation #	23-225	NOV Issue Date:	9/19/2023
Address of Violation:	GILMORE RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Vegetation		
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

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## Property

Parcel #	Address	Owner Name
A0300025000086	GILMORE RD	LORVEN MENARDS LLC

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## Violations

**Code:** 534 High grass

**Status:** In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

**Date:** 9/19/2023 4:08:00 PM

**Required Actions:**



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## Notes





FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

**NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 23-225

Date: 9/19/2023

Property Owner: LORVEN MENARDS LLC  
7106 CORPORATE WAY  
DAYTON, OH 45459

Address in Violation: GILMORE RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300025000086

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at GILMORE RD.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions:

Comments/Notes:



You must remedy the situation within **TEN (10)** days before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

9/21/2023

Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

Case Date:	8/22/2023	Courtesy Notice Date:	8/22/2023
Fairfield Twp Violation #	23-192	NOV Issue Date:	8/30/2023
Address of Violation:	2600 HAMILTON MASON RD	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

---

## Property

Parcel #	Address	Owner Name
A0300025000026	2600 HAMILTON MASON RD	COMPSTON, MARION J II

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## Violations

**Code:** 532.1 Parking of Vehicles

**Status:** In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

**Date:** 8/22/2023 11:13:00 AM

**Required Actions:**



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## Notes

**Date:** 8/22/2023 **By:** Nick Armstrong

**Note:** Continuance of multiple violations on this parcel

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FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

## **NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 23-192

Date: 8/22/2023

Property Owner: COMPSTON, MARION J II  
2600 HAMILTON MASON RD  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 2600 HAMILTON MASON RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300025000026

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 2600 HAMILTON MASON RD.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Required Actions:

Comments/Notes:



You must remedy the situation within **TEN (10)** days before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

8/30/2023

Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

Case Date:	10/23/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-241	NOV Issue Date:	10/23/2023
Address of Violation:	5438 WESLEY WAY	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Inoperable vehicle parking		
Disposition:			
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300111000008	5438 WESLEY WAY	MORRELL PROPERTIES LLC

## Violations

**Code:** 532.3 Licencing of Vehicles/Trailers

**Status:** In Violation

No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building.

**Date:** 10/23/2023 2:03:00 PM

**Required Actions:**

**Code:** 533 Junk

**Status:** In Violation

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

**Date:** 10/23/2023 2:03:00 PM

**Required Actions:**

**Code:** 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.

**Status:** In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

**Date:** 10/23/2023 3:29:00 PM

**Required Actions:**



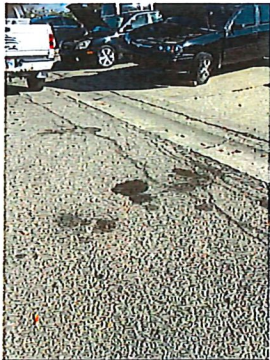
**Code:** 801 Off-Street Parking

**Status:** In Violation

801. Off-Street Parking Design Standards. All off-street facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications: 1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than one hundred sixty-two square feet in a 9 foot by 18-foot space exclusive of access drives or aisles, and shall be of usable shape and condition. 2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows: a. For one single-family, two-family, or three-family residential dwelling, the access drive shall be a minimum of nine feet in width and a maximum of twenty-four feet except in the following circumstances(s): (1.) A turnaround adjacent to an access drive may accommodate a maximum of two parking spaces. (2.) An access drive to accommodate a three-car garage may extend up to thirty feet in width. b. For all other uses, the access drive shall be a minimum of eighteen feet in width. c. All parking spaces, except those required for single-family, two-family, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion. d. Except where an access drive is required in connection with a use permitted in a residential district, no access drive shall be located in any residential district. 3. Setbacks: The location of off-street parking facilities for more than five vehicles may be located in required yards as specified elsewhere in this Resolution. However, off-street parking facilities within any "R" district are limited within the front yard to the required access drive. In no case shall any vehicle be located closer than five feet to any street, alley, or right-of-way. 9. Marking: All parking areas for ten or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Planning AND Zoning Administrator and shall be maintained in a clearly visible condition. 10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

**Date:** 10/23/2023 3:30:00 PM

**Required Actions:**



**Notes**





FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

## **NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 23-241

Date: 10/23/2023

Property Owner: MORRELL PROPERTIES LLC  
4142 FENTON RD  
HAMILTON, OH 45013

Address in Violation: 5438 WESLEY WAY  
HAMILTON, OH 45011

Parcel ID: A0300111000008

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 5438 WESLEY WAY.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

**Code: 532.3 Licencing of Vehicles/Trailers**

**Status: In Violation**

No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building.

Required Actions:

Comments/Notes:

**Code: 533 Junk**

**Status: In Violation**

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

Required Actions:

Comments/Notes:

**Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.**

**Status: In Violation**

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions:

Comments/Notes:



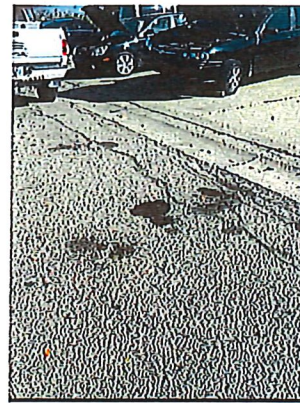
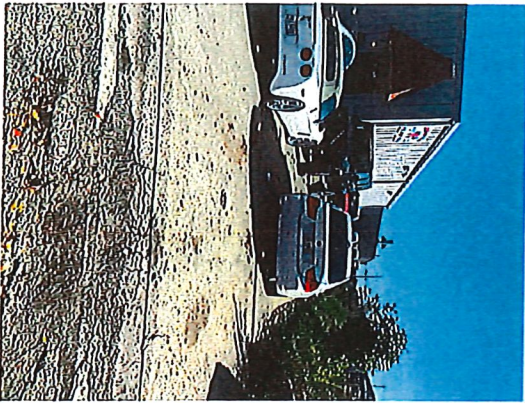
Code: 801 Off-Street Parking

Status: In Violation

801. Off-Street Parking Design Standards. All off-street facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications: 1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than one hundred sixty-two square feet in a 9 foot by 18-foot space exclusive of access drives or aisles, and shall be of usable shape and condition. 2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows: a. For one single-family, two-family, or three-family residential dwelling, the access drive shall be a minimum of nine feet in width and a maximum of twenty-four feet except in the following circumstances(s): (1.) A turnaround adjacent to an access drive may accommodate a maximum of two parking spaces. (2.) An access drive to accommodate a three-car garage may extend up to thirty feet in width. b. For all other uses, the access drive shall be a minimum of eighteen feet in width. c. All parking spaces, except those required for single-family, two-family, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion. d. Except where an access drive is required in connection with a use permitted in a residential district, no access drive shall be located in any residential district. 3. Setbacks: The location of off-street parking facilities for more than five vehicles may be located in required yards as specified elsewhere in this Resolution. However, off-street parking facilities within any "R" district are limited within the front yard to the required access drive. In no case shall any vehicle be located closer than five feet to any street, alley, or right-of-way. 9. Marking: All parking areas for ten or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Planning AND Zoning Administrator and shall be maintained in a clearly visible condition. 10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

Required Actions:

Comments/Notes:



You must remedy the situation within **TEN (10)** days before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

Handwritten signature of the official.

10/23/2023

Date





FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

Case Date:	10/23/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-240	NOV Issue Date:	10/23/2023
Address of Violation:	4122 TONYA TRL	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Inoperable vehicle parking		
Disposition:			
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300111000017	4122 TONYA TRL	T B PROPERTIES LLC I

## Violations

**Code:** 801 Off-Street Parking

**Status:** In Violation

801. Off-Street Parking Design Standards. All off-street facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications: 1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than one hundred sixty-two square feet in a 9 foot by 18-foot space exclusive of access drives or aisles, and shall be of usable shape and condition. 2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows: a. For one single-family, two-family, or three-family residential dwelling, the access drive shall be a minimum of nine feet in width and a maximum of twenty-four feet except in the following circumstances(s): (1.) A turnaround adjacent to an access drive may accommodate a maximum of two parking spaces. (2.) An access drive to accommodate a three-car garage may extend up to thirty feet in width. b. For all other uses, the access drive shall be a minimum of eighteen feet in width. c. All parking spaces, except those required for single-family, two-family, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion. d. Except where an access drive is required in connection with a use permitted in a residential district, no access drive shall be located in any residential district. 3. Setbacks: The location of off-street parking facilities for more than five vehicles may be located in required yards as specified elsewhere in this Resolution. However, off-street parking facilities within any "R" district are limited within the front yard to the required access drive. In no case shall any vehicle be located closer than five feet to any street, alley, or right-of-way. 9. Marking: All parking areas for ten or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Planning AND Zoning Administrator and shall be maintained in a clearly visible condition. 10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

**Date:** 10/23/2023 3:27:00 PM

### Required Actions:

**Code:** 532.3 Licencing of Vehicles/Trailers

**Status:** In Violation

No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building.

**Date:** 10/23/2023 1:58:00 PM

**Required Actions:** Vehicles in disrepair





**Code: 533 Junk**

**Status: In Violation**

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

**Date:** 10/23/2023 1:58:00 PM

**Required Actions:**

**Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.**

**Status: In Violation**

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 111 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

**Date:** 10/23/2023 3:29:00 PM

**Required Actions:**



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**Notes**





FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

## **NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 23-240

Date: 10/23/2023

Property Owner: T B PROPERTIES LLC I  
5284 WINTON RD  
FAIRFIELD, OH 45014

Address in Violation: 4122 TONYA TRL  
HAMILTON, OH 45011

Parcel ID: A0300111000017

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 4122 TONYA TRL.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

**Code:** 801 Off-Street Parking

**Status:** In Violation

801. Off-Street Parking Design Standards. All off-street facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications: 1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than one hundred sixty-two square feet in a 9 foot by 18-foot space exclusive of access drives or aisles, and shall be of usable shape and condition. 2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows: a. For one single-family, two-family, or three-family residential dwelling, the access drive shall be a minimum of nine feet in width and a maximum of twenty-four feet except in the following circumstances(s): (1.) A turnaround adjacent to an access drive may accommodate a maximum of two parking spaces. (2.) An access drive to accommodate a three-car garage may extend up to thirty feet in width. b. For all other uses, the access drive shall be a minimum of eighteen feet in width. c. All parking spaces, except those required for single-family, two-family, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion. d. Except where an access drive is required in connection with a use permitted in a residential district, no access drive shall be located in any residential district. 3. Setbacks: The location of off-street parking facilities for more than five vehicles may be located in required yards as specified elsewhere in this Resolution. However, off-street parking facilities within any "R" district are limited within the front yard to the required access drive. In no case shall any vehicle be located closer than five feet to any street, alley, or right-of-way. 9. Marking: All parking areas for ten or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Planning AND Zoning Administrator and shall be maintained in a clearly visible condition. 10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

Required Actions:

Comments/Notes:

**Code:** 532.3 Licencing of Vehicles/Trailers

**Status:** In Violation

No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building.

Required Actions: Vehicles in disrepair

Comments/Notes:





**Code: 533 Junk**

**Status: In Violation**

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

Required Actions:

Comments/Notes:

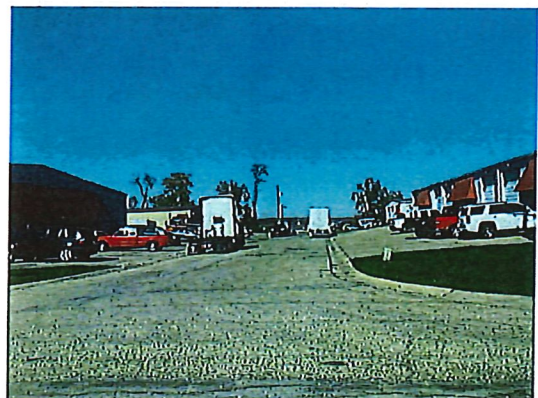
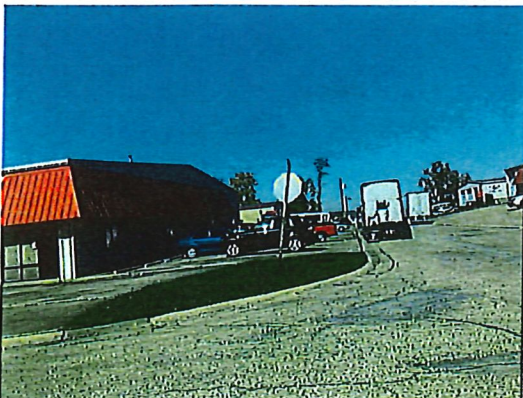
**Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.**

**Status: In Violation**

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 111 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions:

Comments/Notes:



You must remedy the situation within **TEN (10)** days before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

10/23/2023

Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

Case Date:	9/11/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-216	NOV Issue Date:	9/11/2023
Address of Violation:	6659 SPRINGMEADOW DR	Final NOV Issue Date:	
Complainant Name:			
Description:	Watercraft in driveway		
Disposition:	Issued NOV		
Assigned to:			

## Property

Parcel #	Address	Owner Name
A0300113000015	6659 SPRINGMEADOW DR	HILDEBRAND, TODD E

## Violations

**Code:** 532.4 Recreational Vehicle, trailer, watercraft parking

**Status:** In Violation

No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

**Date:** 9/11/2023 11:38:00 AM

**Required Actions:**



**Code:** 532.1 Parking of Vehicles

**Status:** In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

**Date:** 9/11/2023 2:26:00 PM

**Required Actions:** Vehicles Parked on dirt not permitted

Boat is in violation, not 50' from ROW

## Notes

Date: 11/3/2023

By: Nick Armstrong

Note: Resident had previously been in contact with resident about violation. Resident requested time to put a concrete pad down to become complaint with the parking of the watercraft. Resident has not been in contact with zoning and has made no attempt to get in compliance.

C:4/21 Working on getting a concrete slab, will call me back with more information

1st:6/145/31 completion if not in storage before

Resident did not follow up to the 5/31 Completion

6/17 Spoke to the owner, the soonest he can get concrete is August. Allowed time for a contractor to complete work.

9-1-21 Re opened case. Boat is back in the driveway, no concrete work completed.

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FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

## **NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 23-216

Date: 9/11/2023

Property Owner: HILDEBRAND, TODD E  
6659 SPRINGMEADOW DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6659 SPRINGMEADOW DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300113000015

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 6659 SPRINGMEADOW DR.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

Required Actions:

Comments/Notes:



Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Required Actions: Vehicles Parked on dirt not permitted

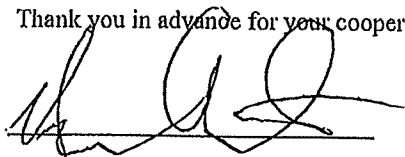
Boat is in violation, not 50' from ROW

Comments/Notes:

You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

A handwritten signature in black ink, appearing to be 'J. A. Q.', written over a horizontal line.

9/11/2023

Date