

FAIRFIELD TOWNSHIP
RESOLUTION NO. 18-125

**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, and/or refuse, junk and debris were reported at the properties listed below; and

- 2640 Tylersville Rd, Fairfield Township- A0300013000015 (Junk and Debris)
- 1909 Tuley Rd, Fairfield Township- A0300-041-000-160 (Garbage and Debris)
- 1926 Tuley Rd, Fairfield Township- A0300037000162 (Junk and Debris)
- 1496 Exeter St, Fairfield Township- A0300036000072 (High Vegetation)

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 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 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: August 22, 2018

Board of Trustees

Vote of Trustees

Susan Berding: Susan Berding

YES

Shannon Hartkemeyer: Shannon Hartkemeyer

YES

Joe McAbee: Joe McAbee

YES

AUTHENTICATION

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer this 22nd day of August, 2018.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri
Lawrence E. Barbieri, Township Law Director



Est. 1803

FAIRFIELD TOWNSHIP

TRUSTEES
SUSAN BERDING
SHANNON HARTKEMEYER
JOE McABEE

FISCAL OFFICER
SHELLY SCHULTZ

Fairfield Township Zoning Department

FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION (ORC 505.87)

FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

**TO: PRITESH & NILESHA PATEL, 4147 SOUTH SHORE DRIVE,
MASON, OH 45040**

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2640 TYLERSVILLE ROAD, HAMILTON, OHIO 45011 in Fairfield Township, Butler County, Ohio has determined the need for you to remove junk and debris from your entire property. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011 or Phone (513) 887-4400.

You are also notified that in case the junk and debris are not removed from your entire property within ten (10) days upon receipt of this notice, Fairfield Township will repair at once said premises so owned by you and to cause said junk and debris to be removed in such a manner as considered best, as provided by law in such case.

Fairfield Township will invoice you for the cost of removal of said junk and debris. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the cost of removal of said junk and debris to be placed upon the tax duplicate and to be collected as other taxes are collected.

Chuck Larice

Zoning Inspector

Date 3.26.2018

6032 MORRIS ROAD
FAIRFIELD TWP., OHIO
45011-5118

(513) 887-4400
FAX (513) 887-4405
www.fairfieldtwp.org

FAIRFIELD TOWNSHIP
6032 MORRIS RD.
HAMILTON, OHIO 45011
(513) 887-4400





Fairfield Township Zoning Department
FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION
(ORC 505.87)

**FAIRFIELD
TOWNSHIP**

TRUSTEES
SUSAN BERDING
SHANNON HARTKEMEYER
JOE MCABEE

FISCAL OFFICER
SHELLY SCHULTZ

Violation No. 18-053
Date: 7/18/2018

Property Owner: VERLON R HURST
Parcel ID#: A0300-041-000-160
Address: 1817 ALLSTATTER AVE
FAIRFIELD TWP OH 45015 1201

You are hereby notified that Fairfield Township has received a complaint about an inoperable vehicle, garbage, junk and debris at 1909 Tuley Rd, which is not in accordance with Fairfield Township Zoning Resolution 2008. **The articles which correspond to the infractions on the property fall under Articles 6.22 – General Maintenance Standards.** A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011

Remove all garbage, debris and inoperable vehicles from property immediately.

You are also notified that in case the junk and debris are not removed from your entire property within ten (10) days upon receipt of this notice, Fairfield Township will repair at once said premises so owned by you and to cause said junk and debris to be removed in such a manner as considered best, as provided by law in such case.

Fairfield Township will invoice you for the cost of removal of said junk and debris. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the cost of removal of said junk and debris to be placed upon the tax duplicate and to be collected as other taxes are collected.

Zoning Inspector

7/18/2018

Date

6032 MORRIS ROAD
FAIRFIELD TWP., OHIO
45011-5118

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Est. 1803

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FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION (ORC 505.87)

Under Fairfield Township Zoning Resolution 2008
& FTZC09-2C ZONING AMENDMENTS 5-18-09

Violation No. 18-089

Date: 7/17/2018

Property Owner: JORGE PAREDES
127 JOSHUA CT
FLORENCE KY 41042

Parcel ID#: A0300036000072

Address: 1496 Exeter

You are hereby notified that Fairfield Township has received a complaint about overgrown grass at 1496 Exeter, which is not in accordance with Fairfield Township Zoning Resolution 2008. **The articles which correspond to the infractions on the property fall under Articles 6.22 – General Maintenance Standards.** A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011

Please address overgrown grass

You are also notified that in case the junk and debris are not removed from your entire property within ten (10) days upon receipt of this notice, Fairfield Township will repair at once said premises so owned by you and to cause said junk and debris to be removed in such a manner as considered best, as provided by law in such case.

Fairfield Township will invoice you for the cost of removal of said junk and debris. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the cost of removal of said junk and debris to be placed upon the tax duplicate and to be collected as other taxes are collected.

Zoning Inspector

Date

6032 MORRIS ROAD
FAIRFIELD TWP., OHIO
45011-5118

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Est. 1803

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SHELLY SCHULTZ

FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION (ORC 505.87)

Under Fairfield Township Zoning Resolution 2008
& FTZC09-2C ZONING AMENDMENTS 5-18-09

Violation No. 18-064

Date: 7/18/2018

Property Owner: CHARLIE MAUPIN KEITH MAUPIN
4326 MT CARMEL TOBASCO RD
CINCINNATI OH 45244

Parcel ID#: A0300037000162

Address: 1926 Tuley

You are hereby notified that Fairfield Township has received a complaint about Junk/garbage on property at 1926 Tuley, which is not in accordance with Fairfield Township Zoning Resolution 2008. **The articles which correspond to the infractions on the property fall under Articles 6.22 – General Maintenance Standards.** A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011

Please address junk and debris in backyard and remove from property.

Please comply with the requirements under the Fairfield Township Zoning Resolution within 10 days to avoid further action from the township.

Zoning Inspector

7/18/2018

Date

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