

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 18-175**

**RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 1812 PARKAMO AVENUE.**

**WHEREAS:** The property at 1812 Parkamo Avenue, Fairfield Township, (parcel no.:A0300-041-000-005) was inspected on August 23, 2018 by the Fairfield Township Fire Department and on October 10, 2018 by the Butler County Building Department and was declared insecure, unsafe, and structurally defective by the Fairfield Township Fire Department in a memorandum to the Fairfield Township Administration and Fairfield Township Zoning Administrator; a copy of which is attached hereto as **Exhibit "A"**; and

**WHEREAS:** The conditions on this property are an active nuisance and are negatively impacting adjacent properties; and

**WHEREAS:** Ohio Revised Code 505.86 provides that, at least thirty days prior to providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Fairfield Township Fire Department, or by the Butler County Building Department, or has been declared unfit for human habitation by the Butler County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

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

**SECTION 1:** The Board specifically finds and hereby determines that the conditions found at 1812 Parkamo Avenue constitute an unsafe, insecure, and structurally defective environment within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86 and said owners and/or lien holders may request a hearing regarding this resolution by providing written request to the Fairfield Township Fiscal Officer within 20 days of the mailing of the notice of this resolution pursuant to Ohio Revised Code §505.86 (C)(1); and

**SECTION 2:** The Fairfield Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record unless the owner or lienholder requests a hearing within 20 days of receiving notice of this Resolution. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Zoning Inspector shall cause the building to be demolished, 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 §505.86.

**SECTION 3:** 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 4:** 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:** That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

**SECTION 6:** This resolution shall take effect at the earliest period allowed by law.

Effective: 11-14-18

**Board of Trustees**

**Vote of Trustees**

Susan Berding: Susan Berding

YES  
— Absent

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

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 14<sup>th</sup> day of November 2018.

**ATTEST:**

Shelly Schultz  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

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



Est. 1803

# FAIRFIELD TOWNSHIP

TRUSTEES

SUSAN BERDING  
SHANNON HARTKEMEYER  
JOE McABEE

FISCAL OFFICER  
SHELLY SCHULTZ

## Fairfield Township Zoning Department FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

### FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION (ORC 505.86 & ORC 505.87)

Violation No. 18-090  
Date: September 14, 2018

Property Owner: CLIFFORD E SCALF  
2020 ALLSTATER AVE  
HAMILTON OH 45015

You are hereby notified that Fairfield Township has received a complaint about the property located at 1812 Parkamo Ave., and upon inspection the Fairfield Township Zoning Department and the Fairfield Township Fire Department have both determined that the property is insecure and unsafe and needs immediate action to obtain compliance. To avoid further action from Fairfield Township you must secure and repair all buildings, remove all junk and debris, and address high vegetation on the 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

You are also notified that in case the house is not secured, all junk and debris are not removed and the high vegetation addressed on the entire property within SEVEN (7) days upon receipt of this notice, Fairfield Township will repair at once said premises so owned by you and to cause house to be secured, said junk and debris to be removed, and vegetation addressed in such a manner as considered best, as provided by law in such case.

Fairfield Township will invoice you for the cost of securing the house, removal of said junk and debris, and maintenance of said vegetation. 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 Stein  
Zoning Administrator

9/14/2018  
Date

6032 MORRIS ROAD  
FAIRFIELD TWP., OHIO  
45011-5118

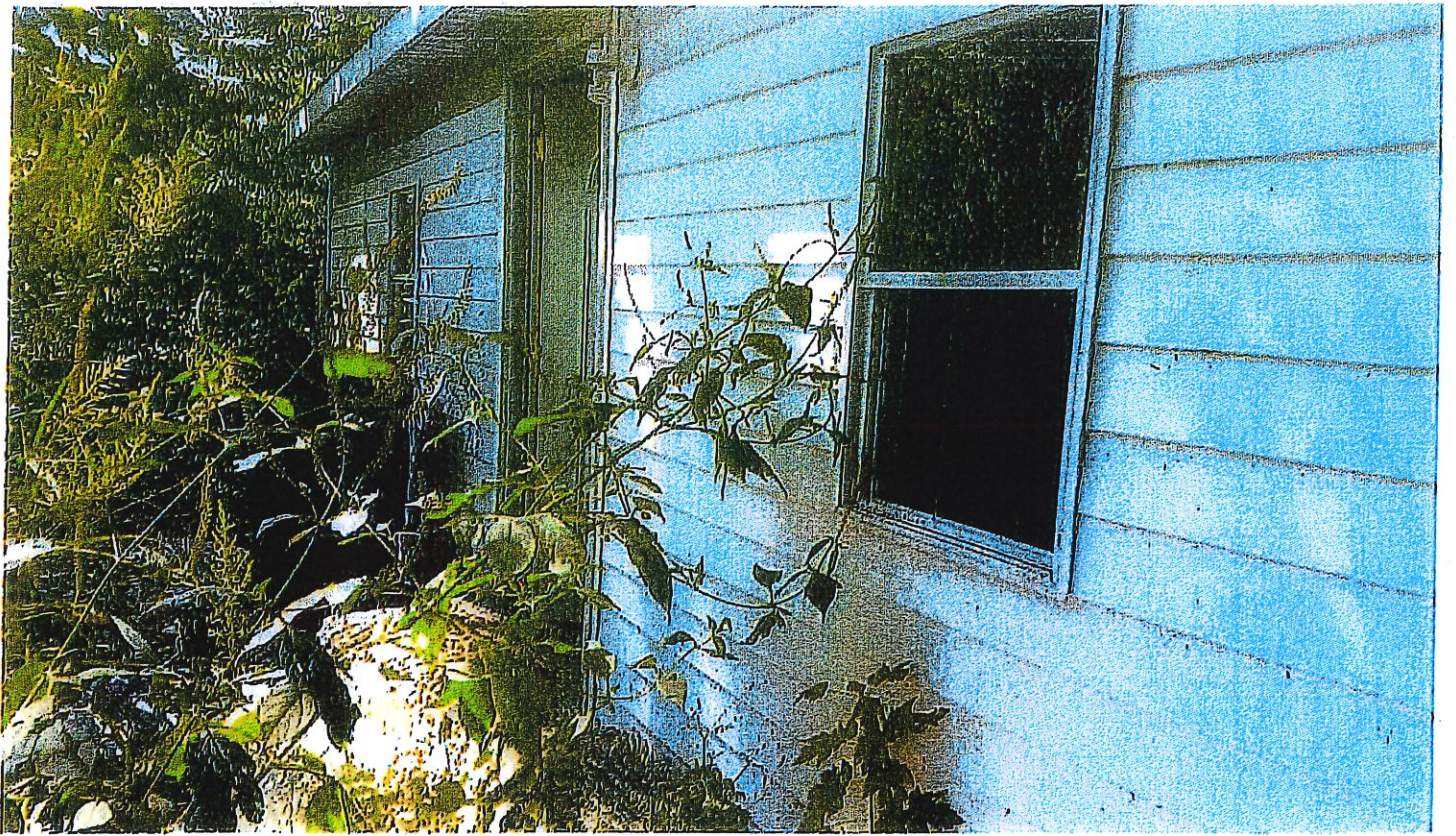
Fairfield Township Zoning Department  
6032 Morris Road  
Hamilton, OH 45011  
(513) 887-4400

(513) 887-4400  
FAX (513) 887-4405  
[www.fairfieldtwp.org](http://www.fairfieldtwp.org)



















## Fairfield Township Fire Department

6048 Morris Rd.

Fairfield Township, Ohio 45011

(513) 887-4402

Fairfield Township Board of Trustees  
Chuck Goins, Zoning Administrator  
6032 Morris Road  
Fairfield Township, OH 45011

Reference: 1812 Parkamo  
Fairfield Township, Ohio 45011

The above listed structure was inspected on August 23, 2018, by the Fairfield Township Fire Department at the request of the Fairfield Zoning Administrator. The inspection was done pursuant to Ohio Revised Code 505.86.

The fire department finds that the condition of the property requires immediate action in order to ensure the safety and well being of the general public and firefighters. The inspection revealed several conditions that include insecure, unsafe, and structurally defective areas. The structure at the time of inspection had unsecured doors, windows, and evidence of structural damage (hole in the roof) which allow unrestricted access as well as weather to penetrate the structure and cause continuing deterioration.

The Fairfield Township Fire Department hereby declares the above listed structure to be insecure, unsafe, and structurally defective. The department recommends that the Board of Trustees follow the procedure listed in ORC 505.86 to remove or correct those conditions listed in the inspection report.

Respectfully,

A handwritten signature in black ink, appearing to read 'Timothy J. Thomas Sr.', is written over a horizontal line.

Timothy J. Thomas Sr. OFE OFC, Fire Chief

cc: Administrator Julie Vonderhaar

file





130 High Street Hamilton, Ohio 45011

## Nuisance Abatement

Ohio Revised Code 505.86

October 18, 2018

Fairfield Township Board of Trustees  
Chuck Goins, Zoning Administrator  
6032 Morris Road

Reference: 1812 Parkamo  
Fairfield Township, Ohio 45011

Dear Mr. Goins,

At the request of Fairfield Township, an assessment of the above listed residence was made by the Butler County Building Department on October 10, 2018.

The following items were observed based upon photographs taken that day:

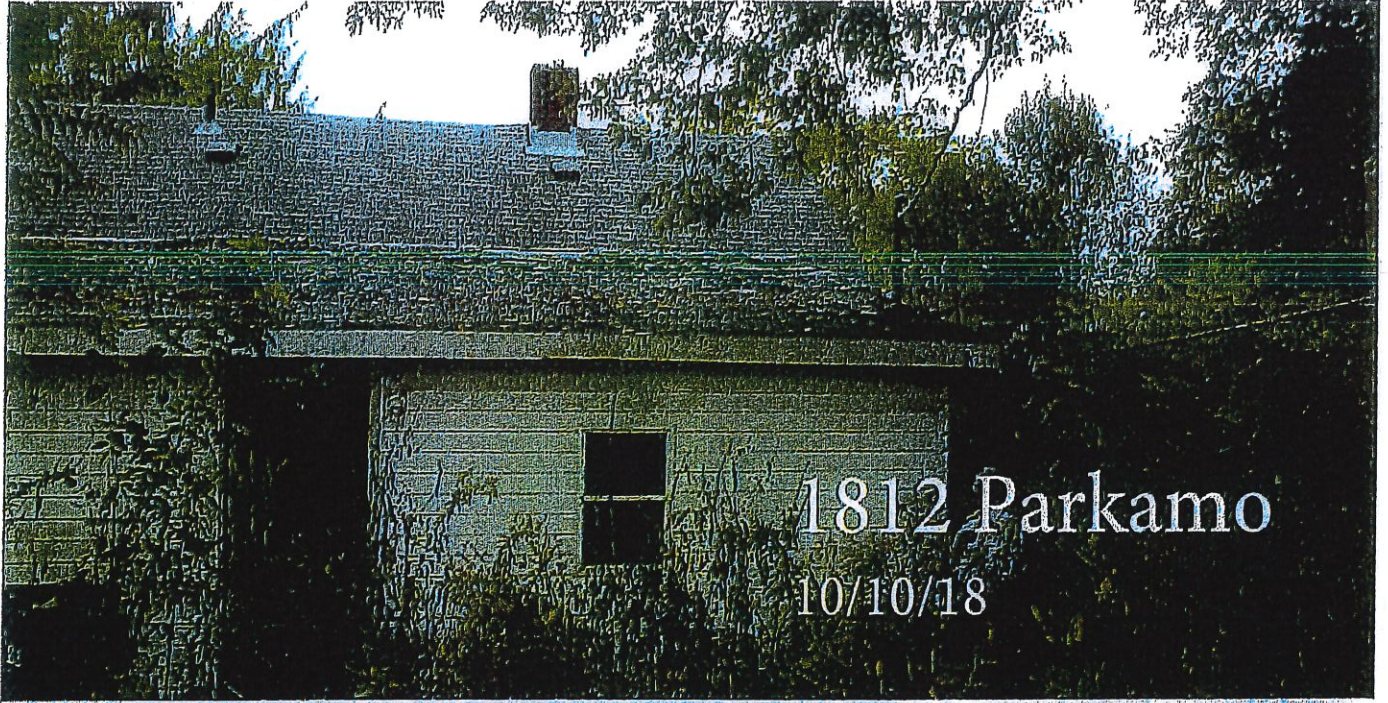
- The rear addition is unsecured, unfinished, and dilapidated with holes in the roof, exposed hazardous wiring, missing mechanical elements and signs of moisture damage and exposure to the elements.

Based upon the observations made and the lack of code compliant alterations, the Building Department fully supports Fairfield Township in its efforts to use its nuisance abatement authority to require immediate action to remove or repair conditions of the property to ensure the safety and well-being of the residence and the general public. Butler County recommends Fairfield Township refer any repairs, alterations, remodeling, removing, or demolition to Butler County Building Department.

Residential Building Official:

  
Dennis Dickard





1812 Parkamo  
10/10/18

