

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 18-176**

**RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 1923 PATER AVENUE.**

**WHEREAS:** The property at 1923 Pater Avenue, Fairfield Township, (parcel no.: A0300-041-000-031) was inspected on October 10, 2018 by the Fairfield Township Fire Department and 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 1923 Pater 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:** That 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: \_\_\_\_\_

**Board of Trustees**

Susan Berding: Susan Berding

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

Joe McAbee: Joe m. abee

**Vote of Trustees**

yes  
— Absent  
yes

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 14th day of November, 2018.

**ATTEST:**

Shelly Schultz  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

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



#18-022

**FAIRFIELD  
TOWNSHIP**

COMMUNITY  
IMPROVEMENT  
CORPORATION  
(CIC)

## Fairfield Township Zoning Department

### FINAL NOTICE OF NUISANCE ABATEMENT VIOLATION (ORC 505.87)

FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

**TO: HAROLD TODD WORLEY**  
5454 MILLIKIN RD  
HAMILTON OH 45011 8424

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1923 Pater Ave. Hamilton, OH 45015 in Fairfield Township, Butler County, Ohio it has determined the need for you to perform the necessary repairs to remove all of the tarps from the building. Fairfield Township recommends acquiring all of the required permits for the needed remodeling work. 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 seven (7) 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 Gline  
Zoning Administrator

6/18/2018  
Date

6032 MORRIS ROAD  
FAIRFIELD TWP., OHIO  
45011-5118

FAIRFIELD TOWNSHIP  
6032 MORRIS RD.  
HAMILTON, OHIO 45011  
(513) 887-2266

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





Est. 1803

## FAIRFIELD TOWNSHIP

TRUSTEES  
SUSAN BERDING  
SHANNON HARTKEMEYER  
JOE McANEE

FISCAL OFFICER  
SHELLY SCHULTZ

#18-022

**COPY**

### Fairfield Township Zoning Department

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

FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

TO: HAROLD TODD WORLEY  
5454 MILLIKIN RD  
HAMILTON OH 45011 8424

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1923 Pater Ave. Hamilton, OH 45015 in Fairfield Township, Butler County, Ohio it has determined the need for you to perform the necessary repairs to remove all of the tarps from the building. Fairfield Township recommends acquiring all of the required permits for the needed remodeling work. 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.

We would greatly appreciate your cooperation in this matter. For questions contact Chuck Goins at the number below.

Chuck Goins  
Zoning Inspector

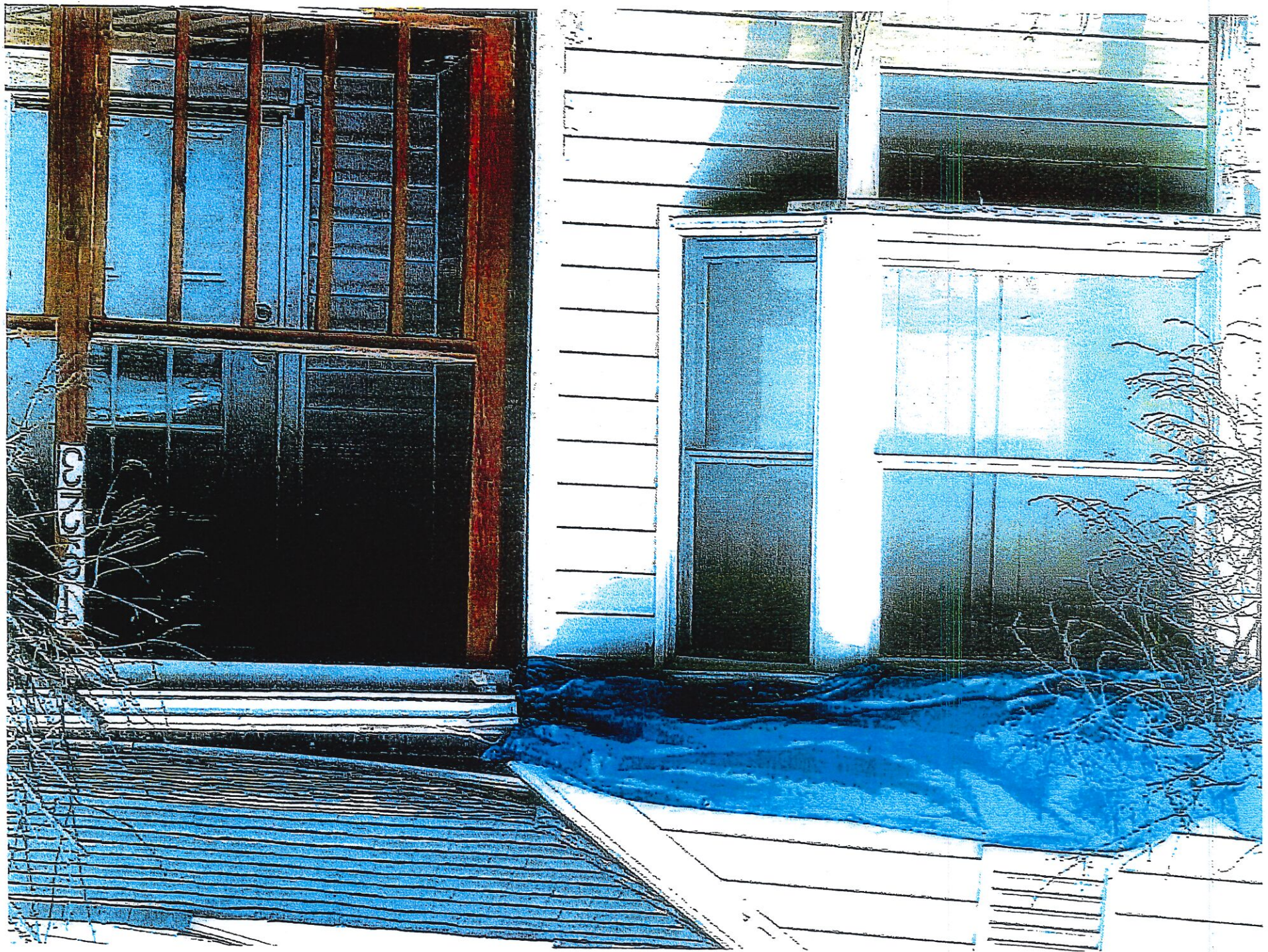
Date 5/8/2018

6032 MORRIS ROAD  
FAIRFIELD TWP., OHIO  
45011-5118

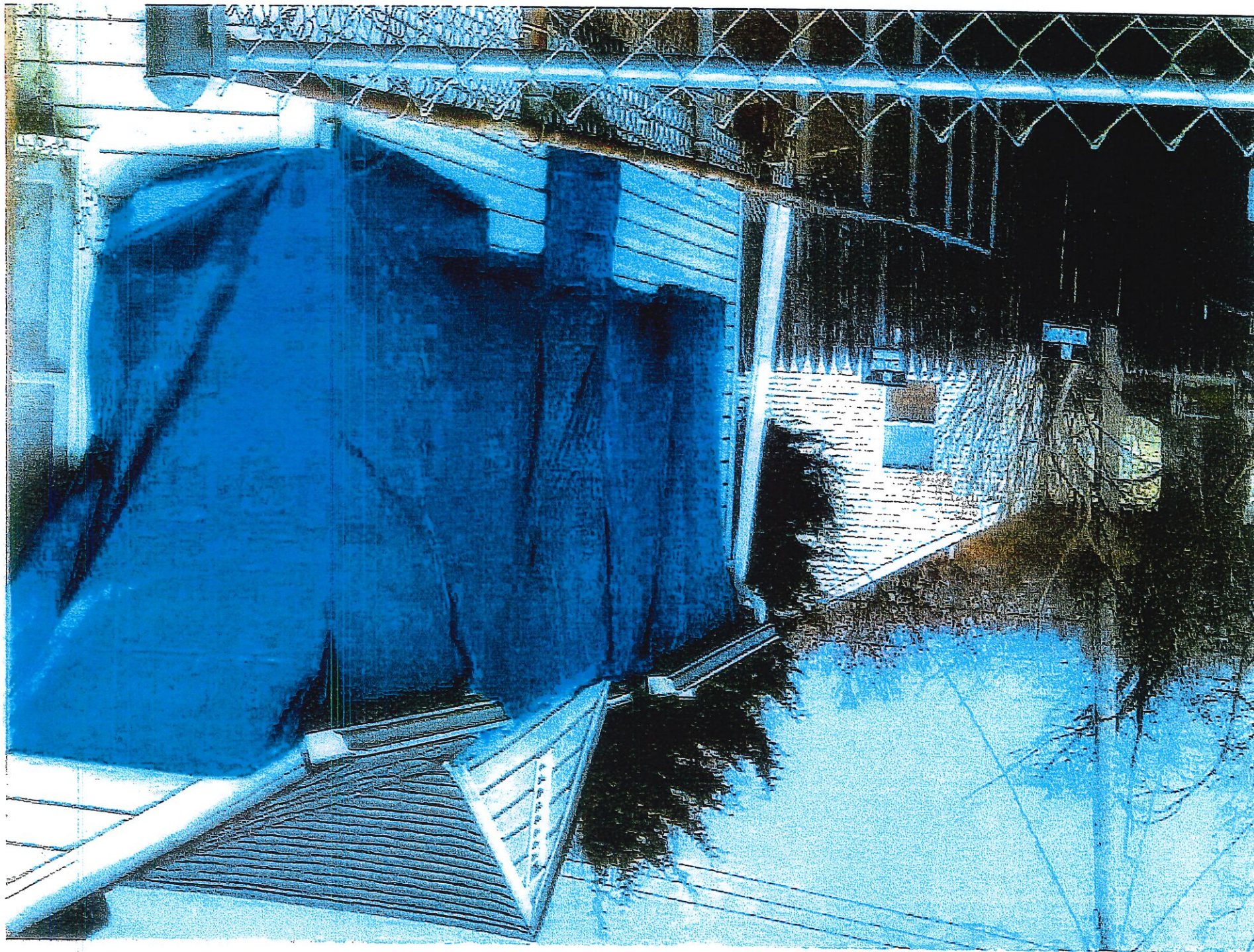
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(513) 887-4400

(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: 1923 Pater  
Fairfield Township, Ohio 45011

The above listed structure was inspected on October 10, 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 unsafe, and structurally defective areas. The structure at the time of inspection appears to have evidence of structural damage (roof collapsed down to top of the structure ) the electrical service line from the meter is running along the front porch wall and into the front wall from the meter which presents a serious electrical code concern.

The Fairfield Township Fire Department hereby declares the above listed structure to be 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,

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: 1923 Pater  
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 from the street:

- There are no building department records for the electrical service wiring from the meter wrapping around the exterior of the building and re-entering the residence under the porch. Comparing a 2013 google photo of the above listed residence to a current photo shows that the residence wiring has become more dangerous.
- There are no building department records to raise the roof/ceiling assembly. There is evidence suggesting that the roof has been raised approximately 10 to 12". First, the Northeast portion of the residence has a change in wall covering where it was extended higher as seen in the attached photos taken in 2013 versus 2018. Then there is the roof distress observed in the Southeast portion of the residence because of the change in height at the exterior wall versus the remote edge of the fixed porch edge. Without further investigation a partial collapse cannot be ruled out. Finally, there is further indication to the change in the roof height by the use of tarps draped from the top plate of the South and West walls of the Residence. These modifications do impact the safe structural and electrical integrity of the residence.
- Currently, the roof covering is compromised at the Southeast portion of the building permitting moisture damage and the propagation of mold.

Based upon the observations made and the lack of code compliant repairs and 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





Image capture: Jul 2013 © 2018 Google



10/10/18

1923 Pater



