

FAIRFIELD TOWNSHIP
RESOLUTION NO. 19-103

**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

- 2020 Allstatter Avenue – Junk Car Storage and Junk & Debris – A0300042000151, A0300042000190 and A0300042000189
- 2622 Hamilton Mason Road – Junk Car Storage - A0300025000023 & A0300025000024
- 2629 Lenox Avenue – Junk Vehicles - A0300037000182
- 2637 Lenox Avenue – Junk Vehicles - A0300037000184
- 2125 Tuley Road - Junk Vehicles – A0300042000177
- 2133 Tuley Road – Junk Vehicles – A0300042000175
- 7289 Dixon Drive – Commercial Vehicle – A0300033000025
- 2250 Hamilton Middletown Road – Commercial Vehicles – A0300026000011
- 3805 Hamilton Mason Road- Junk Vehicle – A0300008000098

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.

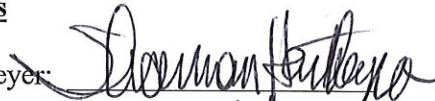
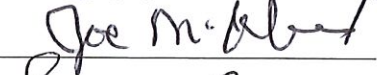

Adopted: August 14, 2019

Board of Trustees

Shannon Hartkemeyer:

Joe McAbee:

Susan Berding:

Vote of Trustees

Yes
Yes
Yes

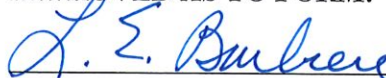
AUTHENTICATION

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 August, 2019.

ATTEST:


Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:


Lawrence E. Barbieri, Township Law Director



Fairfield Township Zoning Department
Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008
(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-132

Date: July 30, 2019

Property Owner:
GEORGE M SCALF
2020 ALLSTATTER AVE
HAMILTON OH 45015 1206,

Locations: 2020 ALLSTATTER AVE
and TULEY RD

Parcel #s: A0300042000151
A0300042000190, A0300042000189

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2020 ALLSTATTER AVE and two parcels on TULEY RD in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section **6.23 JUNK CAR STORAGE**, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. 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 the case the above-mentioned violation(s) are not addressed within 10 days upon receipt of this notice Fairfield Township will repair at once said premises so owned by you in such a manner as considered best, as provided by law.

If this violation cannot be resolved within 10 days, you are required to contact the Fairfield Township Zoning Department to discuss a revised timeline.

In the event that this violation is not resolved, Fairfield Township will invoice you for the cost of all work done to the property to obtain compliance for the above-mentioned violation(s) as well as the cost of postage and administrative costs. 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 costs shall be placed upon the tax duplicate and to be collected as other taxes are collected.

If you have any questions, contact Nathan Wall at 513-785-2262 or at nwall@fairfieldtwp.org.

Please contact me at 513-785-2262 upon compliance with this section of the Fairfield Township Zoning Resolution.

Zoning Inspector

Date

7-30-19

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



Fairfield Township Zoning Department
Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008
(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-131

Date: July 30, 2019

Property Owner:
GEORGE M SCALF
2020 ALLSTATTER AVE
HAMILTON OH 45015 1206,

Locations: 2020 ALLSTATTER AVE
and TULEY RD

Parcel #s: A0300042000151
A0300042000190, A0300042000189

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2020 ALLSTATTER AVE and two parcels on TULEY RD in Fairfield Township, Butler County, Ohio has determined the need for removal of all junk and debris from the entire property. Violation(s) are in reference to Section 6.22 GENERAL MAINTENANCE STANDARDS of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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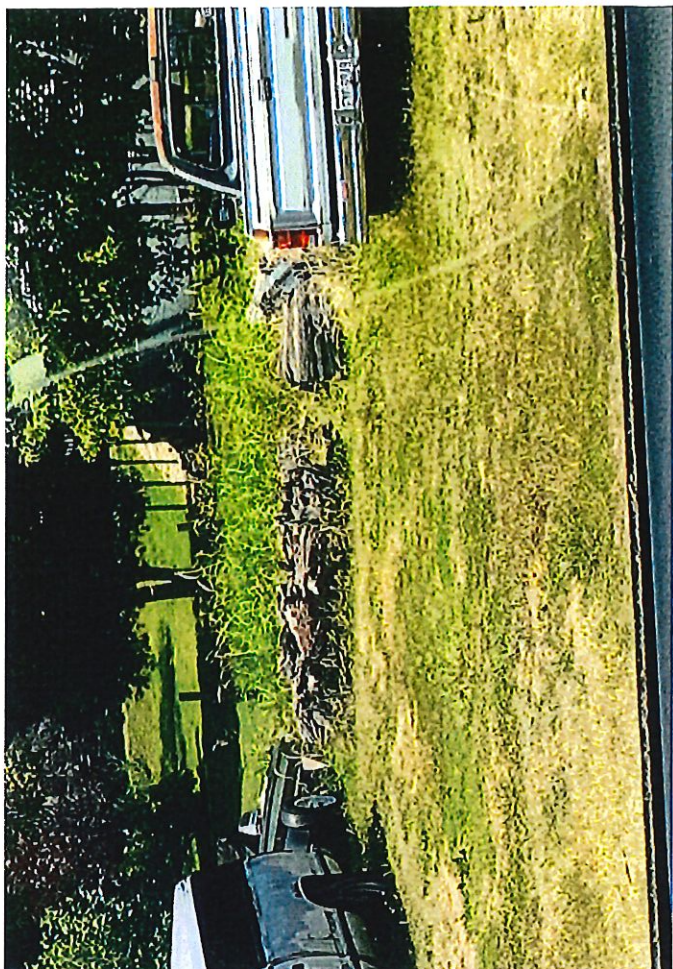
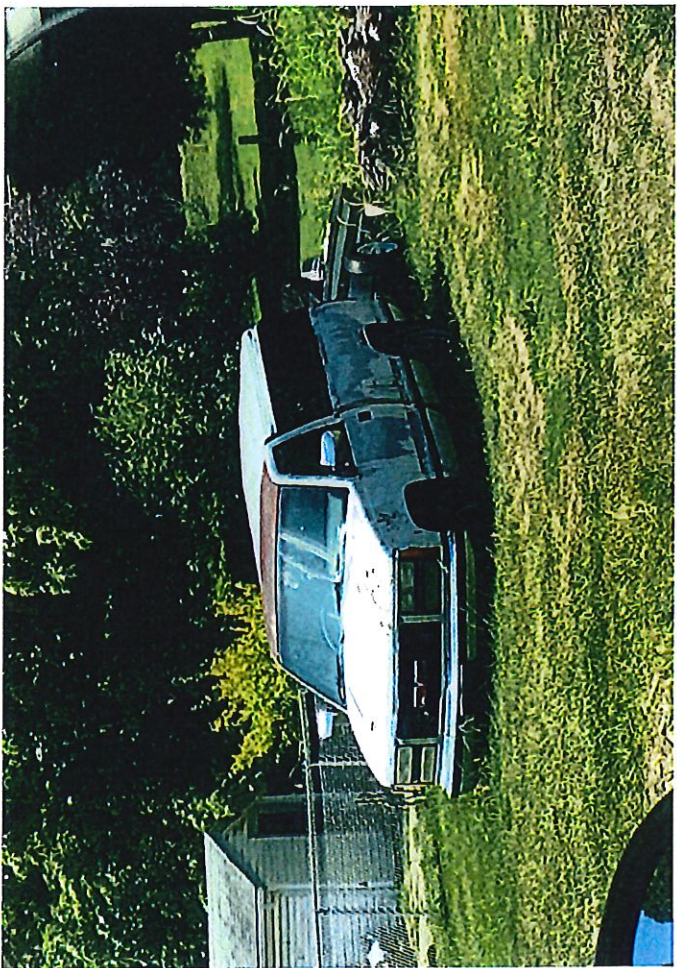
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Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-108

Date: July 30, 2019

Property Owner: MICHAEL L HOLLINGSWORTH
7289 DIXON DR
HAMILTON OH 45011 5429,

Location: 7289 DIXON DR

Parcel #:A0300033000025

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 7289 DIXON DR in Fairfield Township, Butler County, Ohio has determined the need for removal of commercial vehicles from property. Violation(s) are in reference to Section 6.33 COMMERCIAL VEHICLES. Commercial vehicles are prohibited from being stored or parked in any R District unless otherwise permitted in this resolution. of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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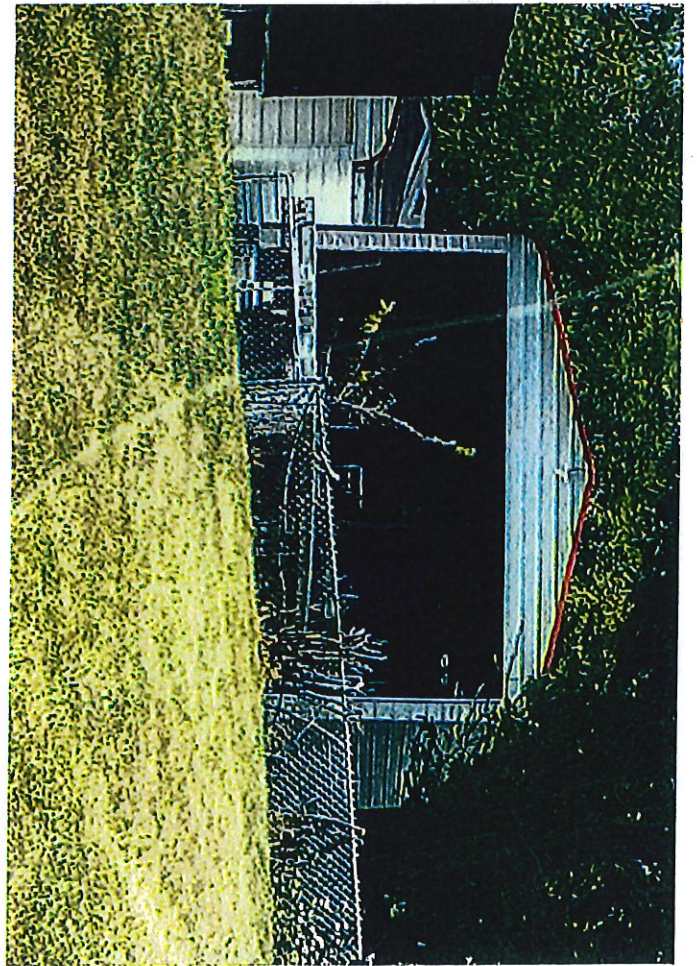
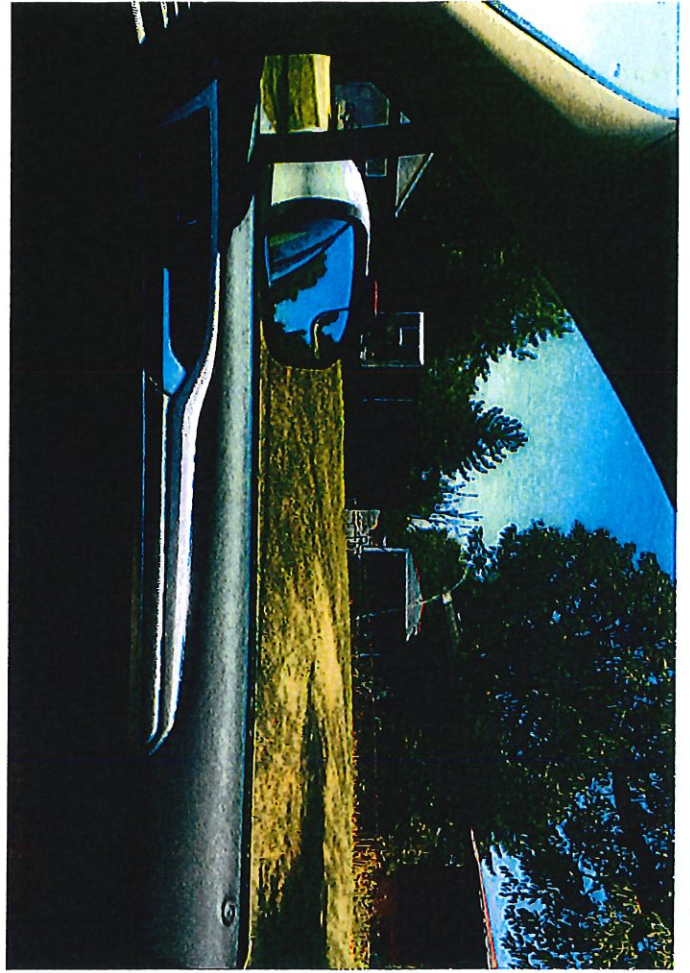
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Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-115

Date: July 30, 2019

Property Owner: MICHAEL A WINE
2250 HAMILTON MIDDLETOWN RD
HAMILTON OH 45011 2124,

Location: 2250 HAMILTON MIDDLETOWN RD

Parcel #:A0300026000011

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2250 HAMILTON MIDDLETOWN RD in Fairfield Township, Butler County, Ohio has determined the need for removal of commercial vehicles from property. Violation(s) are in reference to Section 6.33 COMMERCIAL VEHICLES. Commercial vehicles are prohibited from being stored or parked in any R District unless otherwise permitted in this resolution. of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-117

Date: July 30, 2019

Property Owner: CHARLES D HARVILLE SR
2622 HAMILTON MASON RD
FAIRFIELD TWP OH 45011 5357,

Location: HAMILTON MASON RD

Parcel #:A0300025000023

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at HAMILTON MASON RD in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section 6.23 JUNK CAR STORAGE, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-116

Date: July 30, 2019

Property Owner: CHARLES D HARVILLE SR.
2622 HAMILTON MASON RD
FAIRFIELD TWP OH 45011 5357,

Location: 2622 HAMILTON MASON RD

Parcel #: A0300025000024

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2622 HAMILTON MASON RD in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section **6.23 JUNK CAR STORAGE**, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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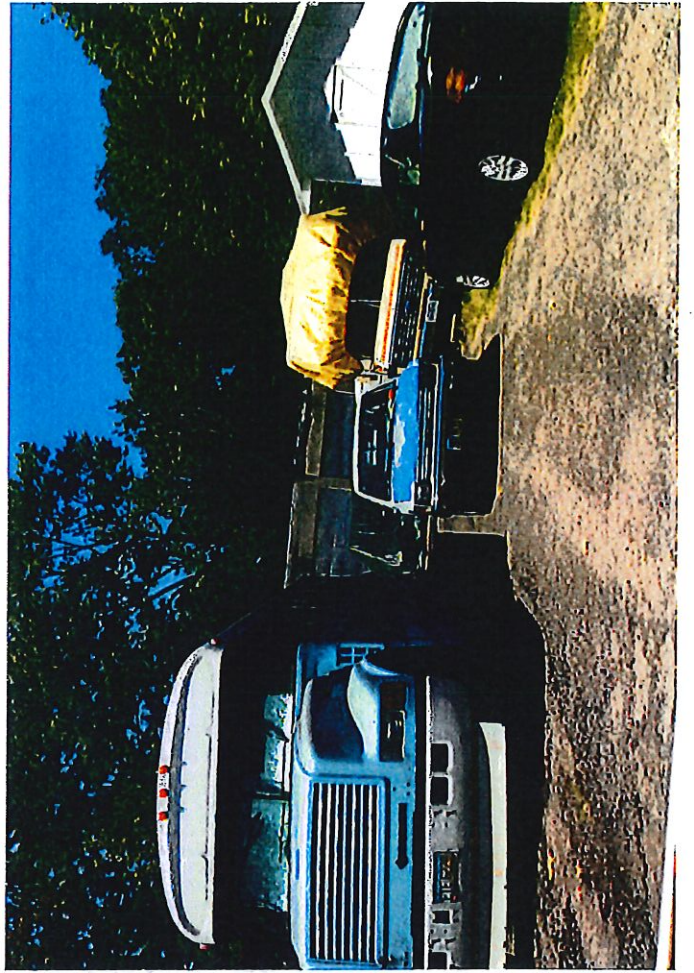
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Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-118

Date: July 30, 2019

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

Location: MENARDS BLVD

Parcel #:A0300025000079

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at MENARDS BLVD in Fairfield Township, Butler County, Ohio has determined the need for the lawn to be mowed. Violation(s) are in reference to Section 6.22 GENERAL MAINTENANCE STANDARDS, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Zoning Inspector

7-30-19

Date

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6032 Morris Road
Hamilton, OH 45011
(513) 887-4400



Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-119

Date: July 30, 2019

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

Location: 2866 MENARDS BLVD

Parcel #: A0300025000087

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2866 MENARDS BLVD in Fairfield Township, Butler County, Ohio has determined the need for the lawn to be mowed. Violation(s) are in reference to Section 6.22 GENERAL MAINTENANCE STANDARDS, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-121

Date: July 30, 2019

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

Location: JOSEPH DR

Parcel #: A0300025000093

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at JOSEPH DR in Fairfield Township, Butler County, Ohio has determined the need for the lawn to be mowed. Violation(s) are in reference to Section **6.22 GENERAL MAINTENANCE STANDARDS**, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-122

Date: July 30, 2019

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

Location: JOSEPH DR

Parcel #:A0300025000094

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at JOSEPH DR in Fairfield Township, Butler County, Ohio has determined the need for the lawn to be mowed. Violation(s) are in reference to Section **6.22 GENERAL MAINTENANCE STANDARDS** of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-123

Date: July 30, 2019

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

Location: GILMORE RD

Parcel #: A0300025000086

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at GILMORE RD in Fairfield Township, Butler County, Ohio has determined the need for the lawn to be mowed. Violation(s) are in reference to Section **6.22 GENERAL MAINTENANCE STANDARDS** of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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



Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution 2008

(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-124

Date: July 30, 2019

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

Location: PRINCETON RD

Parcel #: A0300025000081

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at PRINCETON RD in Fairfield Township, Butler County, Ohio has determined the need for the lawn to be mowed. Violation(s) are in reference to Section **6.22 GENERAL MAINTENANCE STANDARDS** of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. 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 the case the above-mentioned violation(s) are not addressed within TEN (10) days upon receipt of this notice Fairfield Township will repair at once said premises so owned by you in such a manner as considered best, as provided by law.

If this violation cannot be resolved within TEN (10) days, you are required to contact the Fairfield Township Zoning Department to discuss a revised timeline.

In the event that this violation is not resolved, Fairfield Township will invoice you for the cost of all work done to the property to obtain compliance for the above-mentioned violation(s) as well as the cost of postage and administrative costs. 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 costs shall be placed upon the tax duplicate and to be collected as other taxes are collected.

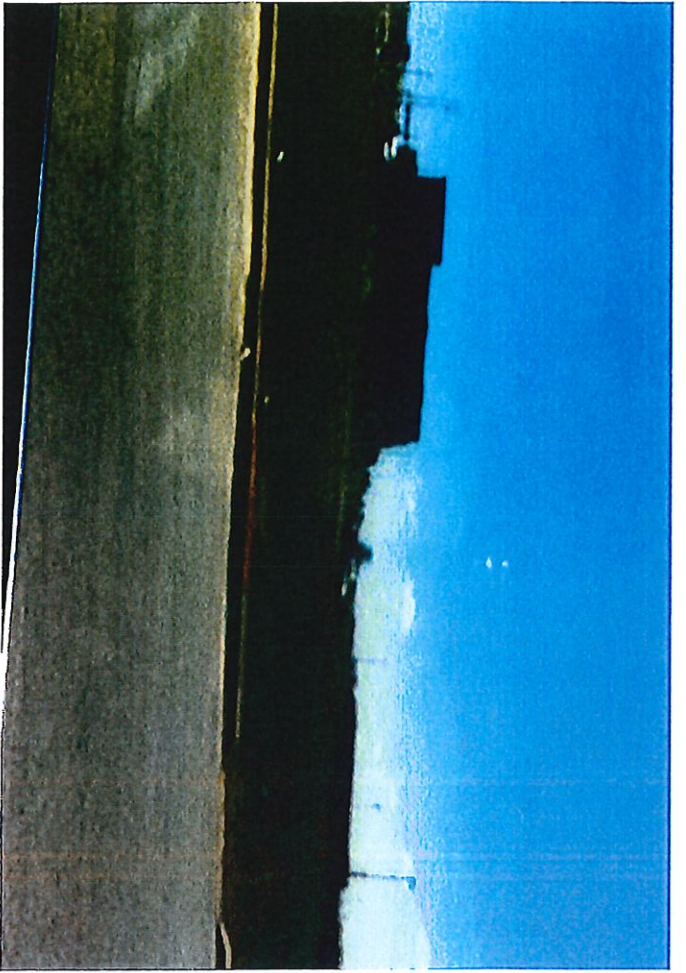
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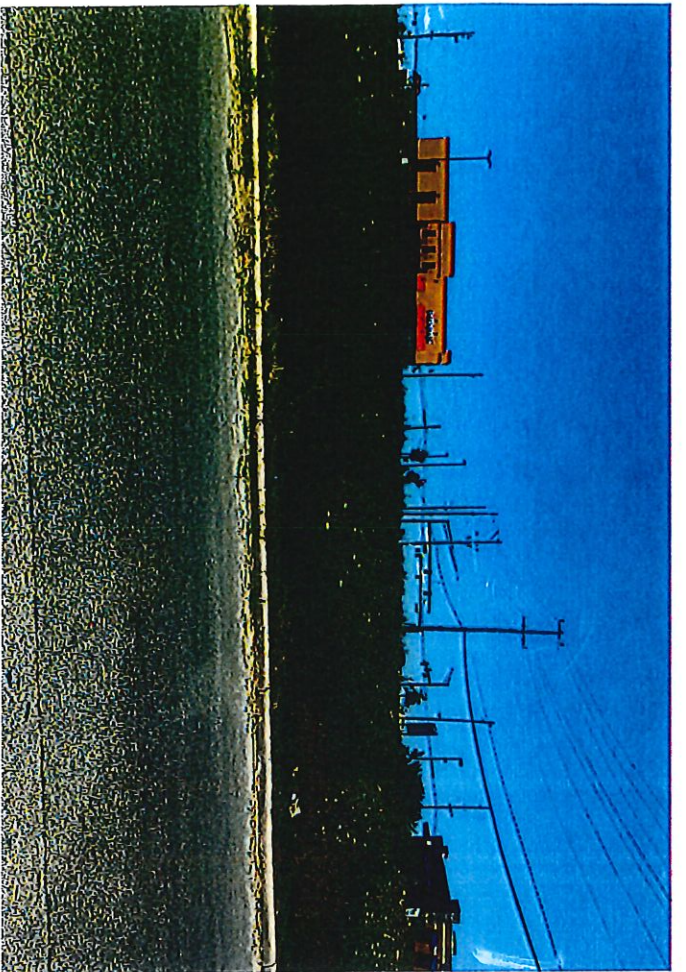
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Zoning Inspector

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Case #: 19-126

Date: July 30, 2019

Property Owner: GEORGE M SCALF II
2629 LENOX AVE
HAMILTON OH 45015 1236,

Location: 2629 LENOX AVE

Parcel #:A0300037000182

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2629 LENOX AVE in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section **6.23 JUNK CAR STORAGE**, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Zoning Inspector

7-30-19

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Case #: 19-127

Date: July 30, 2019

Property Owner: JAMES K IVY
298 HASTINGS AVE
HAMILTON OH 45011 4710,

Location: 2637 LENOX AVE

Parcel #:A0300037000184

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2637 LENOX AVE in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section **6.23 JUNK CAR STORAGE**, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.


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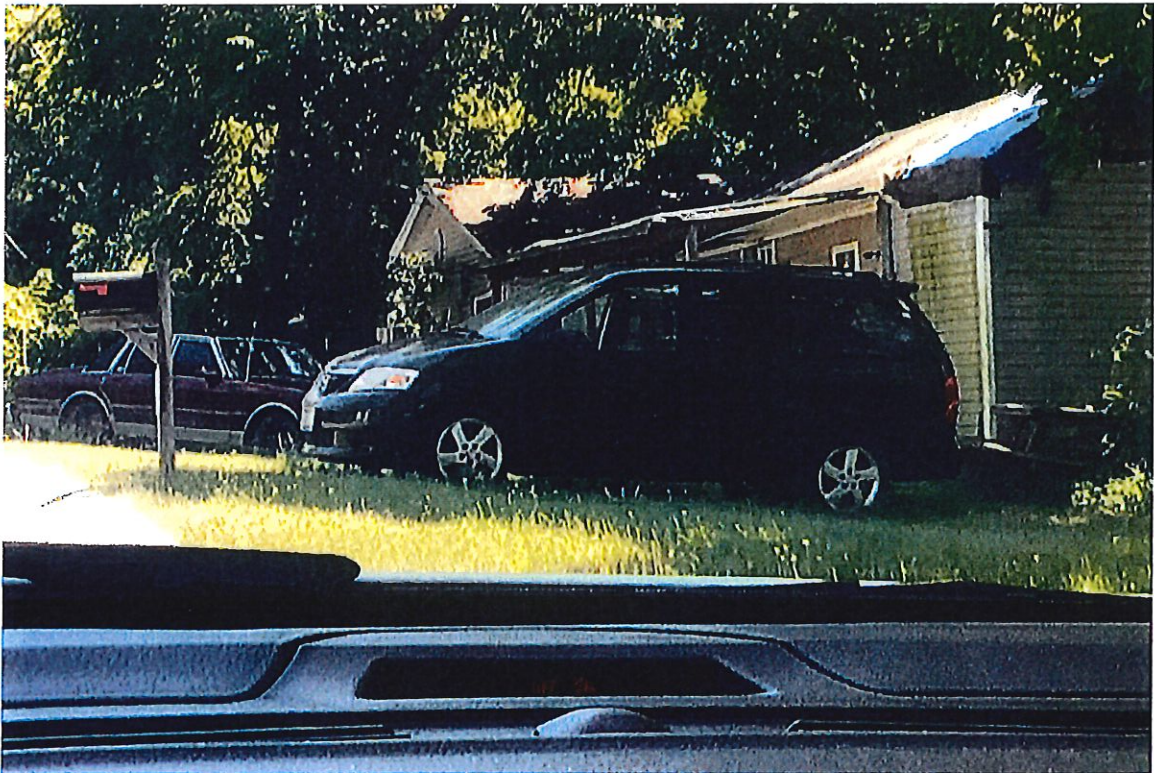


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Case #: 19-128

Date: July 30, 2019

Property Owner: MATTIE HIBBARD
2125 TULEY RD
HAMILTON OH 45015 1349,

Location: 2125 TULEY RD

Parcel #: A0300042000177

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2125 TULEY RD in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section **6.23 JUNK CAR STORAGE**, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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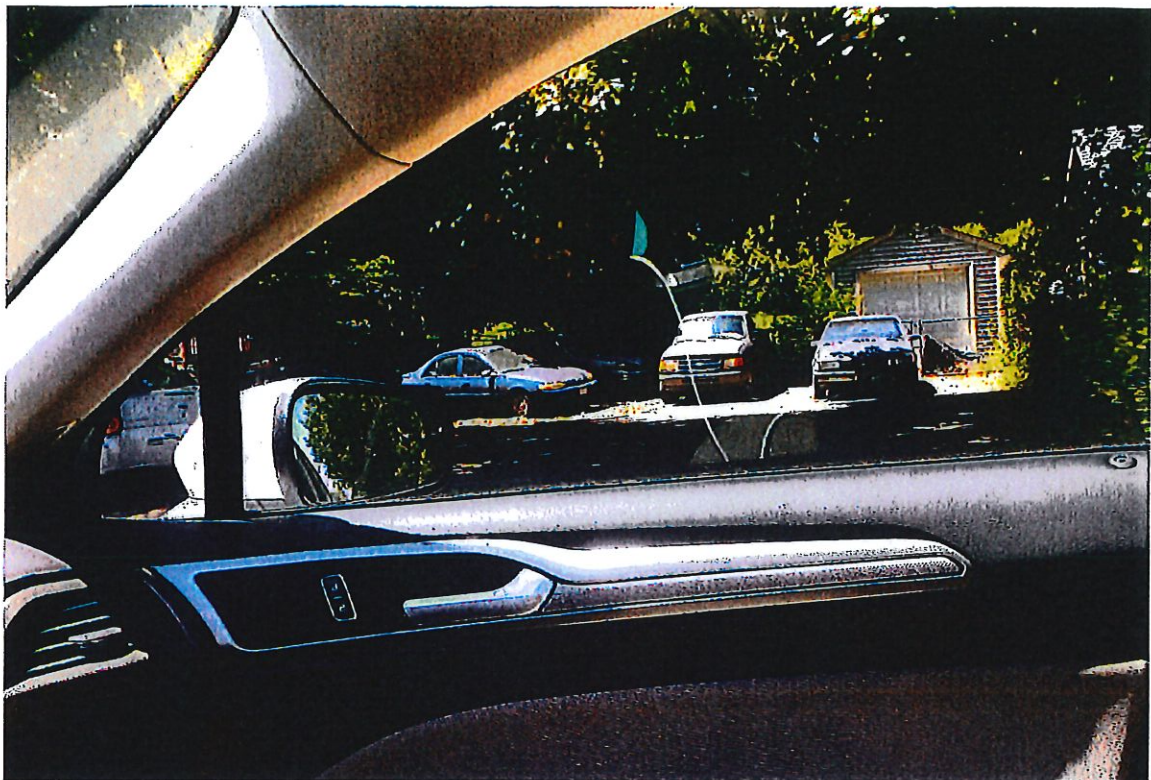
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Case #: 19-129

Date: July 30, 2019

Property Owner: CARL AND GLENDA BROUGHTON
4663 HAWKINS RD
HAMILTON OH 45011 9605,

Location: 2133 TULEY RD

Parcel #: A0300042000175

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2133 TULEY RD in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section 6.23 JUNK CAR STORAGE, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Case #: 19-134

Date: July 30, 2019

Property Owner: JUAN RAMIREZ

3805 HAMILTON MASON RD
HAMILTON OH 45011 5409,

Location: 3805 HAMILTON MASON RD

Parcel #:A0300008000098

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3805 HAMILTON MASON RD in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section **6.23 JUNK CAR STORAGE**, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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