

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 19-110**

**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

- 3885 Hassfurt Drive – High Grass
- 1926 Tuley Road – High Grass
- 1920 Tuley Road – High Grass
- 2655 Tylersville Road – High Grass
- 2640 Tylersville Road – High Grass
- 3272 Cheyenne Court – Junk Vehicle

**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:** September 11, 2019

**Board of Trustees**

Shannon Hartkemeyer:

*Shannon Hartkemeyer*

Joe McAbee:

*Joe McAbee*

Susan Berding:

*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 11th day of September, 2019.

**ATTEST:**

*Shelly Schultz*

Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

*L.E. Barbieri*

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 #: 19-186

Date: August 28, 2019

Property Owner: C W & DEBRA JEAN CROSBY  
3885 HASSFURT DR  
HAMILTON OH 45011 9786,

Location: 3885 HASSFURT DR

Parcel #: A0300094000059

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3885 HASSFURT 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.

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.

If you have any questions, contact Nathan Wall at 513-785-2262 or at [nwall@fairfieldtwp.org](mailto:nwall@fairfieldtwp.org).

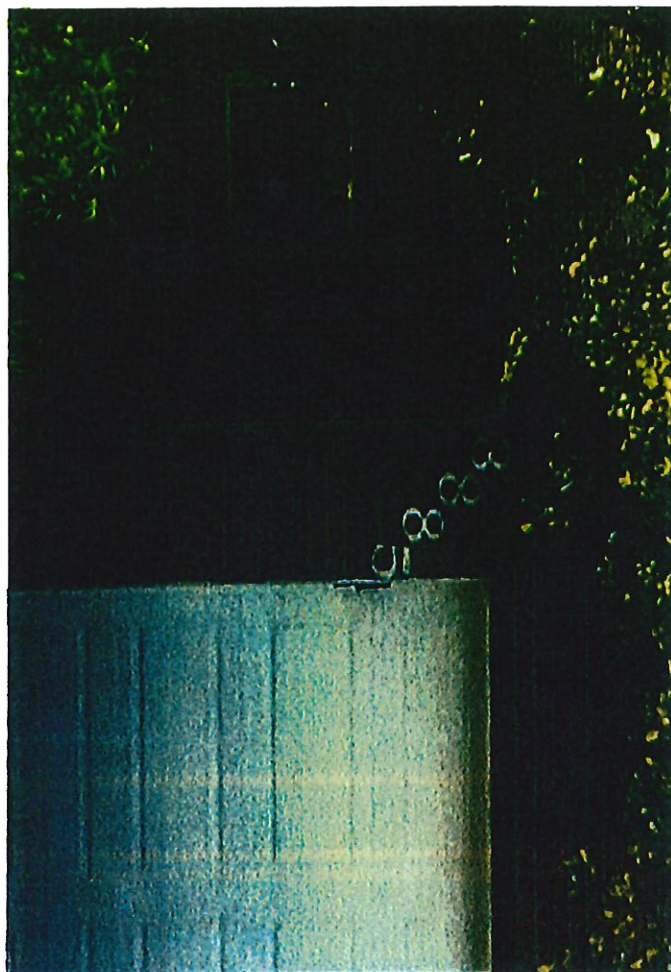
Please contact me at 513-785-2262 upon compliance with this section of the Fairfield Township Zoning Resolution.

Zoning Inspector

Date

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









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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 #: 19-180

Date: August 19, 2019

Property Owner: RICKY LEE LAMB

1926 TULEY RD

FAIRFIELD TWP OH 45011,

Location: 1926 TULEY RD

Parcel #: A0300037000162

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1926 TULEY RD in Fairfield Township, Butler County, Ohio has determined the need for the lawn to be mowed. Violation(s) are in reference to Section 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 #: 19-178

Date: August 12, 2019

Property Owner: DANIEL A & ANGELA WEBB  
5280 BIBURY RD  
FAIRFIELD OH 45014,

Location: 1920 TULEY RD

Parcel #:A0300037000160

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1920 TULEY 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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### 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 #: 19-148

Date: August 06, 2019

Property Owner: PRITESH AND NILESHA PATEL  
4147 SOUTH SHORE DR  
MASON OH 45040,

Location: 2655 TYLERSVILLE RD

Parcel #:A0300013000014

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2655 TYLERSVILLE 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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\_\_\_\_\_  
Zoning Inspector

8-6-19  
\_\_\_\_\_  
Date

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 #: 19-147

Date: August 06, 2019

Property Owner: PRITESH AND NILESHA PATEL  
4147 SOUTH SHORE DR  
MASON OH 45040,

Location: 2640 TYLERSVILLE RD

Parcel #:A0300013000015

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2640 TYLERSVILLE 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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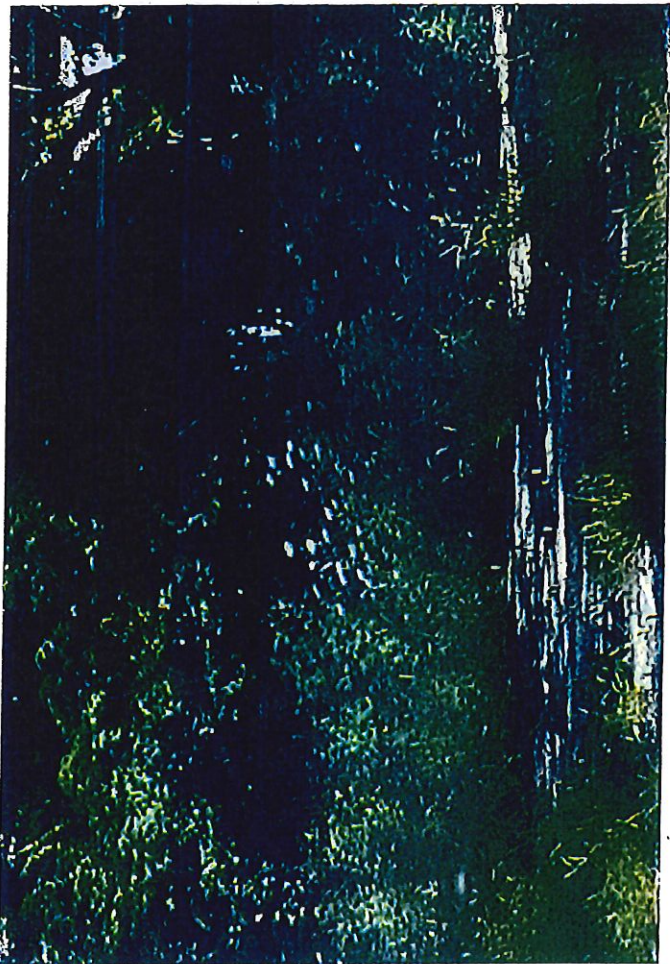
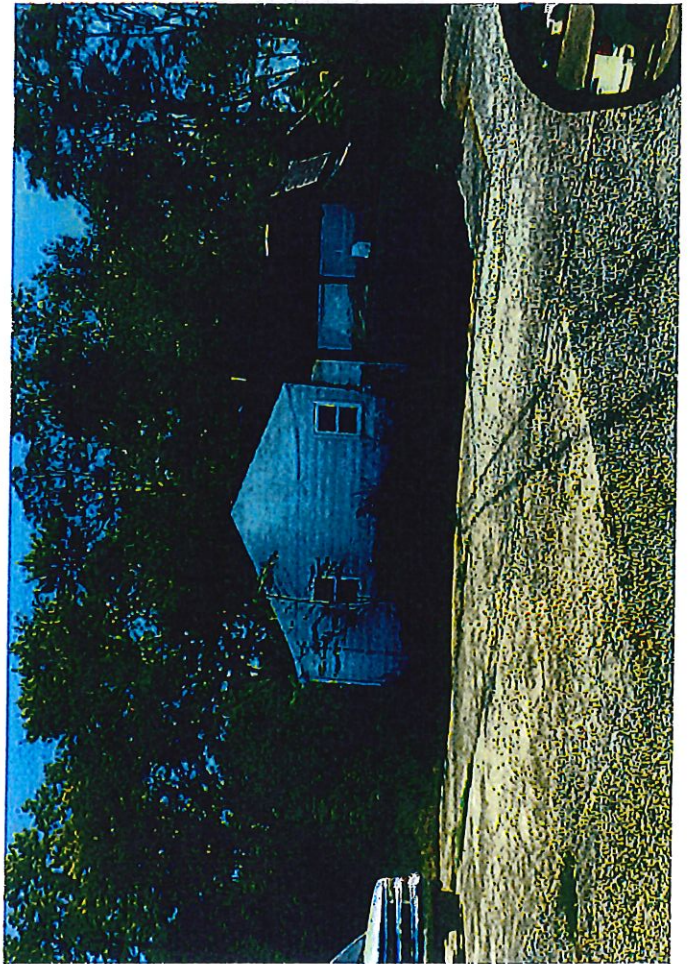
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(ORC 505.87 & ORC 505.871) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 19-101

Date: August 06, 2019

Property Owner: TONY & BRIDGET Y STEPHENSON  
3272 CHEYENNE CT  
HAMILTON OH 45011 8226,

Location: 3272 CHEYENNE CT

Parcel #:A0300049000052

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3272 CHEYENNE CT 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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