

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 20-105**

**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

- 1883 Harvard St - Grass/Junk/Debris
- 1901 Shuler Ave - Junk/Debris/Inoperable Vehicles/Unpermitted Structure
- 1903 Shuler Ave - Junk/Debris/Inoperable Vehicles/Unpermitted Structure
- 1905 Shuler Ave - Junk/Debris/Inoperable Vehicles/Unpermitted Structure
- 1926 Tuley Rd - High Vegetation
- 2461 Eastridge Dr - Junk/Debris/Junk Vehicles
- 2989 Jamil Ct - Junk/Inoperable Vehicles
- 3110 James Pl - Junk Vehicle
- 3213 James Pl - Junk/Debris
- 6771 Beagle Dr - 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:** June 24, 2020

**Board of Trustees**

Shannon Hartkemeyer:

Shannon Hartkemeyer

Joe McAbee:

Joe McAbee

Susan Berding:

Susan Berding

**Vote of Trustees**

yes

abstain

yes

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer this 24th day of June, 2020.

**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 #: 20-084

Date: June 04, 2020

Property Owner: MOAR LLC  
655 CLERMONT ST  
DENVER CO 80220,

Location: 1883 HARVARD ST

Parcel #:A0300037000053

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1883 HARVARD ST in Fairfield Township, Butler County, Ohio has determined the need for proper maintenance of vegetation growing on 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.

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 at or at .

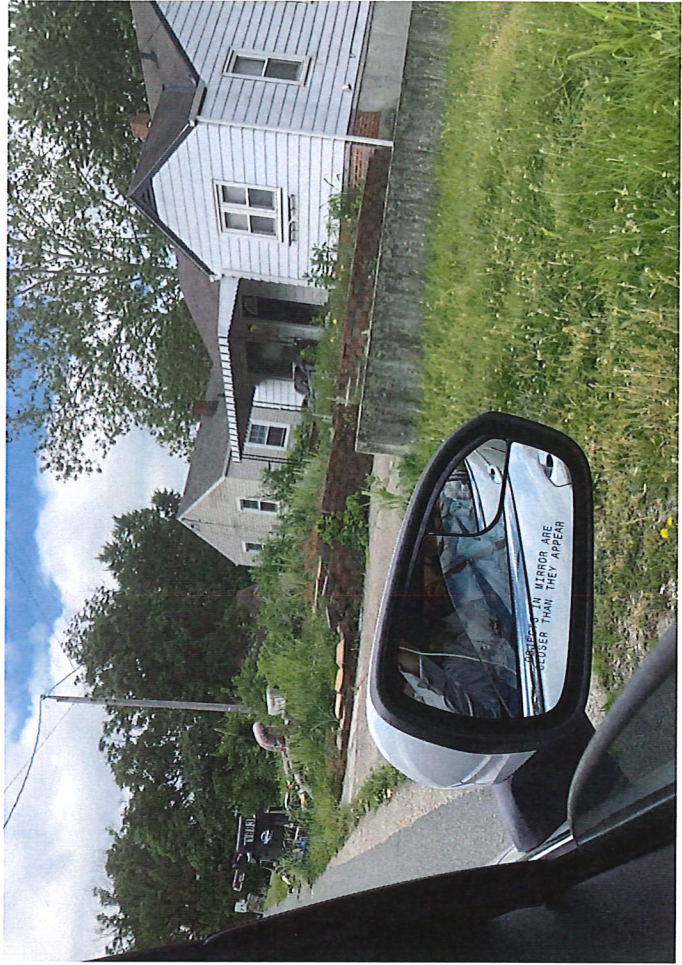
Please contact me at upon compliance with this section of the Fairfield Township Zoning Resolution.

  
\_\_\_\_\_  
Zoning Inspector

6-04-20  
\_\_\_\_\_  
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 #: 20-089

Date: June 08, 2020

Property Owner: DONALD & RITA JONES  
4993 GARVER ELLIOTT RD  
OXFORD OH 45056 9013,

Location: 1901,1903 AND 1905 SHULER AVE

Parcel #:A0300015000004

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1901,1903 AND 1905 SHULER 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 **6.22 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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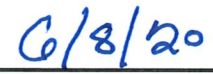
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\_\_\_\_\_  
Zoning Inspector

  
\_\_\_\_\_  
Date

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Hamilton, OH 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 #: 20-080

Date: June 04, 2020

Property Owner: RICKY LEE LAMB  
1926 TULEY RD  
HAMILTON OH 45015 1268,

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 proper maintenance of vegetation growing on 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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Zoning Inspector

  
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Date

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Hamilton, OH 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 #: 20-013

Date: February 14, 2020

Property Owner: CHRISTOPHER & SHERRY BARRETT  
2461 Eastridge Dr  
Hamilton OH 45011 2010,

Location: 2461 Eastridge Dr

Parcel #: A0300067000021

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2461 Eastridge Dr 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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Please contact me at upon compliance with this section of the Fairfield Township Zoning Resolution.

Zoning Inspector

2-14-20

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 #: 20-005

Date: February 14, 2020

Property Owner: CHRISTOPHER & SHERRY BARRETT  
2461 Eastridge Dr  
Hamilton OH 45011 2010,

Location: 2461 Eastridge Dr

Parcel #: A0300067000021

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2461 Eastridge Dr 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 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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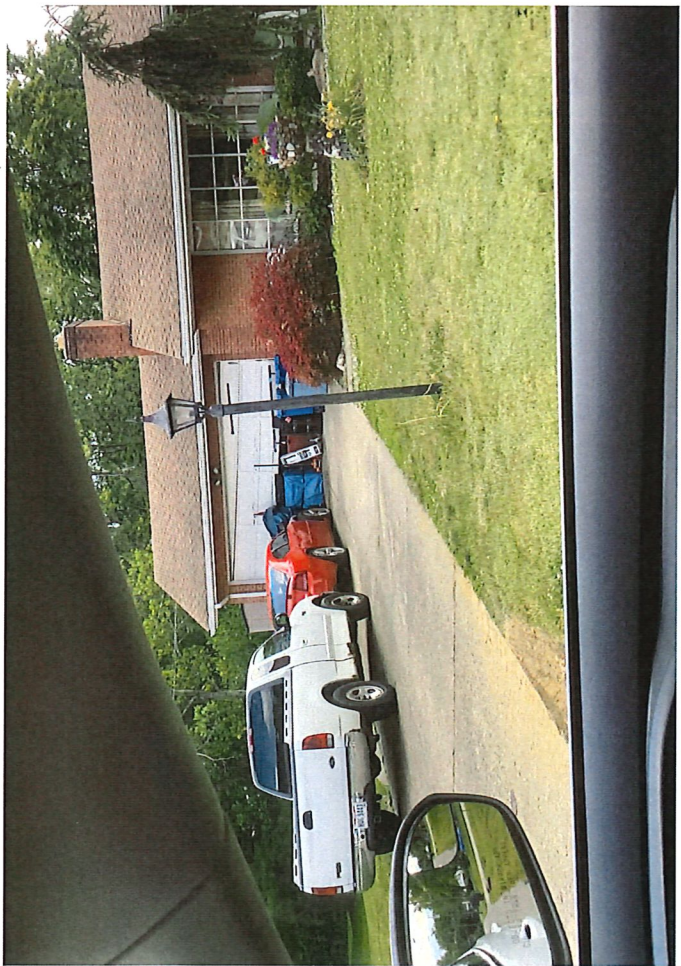
Zoning Inspector

2-14-20

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 #: 20-077

Date: June 03, 2020

Property Owner: MARCIA E LANGENECKER  
2989 JAMIL CT  
HAMILTON OH 45011 0520,

Location: 2989 JAMIL CT

Parcel #: A0300144000088

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2989 JAMIL CT in Fairfield Township, Butler County, Ohio has determined the need for proper storage and licencing of all vehicles on property. 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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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

6-3-20

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 #: 20-090

Date: June 08, 2020

Property Owner: TIMOTHY BRITT AKERS  
3110 JAMES PL  
HAMILTON OH 45011 0543,

Location: 3110 JAMES PL

Parcel #:A0300148000039

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3110 JAMES PL 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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If you have any questions, contact Benjamin Gunderson at 5138874400 or at .

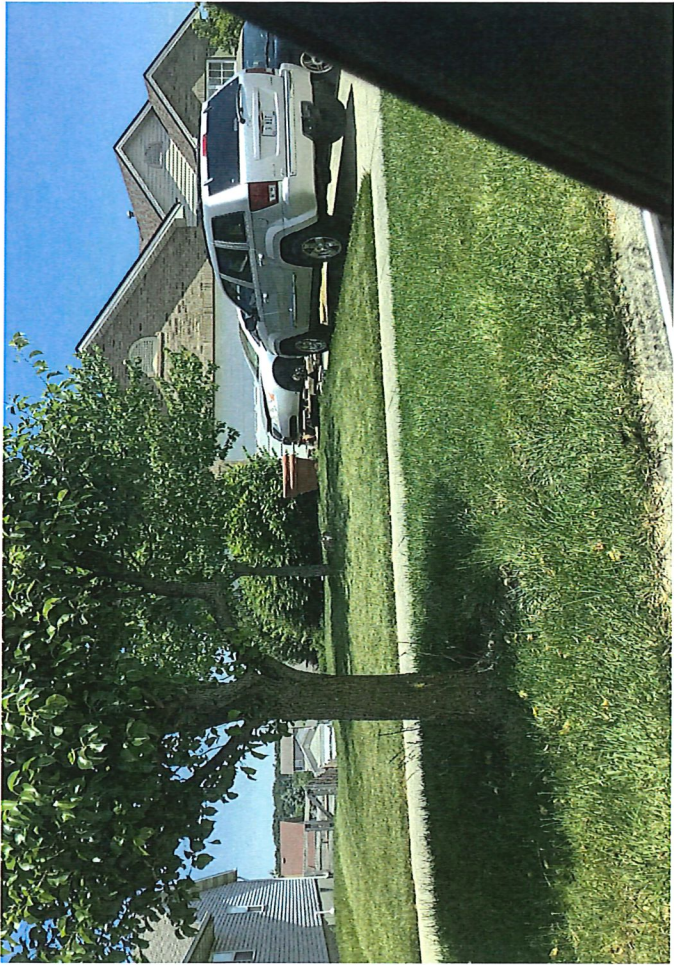
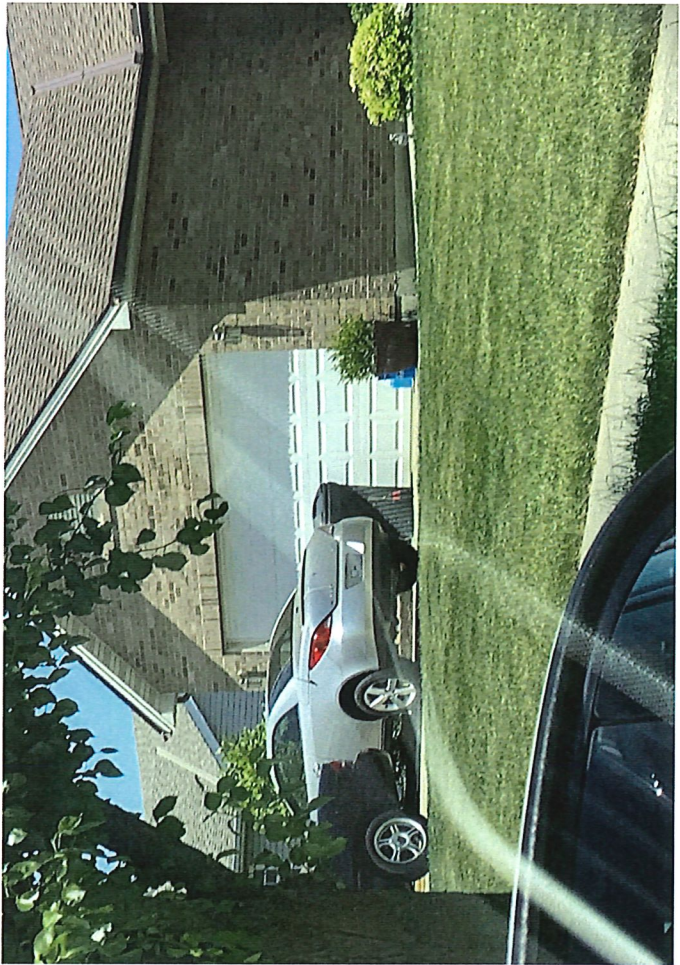
Please contact me at 5138874400 upon compliance with this section of the Fairfield Township Zoning Resolution.

  
\_\_\_\_\_  
Zoning Inspector

  
\_\_\_\_\_  
Date

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









## 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 #: 20-088

Date: June 05, 2020

Property Owner: CARMA L BECKER

3213 JAMES PL

HAMILTON OH 45011 0582,

Location: 3213 JAMES PL

Parcel #:A0300151000038

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3213 JAMES PL in Fairfield Township, Butler County, Ohio has determined the need for . 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.

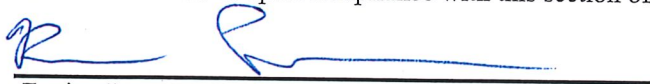
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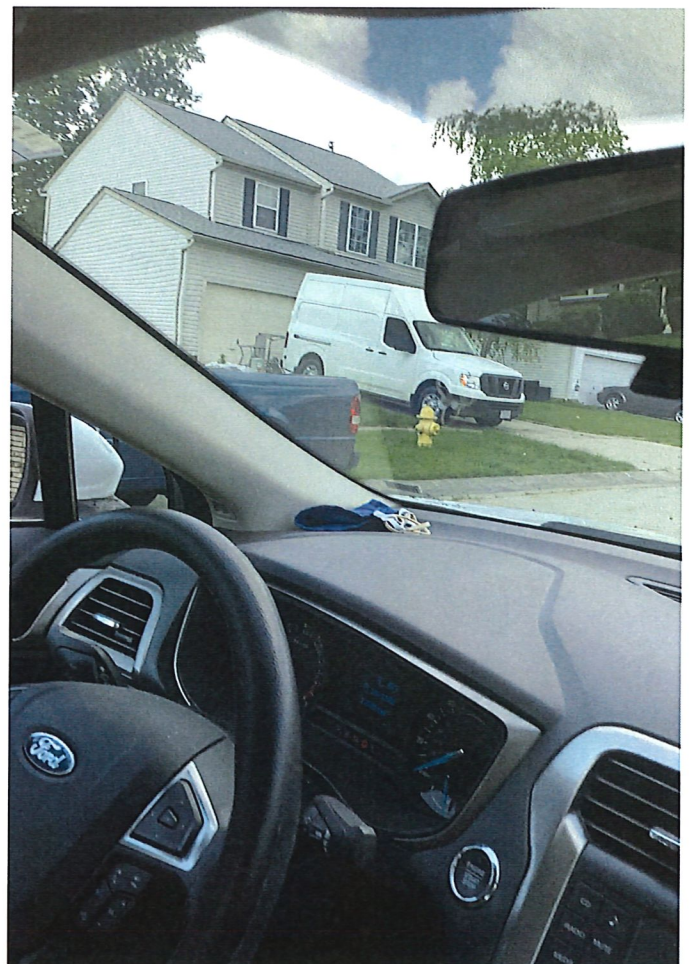
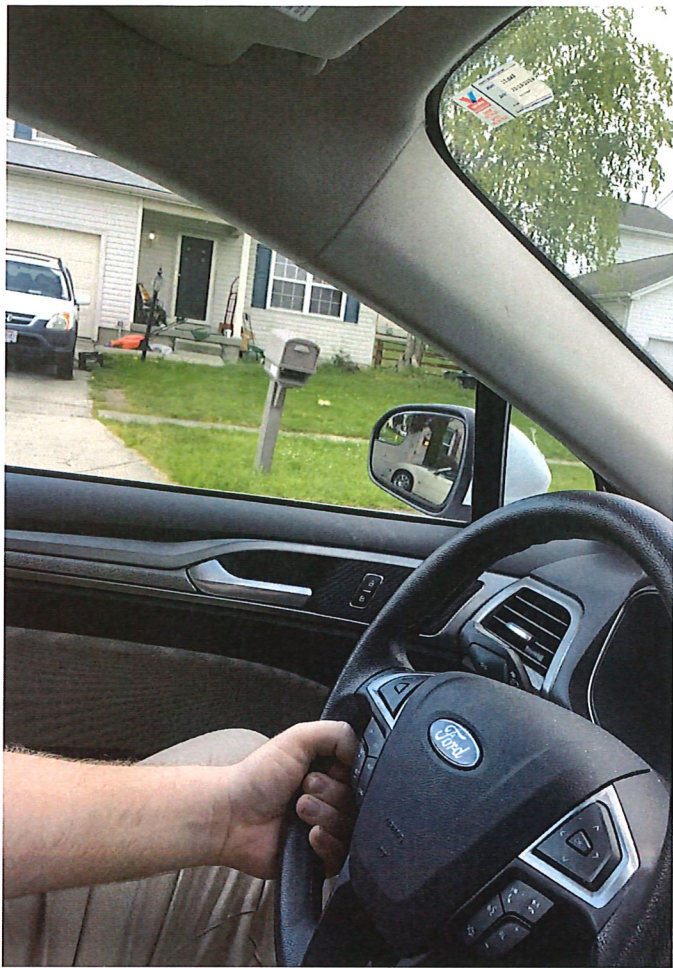
  
Zoning Inspector



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 #: 20-091

Date: June 10, 2020

Property Owner: DENISE A SOWDER  
6771 BEAGLE DR  
HAMILTON OH 45011 6562,

Location: 6771 BEAGLE DR

Parcel #: A0300141000039

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 6771 BEAGLE DR in Fairfield Township, Butler County, Ohio has determined the need for proper maintenance of vegetation growing on property. Violation(s) are in reference to Section **Overgrown Vegetation** 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.

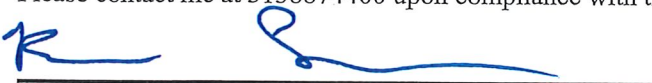
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\_\_\_\_\_  
Zoning Inspector

  
\_\_\_\_\_  
Date

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Hamilton, OH 45011  
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