

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 20-119**

**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

- 4175 Hickory Glen Dr – Trailer Parking
- 2304 Imlay Ave - High Grass
- 2442 Imlay Ave - Junk Vehicles
- Anchor Rd - High Grass
- Joseph & Gilmore Rd - High Grass
- 5840 Fairham Rd - Junk/ Debris
- 1508 Harvard St - Junk/Debris
- 1649 Tuley Ave - Junk Vehicle
- 1941 Allstatter Ave - Junk/Debris
- 2104 Fairfax Ave - 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:** July 8, 2020

**Board of Trustees**

Shannon Hartkemeyer:

Shannon Hartkemeyer

Joe McAbee:

\_\_\_\_\_

Susan Berding:

Susan Berding

**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 8th day of July, 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 #: 20-102

Date: June 22, 2020

Property Owner: MATTHEW C AND LAUREN E BERENS  
4175 HICKORY GLEN DR  
HAMILTON OH 45011 8514,

Location: 4175 HICKORY GLEN DR

Parcel #: A0300087000057

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 4175 HICKORY GLEN DR in Fairfield Township, Butler County, Ohio has determined the need for Proper storage or removal of all trailers on property. Violation(s) are in reference to Section 6.29 PARKING, REBUILDING AND STORAGE OF CAMPERS, TRUCKS, TRAILERS OR OTHER VEHICLES, 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.

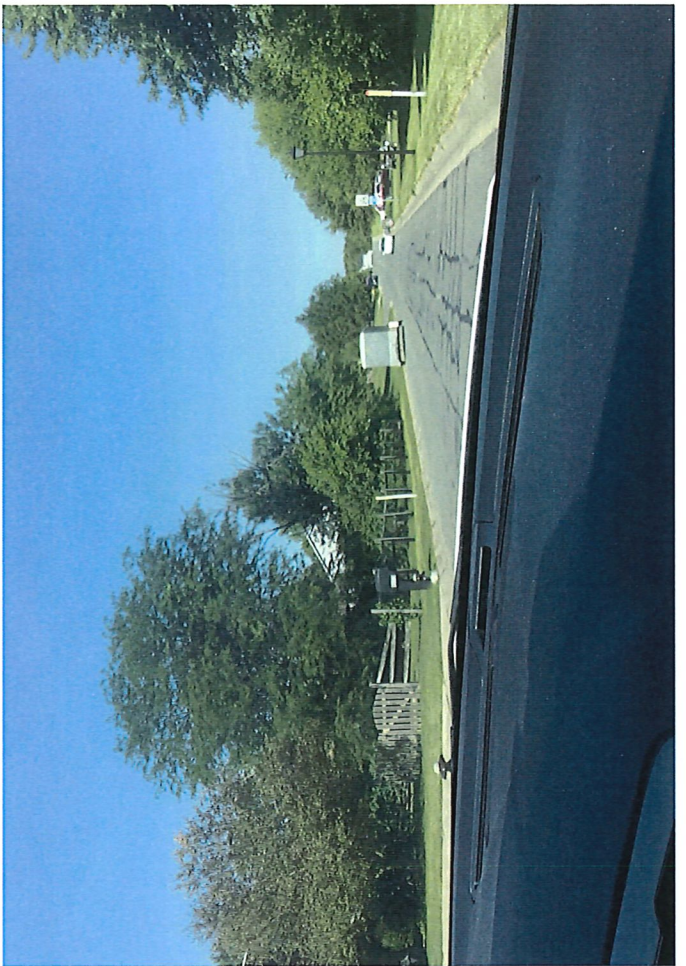
If you have any questions, contact Nathan Wall at 513-785-2262 or at [nwall@fairfieldtp.org](mailto:nwall@fairfieldtp.org).

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

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

6-22-20  
\_\_\_\_\_  
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 #: 20-111

Date: June 24, 2020

Property Owner: US BANK TRUST NA TR C/O WRI PROPERTY MANAGEMENT  
3630 PEACHTREE RD NE STE 1500  
ATLANTA GA 30326,

Location: 2304 IMLAY AVE

Parcel #: A0300041000064

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2304 IMLAY AVE 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

6-24-20

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 #: 20-104

Date: June 22, 2020

Property Owner: JUDY ELITON  
2442 IMLAY AVE  
HAMILTON OH 45015 1228,

Location: 2442 IMLAY AVE

Parcel #: A0300041000116

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2442 IMLAY 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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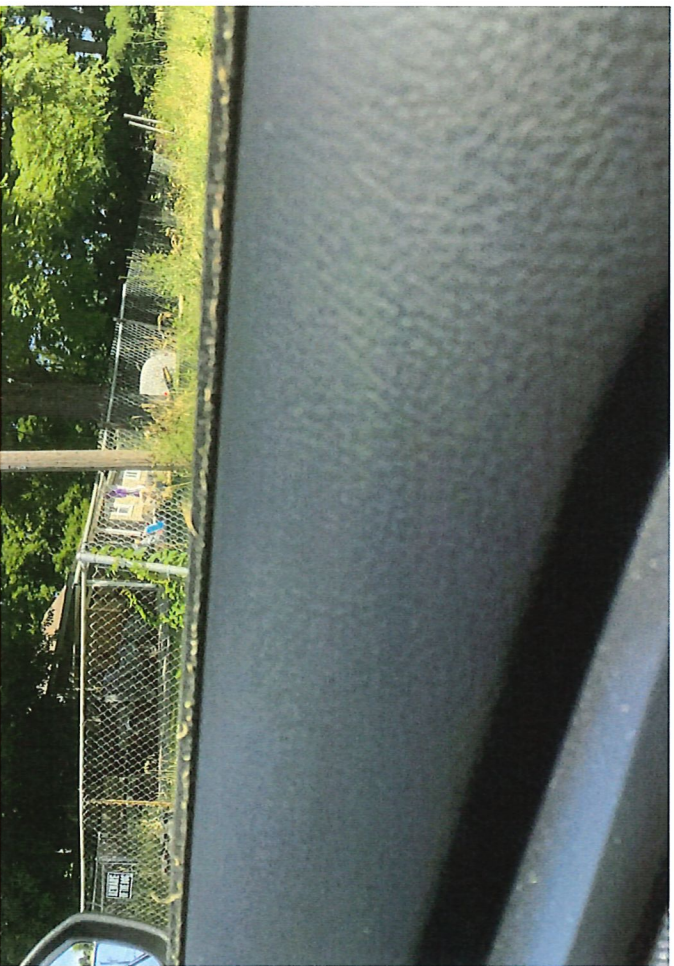
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Zoning Inspector

6-22-2020

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 #: 20-106

Date: June 22, 2020

Property Owner: ANCHOR GILMORE LLC  
128 E SECOND ST  
COVINGTON KY 41011,

Location: ANCHOR (PRIVATE) RD

Parcel #: A0300021000051

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at ANCHOR (PRIVATE) 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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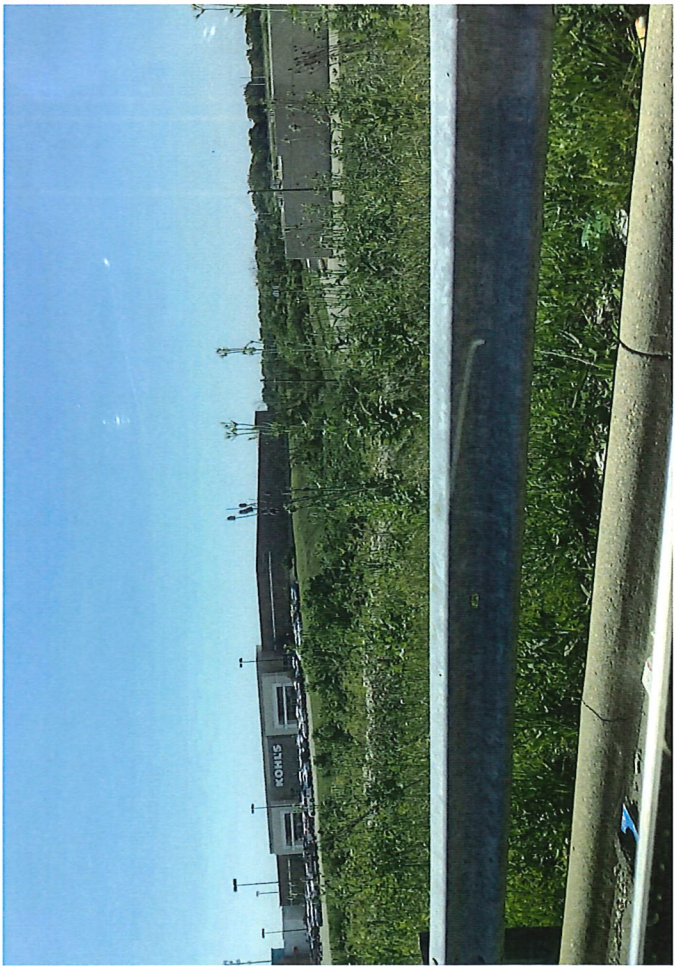
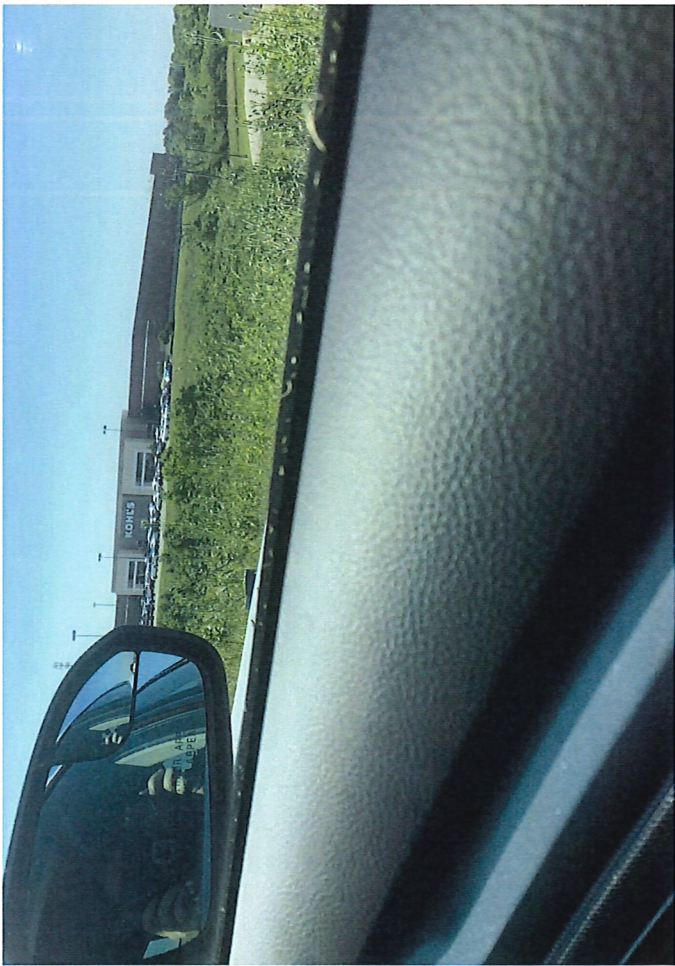
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Zoning Inspector

6-22-20

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 #: 20-107

Date: June 22, 2020

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

Location: JOSEPH DR, GILMORE RD

Parcel #: A0300025000086,  
A0300025000094

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at JOSEPH DR, 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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Zoning Inspector

6-22-20

Date

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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 #: 20-109

Date: June 24, 2020

Property Owner: NANCY A HUMBACH  
5840 FAIRHAM RD  
HAMILTON OH 45011 2035,

Location: 5840 FAIRHAM RD

Parcel #: A0300066000038

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 5840 FAIRHAM 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 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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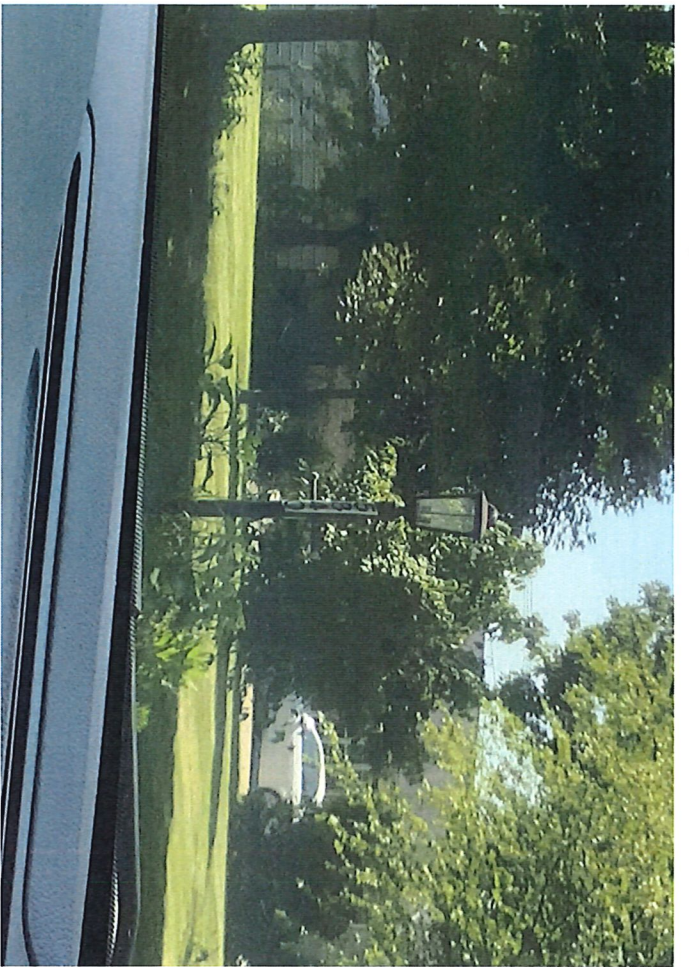
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Zoning Inspector

6-24-20

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 #: 20-016

Date: February 21, 2020

Property Owner: RODNEY W & CYNTHIA L HIBBARD  
1508 HARVARD AVE  
HAMILTON OH 45015 1316,

Location: 1508 HARVARD ST

Parcel #: A0300036000009

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1508 HARVARD ST 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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\_\_\_\_\_  
Zoning Inspector

2-24-20  
\_\_\_\_\_  
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 #: 20-071

Date: May 07, 2020

Property Owner: KALI TRADE LLC  
237 BOND AVE  
HAMILTON OH 45011 4217,

Location: 1649 TULEY RD

Parcel #:A0300040000062

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1649 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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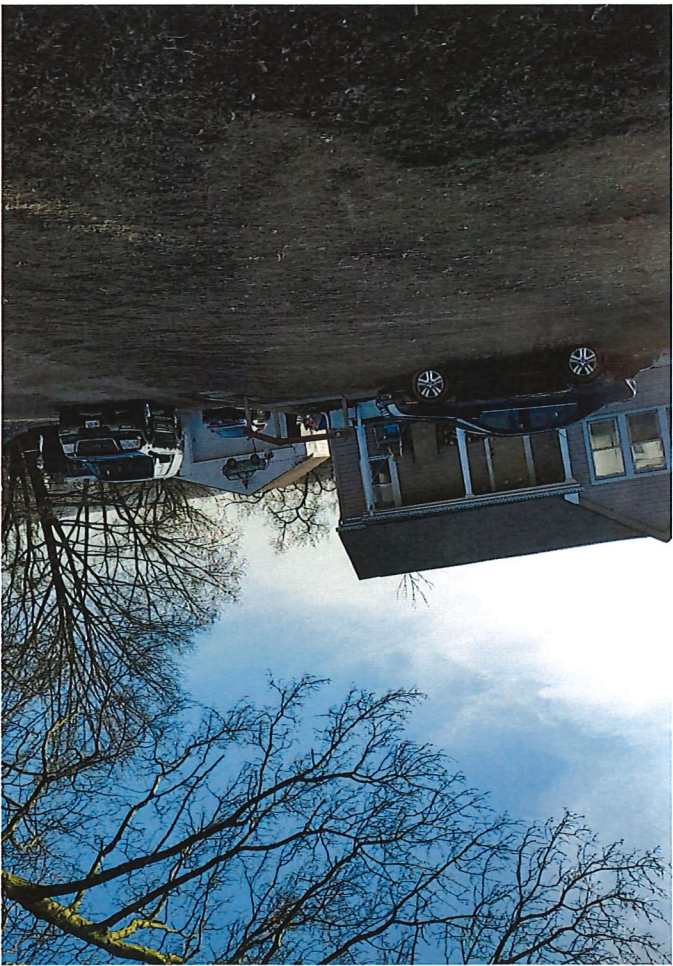
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Zoning Inspector

5-7-2020

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 #: 20-063

Date: April 13, 2020

Property Owner: 2019 CASTLE LLC  
333 WESTCHESTER AVE Suite W2100  
WHITE PLAINS NY 10604,

Location: 1941 ALLSTATTER AVE

Parcel #:A0300041000103

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1941 ALLSTATTER AVE 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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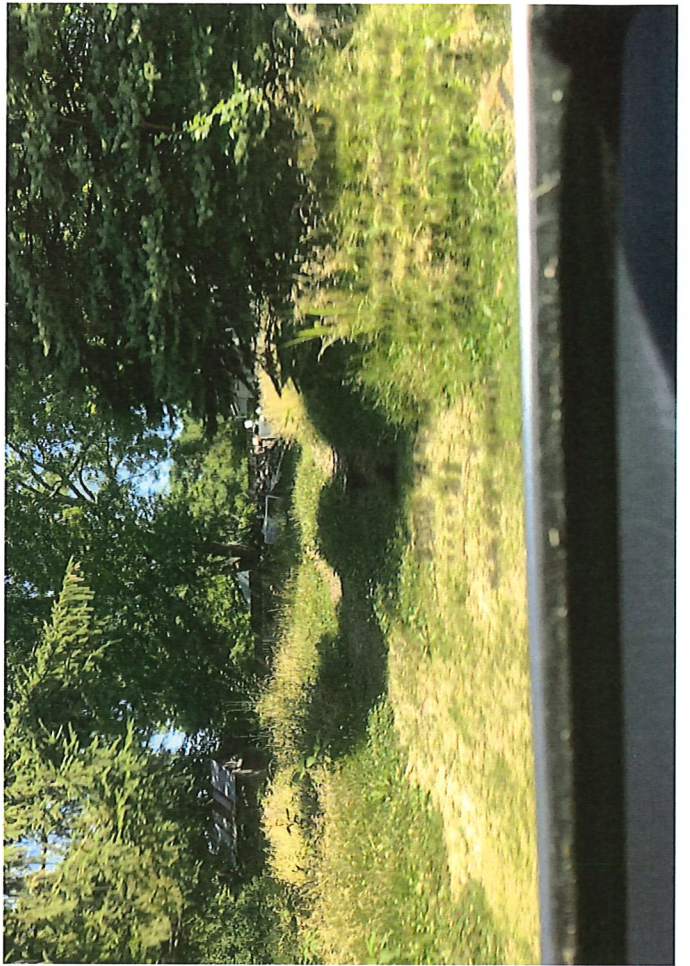
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Zoning Inspector

4-13-20

Date

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6032 Morris Road  
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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- 060

Date: April 13, 2020

Property Owner: LARRY E HIBBARD  
2104 FAIRFAX AVE  
HAMILTON OH 45015 1224,

Location: 2104 FAIRFAX AVE

Parcel #: A0300042000110

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2104 FAIRFAX 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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