

FAIRFIELD TOWNSHIP
RESOLUTION NO. 20-123

**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

- | | |
|-------------------------|---------------------------------------|
| • 1905 Shuler Ave- | Unpermitted Shed and Unpermitted Pool |
| • 1941 Allstatter Ave - | High Grass |
| • 2045 Harvard St - | Fence Disrepair |
| • 2151 Parrish Ave - | Junk and Debris |
| • 3720 Cumberland Ave - | High Grass |
| • 5415 Foxglove Ave - | High Grass |
| • 5495 Foxglove Ave - | Junk and Debris |
| • 5505 Foxglove Ave - | High Grass |
| • 5515 Foxglove Ave - | Junk and Debris |
| • 4110 Ann Elise Ave - | Trailer Parking |
| • 6377 Georgetown Rd - | Junk and Debris |
| • 7581 Evans Ct - | Unpermitted Fence |

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 22, 2020

Board of Trustees

Vote of Trustees

Shannon Hartkemeyer:

Shannon Hartkemeyer

Yes

Joe McAbee:

Joe McAbee

Yes

Susan Berding:

Susan Berding

Yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer this 22nd 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



Est. 1803

FAIRFIELD TOWNSHIP

TRUSTEES

SUSAN BERDING

SHANNON HARTKEMEYER

JOE McABEE

FISCAL OFFICER

SHELLY SCHULTZ



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 #: 20-129

Date: July 07, 2020

Property Owner: DONALD L AND RITA F JONES
4993 GARVER ELLIOTT RD
OXFORD OH 45056 9013,

Location: 1905 SHULER AVE

Parcel #:A0300015000005

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1905 SHULER AVE in Fairfield Township, Butler County, Ohio has determined the need for proper placement or removal of trampoline(s), shed(s), gazebo(s), and other applicable accessory structures. Violation(s) are in reference to Section **UNLAWFUL PLACEMENT OF ACCESSORY STRUCTURE(S) - SECTION 6.12 AND 6.1 OF THE FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO ZONING RESOLUTION** and section 505.87 of the Ohio Revised Code. **THIS NOTICE IS IN REFERENCE TO THE UNPERMITTED SHED AND THE UNPERMITTED LOCATION.** 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.

6032 MORRIS ROAD
FAIRFIELD TWP., OHIO
45011-5118

(513) 887-4400
FAX (513) 887-4405
www.fairfieldtwp.org



Est. 1803

FAIRFIELD TOWNSHIP

TRUSTEES

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FISCAL OFFICER

SHELLY SCHULTZ

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 Benjamin Gunderson at 513-887-4400. Please contact me at 513-887-4400 upon compliance with this section of the Fairfield Township Zoning Resolution.

Zoning Inspector

Date

7-6-20

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

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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 #: 20-130

Date: July 07, 2020

Property Owner: DONALD L AND RITA F JONES
4993 GARVER ELLIOTT RD
OXFORD OH 45056 9013,

Location: 1905 SHULER AVE

Parcel #:A0300015000005

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1905 SHULER AVE in Fairfield Township, Butler County, Ohio has determined the need for proper placement or removal of trampoline(s), shed(s), gazebo(s), and other applicable accessory structures. Violation(s) are in reference to Section **6.1 CONFORMANCE REQUIRED** of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. **IN ACCORDANCE WITH THE 2008 FAIRFIELD TOWNSHIP ZONING RESOLUTION, YOU MUST OBTAIN A PERMIT TO CONSTRUCT A POOL. THE POOL MUST ALSO HAVE WALLS HIGHER THAN FOUR FEET. IF THE WALLS ARE NOT HIGHER THAN FOUR FEET, YOU MUST OBTAIN A FENCE PERMIT TO BUILD A FENCE AROUND THE POOL (6.32).** 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

7-6-20

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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 #: 20-121

Date: July 02, 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 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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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

7-2-20
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 #: 20-017

Date: February 21, 2020

Property Owner: DEBRA L ESTES JEFF KETCHAM
2045 HARVARD ST
HAMILTON OH 45013 1321,

Location: 2045 HARVARD ST

Parcel #: A0300037000032

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2045 HARVARD ST in Fairfield Township, Butler County, Ohio has determined the need for the fence to be repaired or removed. 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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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

2-21-20

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 #: 20-022

Date: March 03, 2020

Property Owner: JEANNE BURNS

2121 PARKAMO AVE

HAMILTON OH 45015 1249,

Location: 2151 PARRISH AVE

Parcel #:A0300016000037

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2151 PARRISH AVE in Fairfield Township, Butler County, Ohio has determined the need for repair building(s) which are in disrepair. 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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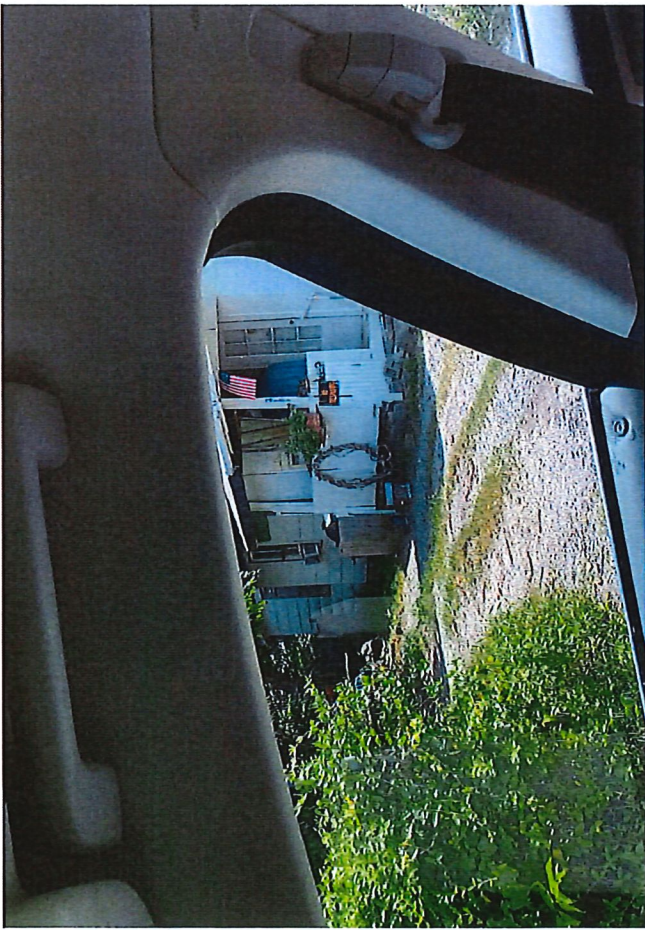
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Zoning Inspector

Date

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 #: 20-115

Date: July 02, 2020

Property Owner: BERKEY HOMES LLC
1768 HAPPY VALLEY DR
FAIRFIELD OH 45014 4706,

Location: 3720 CUMBERLAND DR

Parcel #: A0300170000001

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3720 CUMBERLAND 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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Zoning Inspector

7-2-20

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 #: 20-116

Date: July 02, 2020

Property Owner: BERKEY HOMES LLC
1768 HAPPY VALLEY DR
FAIRFIELD OH 45014 4706,

Location: 5415 FOXGLOVE DR

Parcel #: A0300170000004

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 5415 FOXGLOVE 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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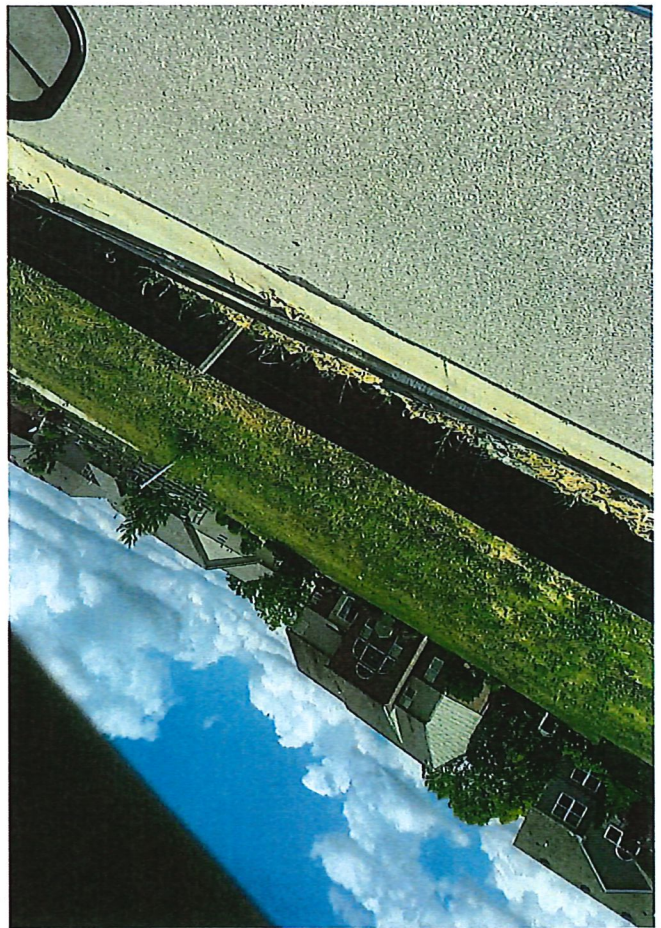
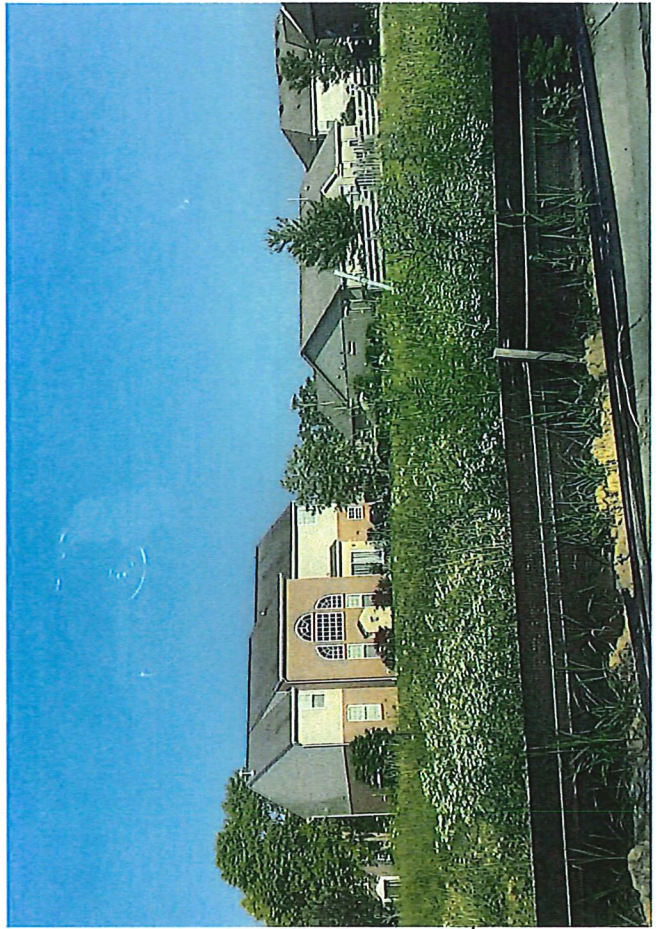
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Zoning Inspector

7-2-20

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 #: 20-117

Date: July 02, 2020

Property Owner: BERKEY HOMES LLC
1768 HAPPY VALLEY DR
FAIRFIELD OH 45014 4706,

Location: 5495 FOXGLOVE DR

Parcel #: A0300170000018

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 5495 FOXGLOVE 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 **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

7-2-20

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 #: 20-118

Date: July 02, 2020

Property Owner: BERKEY HOMES LLC
1768 HAPPY VALLEY DR
FAIRFIELD OH 45014 4706,

Location: 5505 FOXGLOVE DR

Parcel #: A0300170000019

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 5505 FOXGLOVE 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.

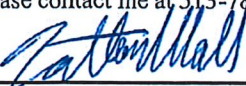
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Zoning Inspector

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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 #: 20-119

Date: July 02, 2020

Property Owner: BERKEY HOMES LLC
1768 HAPPY VALLEY DR
FAIRFIELD OH 45014 4706,

Location: 5515 FOXGLOVE DR

Parcel #: A0300170000020

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 5515 FOXGLOVE 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 **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 #: 20-114

Date: July 02, 2020

Property Owner: CHARLES K & RHONDA GIBSON
4110 ANN ELISE CT
HAMILTON OH 45011 6211,

Location: 4110 ANN ELISE CT

Parcel #: A0300088000078

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 4110 ANN ELISE CT 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@fairfieldtwp.org.

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

Zoning Inspector

7-2-20

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 #: 19-181

Date: June 19, 2020

Property Owner: DAVID L. CRAIN
6377 GEORGETOWN RD
FAIRFIELD OH 45014 5623,

Location: 6377 GEORGETOWN RD

Parcel #: A0500097000002

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 6377 GEORGETOWN 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.

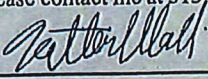
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If you have any questions, contact Nathan Wall at 513-785-2262 or at nwall@fairfieldtwp.org.

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

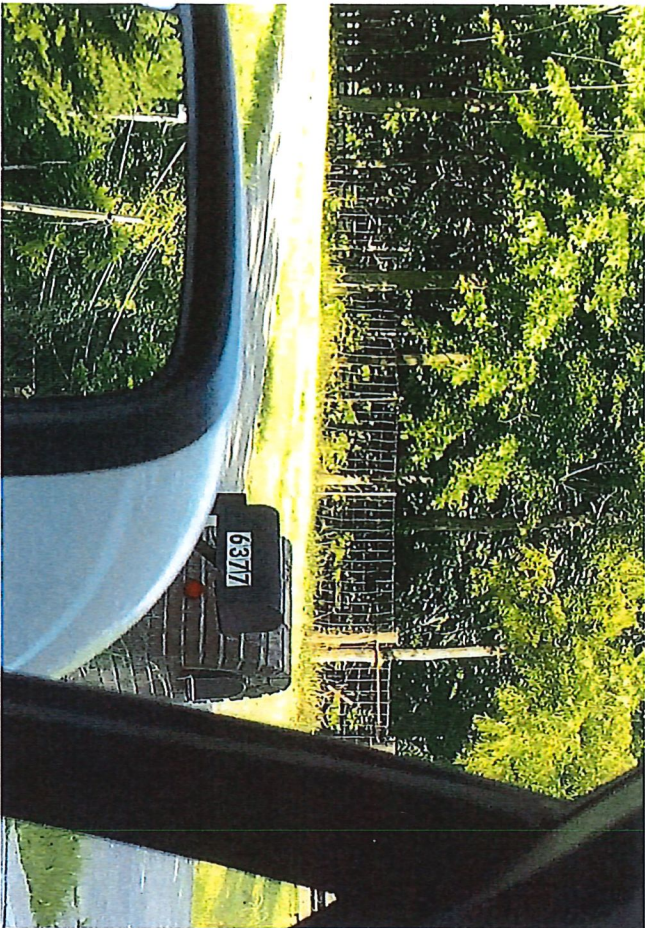


Zoning Inspector

6-19-2020

Date

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





Est. 1803

FAIRFIELD TOWNSHIP

TRUSTEES
SUSAN BERDING
SHANNON HARTKEMEYER
JOE McABEE

FISCAL OFFICER
SHELLY SCHULTZ

Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

VIOLATION NOTICE

Under Fairfield Township Zoning Resolution 2008

(ORC 519.16) & FTZC09-2C ZONING AMENDMENTS 5-18-09

Case #: 20-079

Date: June 09, 2020

Property Owner: ANASTASIE NGUEKAM
7581 EVANS CT
FAIRFIELD OH 45011 9308,

Location: 7581 EVANS CT

Parcel #:A0300095000017

Please be advised your property 7581 EVANS CT is not in accordance with Fairfield Township Zoning Resolution 2008. According to our records, the fence in your yard was **built without a permit and the location conflicts with the zoning resolution.** Any lot in any district shall be maintained and kept in good condition and good repair including all structures, buildings, accessory buildings, and fences. Property owners are expected to mow grass, cut weeds or brush, remove fallen trees, paint or cover exterior surfaces when needed, repair or replace damaged or deteriorated fences, keep property free of trash, junk and debris, repair driveways, repair damaged structures and other maintenance related items as needed.

We would greatly appreciate your cooperation with this matter. Please contact Nathan Wall at the number below to discuss remedies to these issues.

Respectfully,

Nathan Wall

Fairfield Township Zoning Inspector
Nathan Wall
513-785-2262

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

6032 MORRIS ROAD
FAIRFIELD TWP., OHIO
45011-5118

(513) 887-4400
FAX (513) 887-4405
www.fairfieldwp.org

