

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 20-129**

**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

- |                              |                                    |
|------------------------------|------------------------------------|
| • 2037 Exeter Ave-           | Inoperable Vehicle                 |
| • 2048 Fairfax Ave-          | Junk and Debris/Building Disrepair |
| • 2117 Tuley Rd-             | Junk and Debris                    |
| • 2697 Lenox Ave-            | Junk and Debris                    |
| • 3527 Oak Spring Dr-        | Vegetation                         |
| • 3575 Dust Commander Dr-    | Junk and Debris                    |
| • 3855 Riversdown Ct-        | Unpermitted business               |
| • 3881 Eastfield Dr-         | Trailer Parking                    |
| • 5747 Liberty Fairfield Rd- | Inoperable Vehicle                 |
| • 5933 Liberty Fairfield Rd- | Junk and Debris                    |
| • 6048 Lakewood Dr-          | Boat Trailer                       |
| • 6425 Taylor Trace Ln-      | RV Parking                         |
| • 6585 Taylor Trace Ln-      | Unpermitted Fence                  |
| • 7595 Winkler Dr-           | Vegetation/Pool Maintenance        |

**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 12, 2020

**Board of Trustees**

Shannon Hartkemeyer:

Joe McAbee:

Susan Berding:

*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 12<sup>th</sup> day of August, 2020.

**ATTEST:**

*Shelly Schultz*

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 #: 20-140

Date: July 16, 2020

Property Owner: JAVIER & CATALINA VELAZQUEZ  
3274 SIENNA DR  
CINCINNATI OH 45251,

Location: 2037 EXETER ST

Parcel #: A0300037000139

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2037 EXETER ST 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 4.66 **INOPERABLE VEHICLE. Any transportation device which is unfit for use or due to not being currently licensed for use on roads in the State of Ohio or is unfit for travel due to the lack of a part or parts so as to make it not road worthy according to the Ohio Revised Code.** 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 Benjamin Gunderson at 5138874400 or at .

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

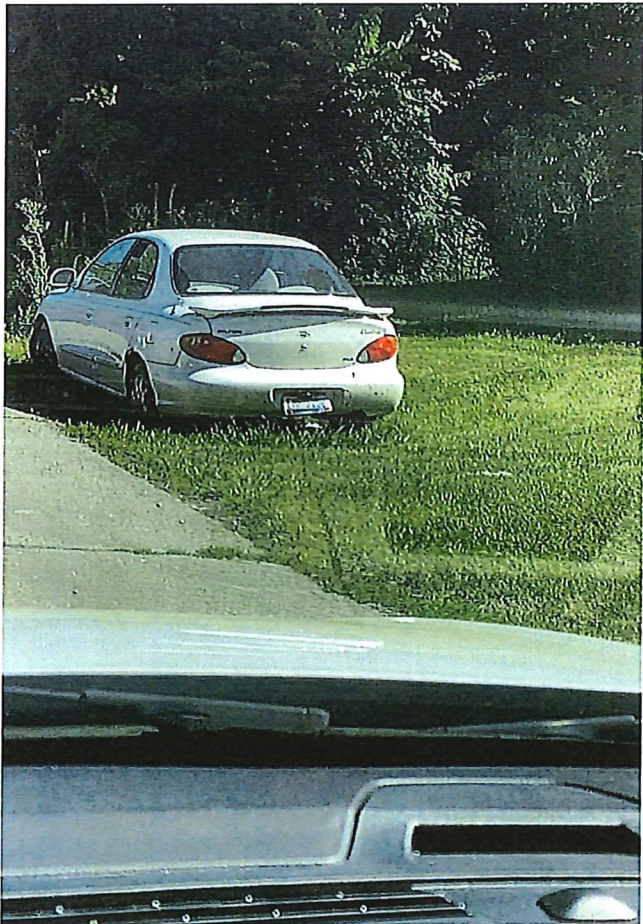
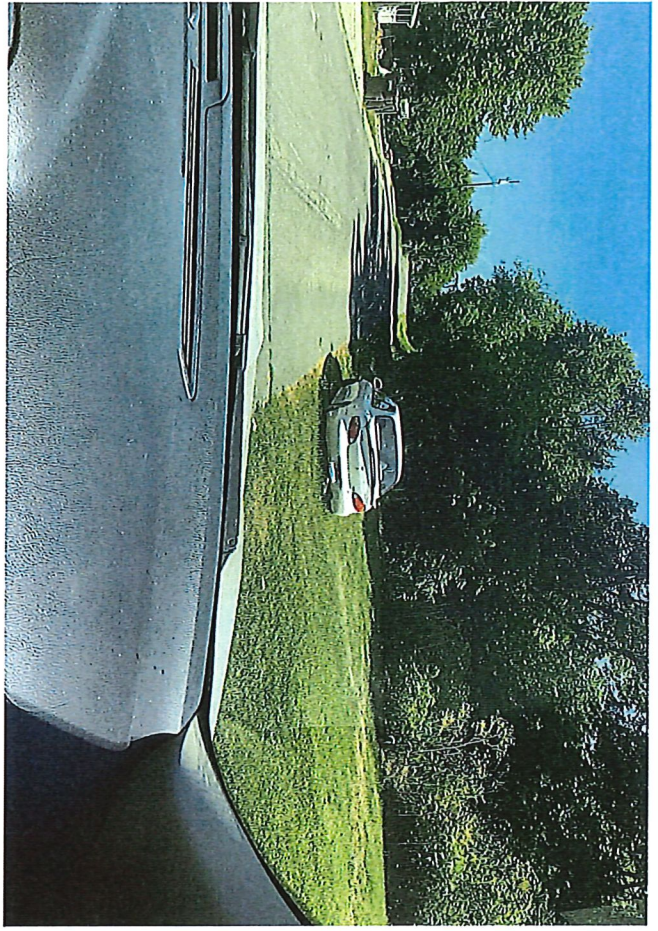
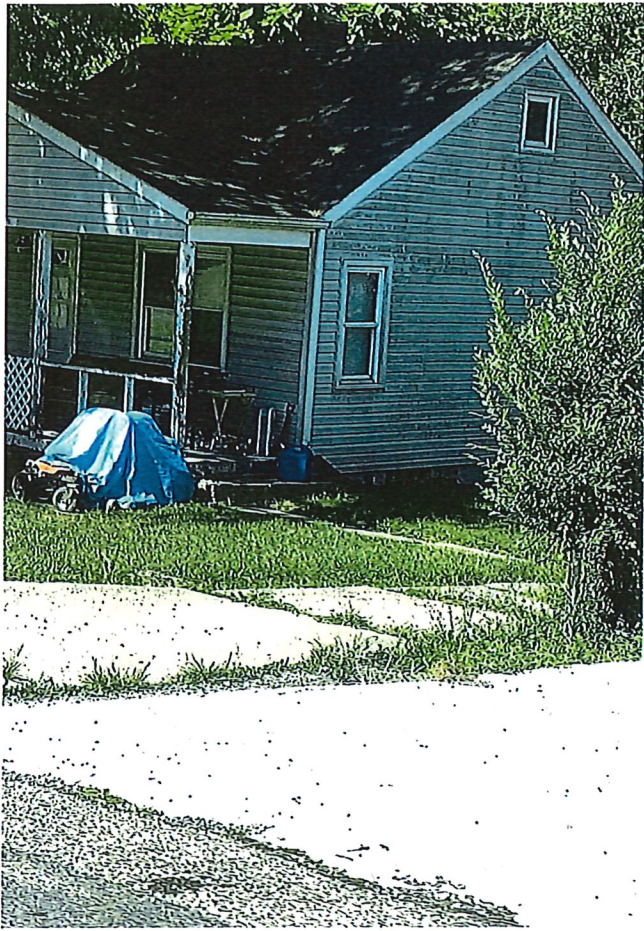
Zoning Inspector

7-16-20

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 #: 20-149

Date: July 20, 2020

Property Owner: JODI PINGER  
2048 FAIRFAX AVE  
HAMILTON OH 45015 1222,

Location: 2048 FAIRFAX AVE

Parcel #: A0300042000109

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2048 FAIRFAX 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.

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 Benjamin Gunderson at 5138874400 or at .

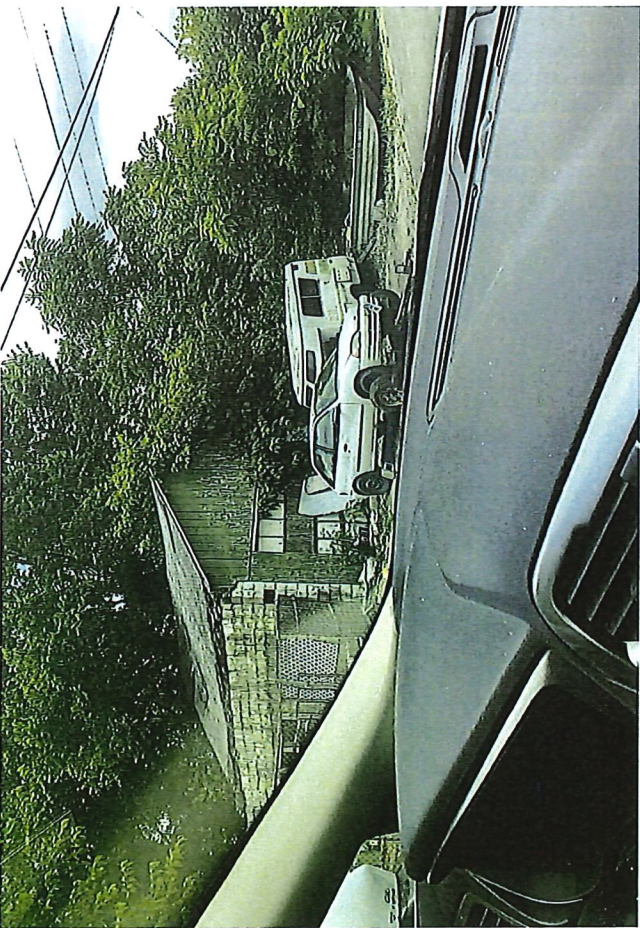
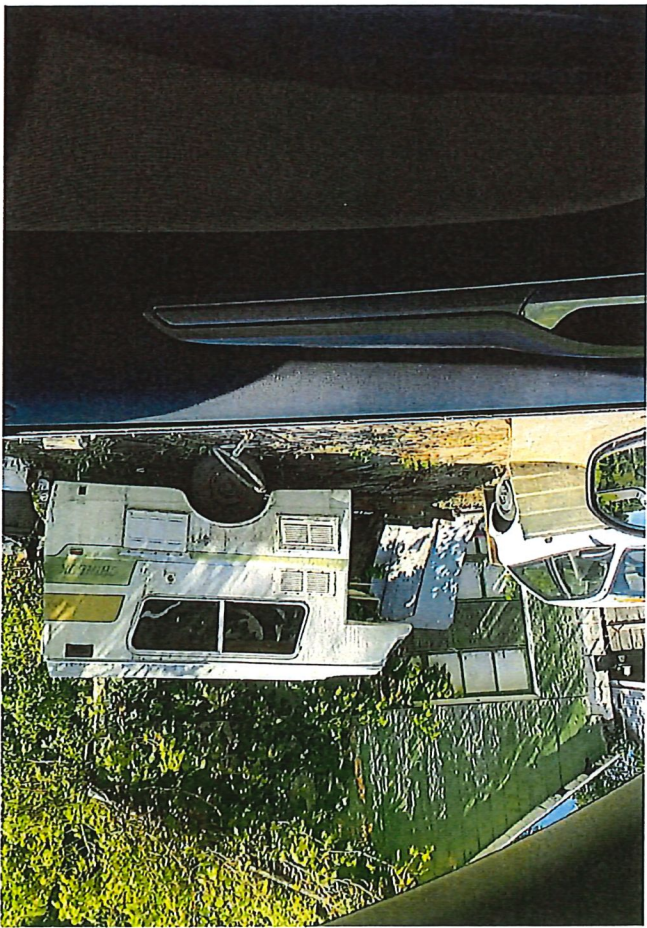
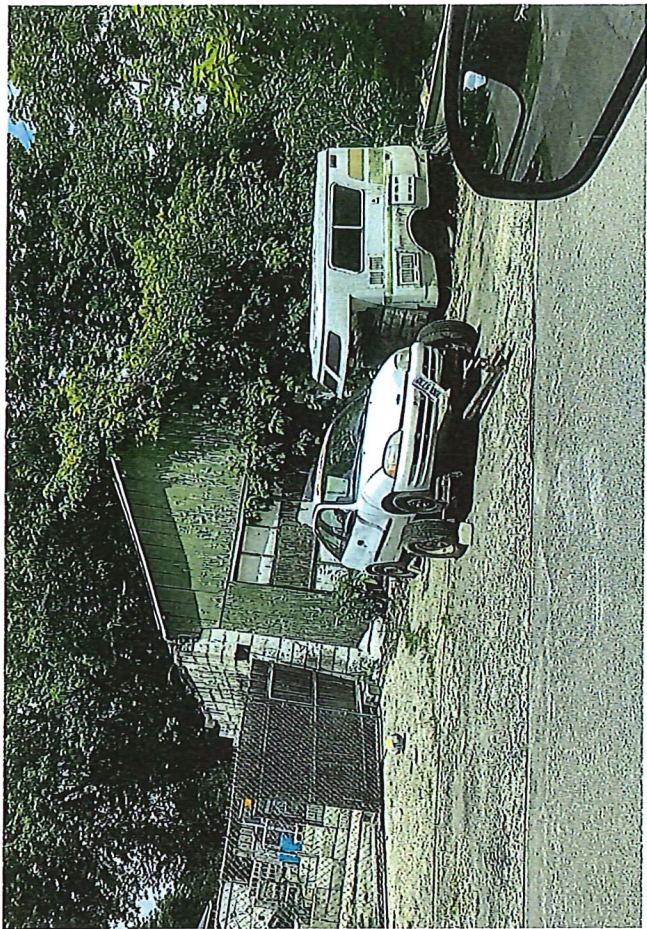
Please contact me at 5138874400 upon compliance with this section of the Fairfield Township Zoning Resolution.

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

7-20-20  
\_\_\_\_\_  
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 #: 20-139

Date: 07/16/2020

Property Owner: GLENN & MARY HIBBARD  
4691 HAWKINS RD  
HAMILTON OH 45011 9605,

Location: 2117 TULEY RD

Parcel #: A0300042000179

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2117 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.

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 Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

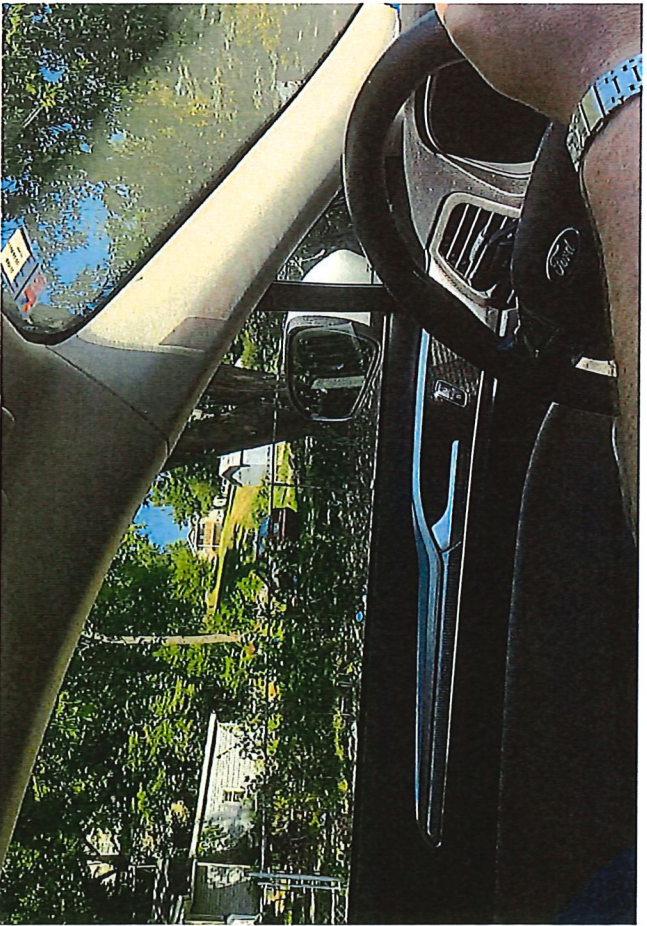
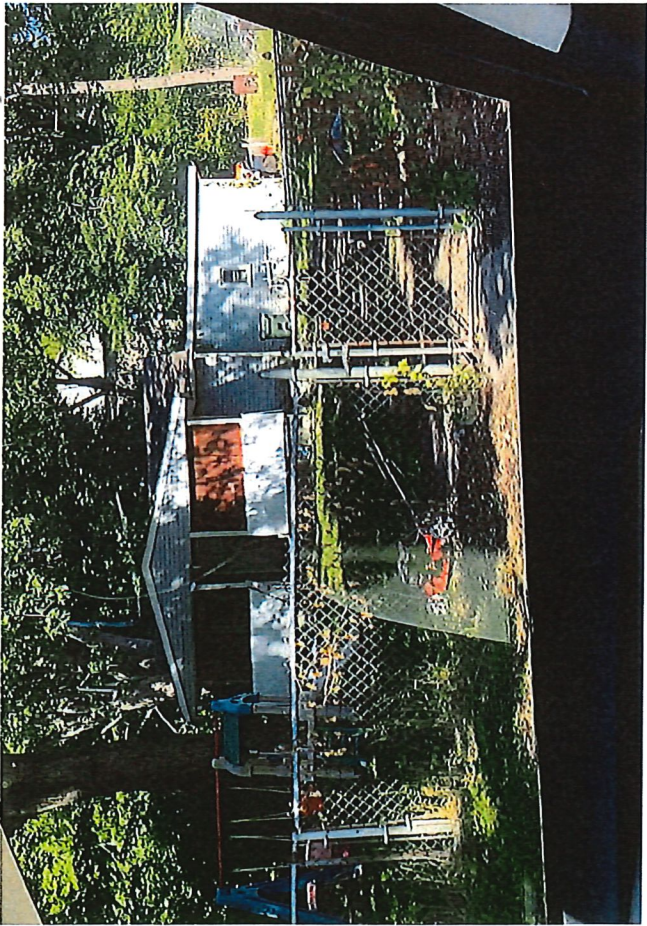
Zoning Inspector

7-16-20

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 #: 20-172

Date: 07/28/2020

Property Owner: AFFORDABLE HOUSING IN 513 INC  
350 S C ST  
HAMILTON OH 45013 3344,

Location: 2697 LENOX AVE

Parcel #: A0300037000193

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2697 LENOX 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.

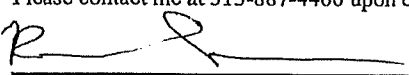
You are also notified that in the case the above-mentioned violation(s) are not addressed within TEN (10) days upon receipt of this notice Fairfield Township will repair at once said premises so owned by you in such a manner as considered best, as provided by law.

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 Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

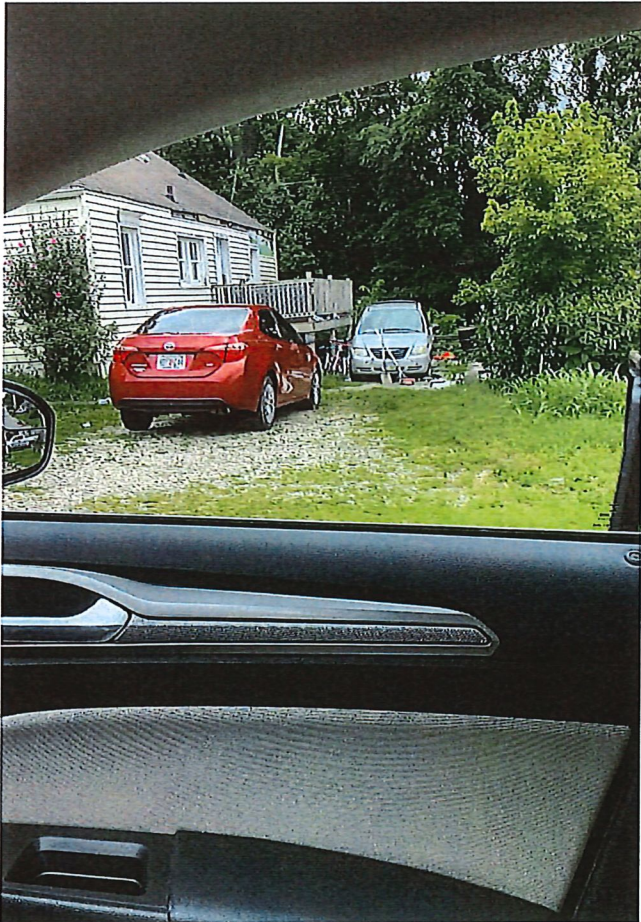
Please contact me at 513-887-4400 upon compliance with this section of the Fairfield Township Zoning Resolution.

  
Zoning Inspector

7-28-20  
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 #: 20-169

Date: 07/24/2020

Property Owner: LINDA COFFEY

3527 OAK SPRING DR

HAMILTON OH 45011 7114,

Location: 3527 OAK SPRING DR

Parcel #: A0300103000014

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3527 OAK SPRING 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.

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 Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

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

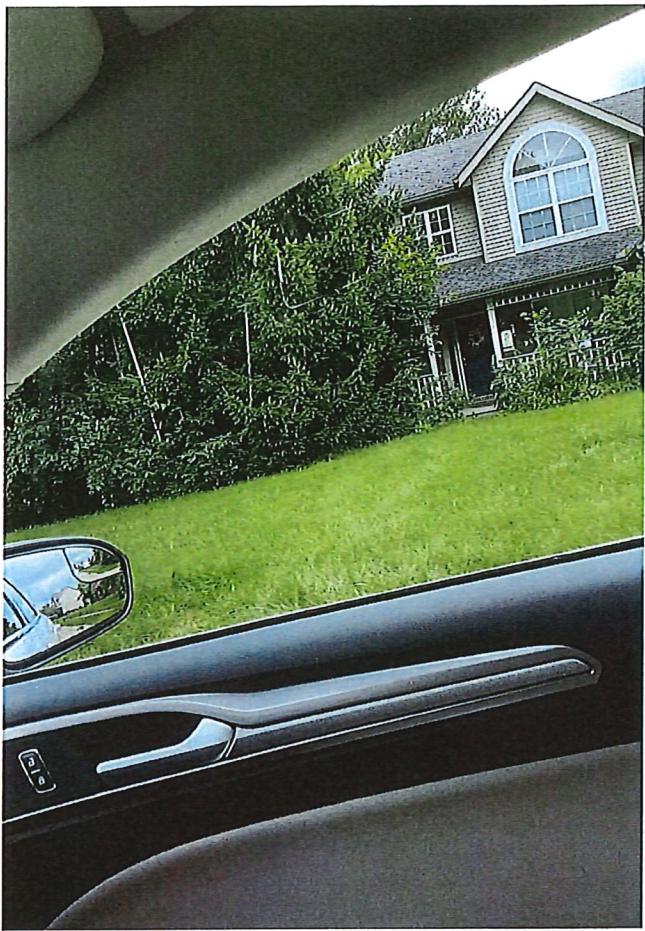
Zoning Inspector

7-24-20

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 #: 20-151

Date: July 20, 2020

Property Owner: BHIM MAGARAND PUSPA MAGAR ETAL  
3575 DUST COMMANDER DR  
FAIRFIELD TOWNSHIP OH 45011 8028,

Location: 3575 DUST COMMANDER DR

Parcel #:A0300108000073

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3575 DUST COMMANDER 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.

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 Benjamin Gunderson at 5138874400 or at .

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

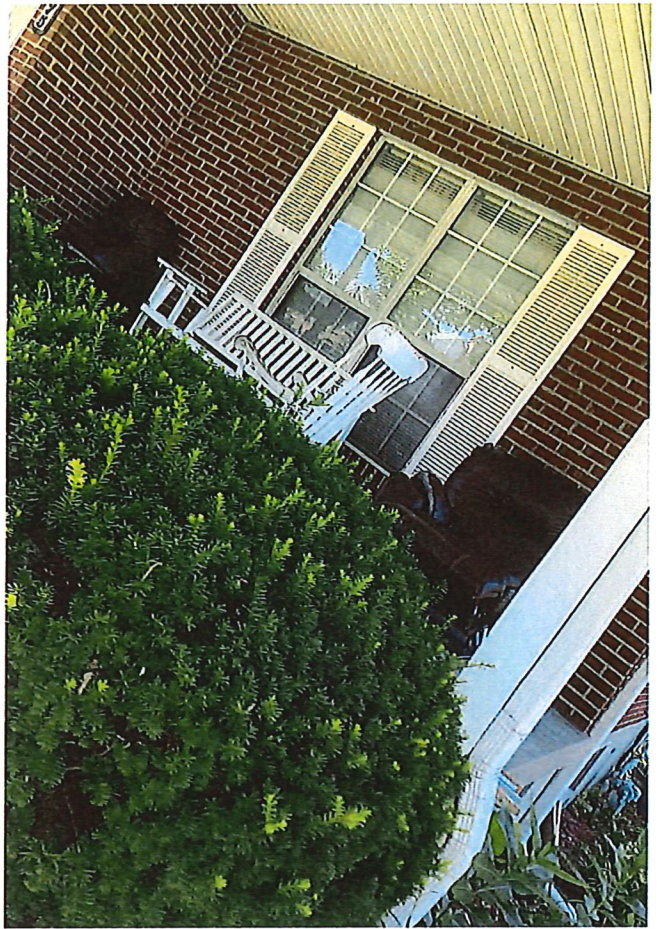
Zoning Inspector

7-20-20

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

### Notice to Cease and Desist Under Fairfield Township Zoning Resolution 2008

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

Case #: 20-059

Date: May 26, 2020

Property Owner:  
APRIL M SIGMON GAILEN L JONES  
3855 RIVERDOWNS CT  
FAIRFIELD TOWNSHIP OH 45011 8024,

Location: 3855 RIVERDOWNS CT

Parcel #:A0300101000047

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3855 RIVERDOWNS CT in Fairfield Township, Butler County, Ohio has determined the need to cease and desist all business operations. Violation(s) are in reference to Section 26.5.12 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 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.

*Nathan Wall*

Zoning Inspector

5-26-20  
Date

6032 MORRIS ROAD  
FAIRFIELD TWP., OHIO  
45011-5118

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

(513) 887-4400  
FAX (513) 887-4405  
[www.fairfieldtwp.org](http://www.fairfieldtwp.org)







## 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 #: 20-137

Date: July 14, 2020

Property Owner: BRIDGET KREMER  
5925 FURLONG WAY  
LIBERTY TOWNSHIP OH 45011,

Location: 3881 EASTFIELD CT

Parcel #:A0300099000046

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3881 EASTFIELD 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 Benjamin Gunderson at 5138874400 or at .

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

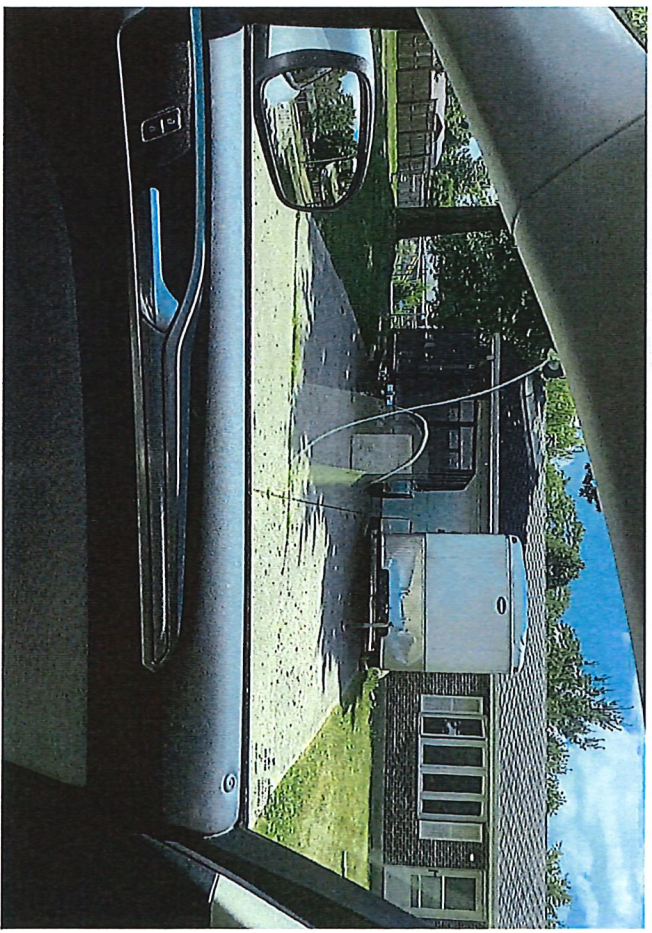
Zoning Inspector

7-14-20

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 #: 20-158

Date: July 21, 2020

Property Owner: MICHAEL R AND JULIE M ARROWOOD  
5747 LIBERTY FAIRFIELD RD  
HAMILTON OH 45011 6214,

Location: 5747 LIBERTY FAIRFIELD RD

Parcel #: A0300088000010

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 5747 LIBERTY FAIRFIELD 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 4.66 INOPERABLE VEHICLE. Any transportation device which is unfit for use or due to not being currently licensed for use on roads in the State of Ohio or is unfit for travel due to the lack of a part or parts so as to make it not road worthy according to the Ohio Revised Code. 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 Benjamin Gunderson at 5138874400 or at .

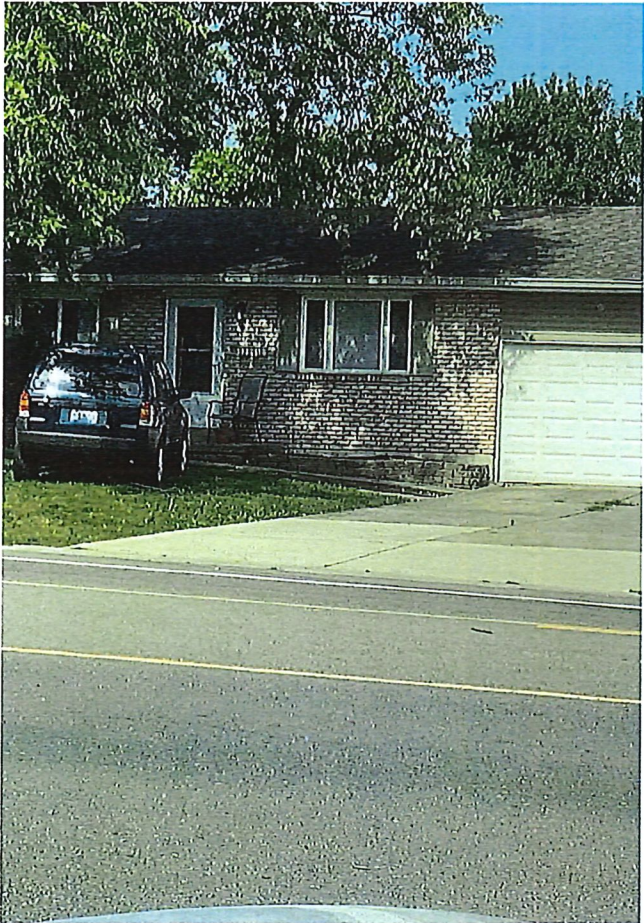
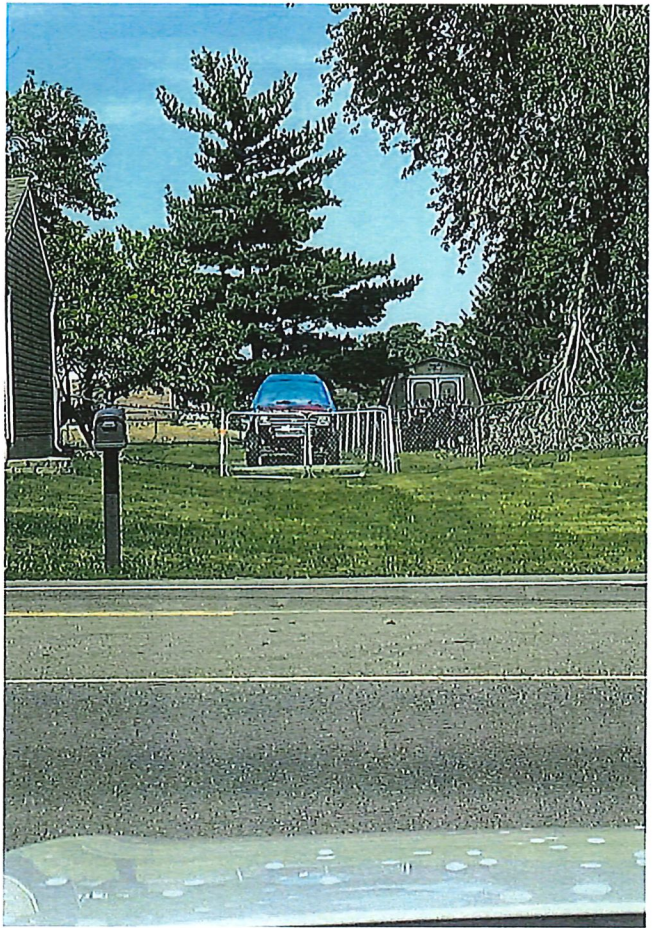
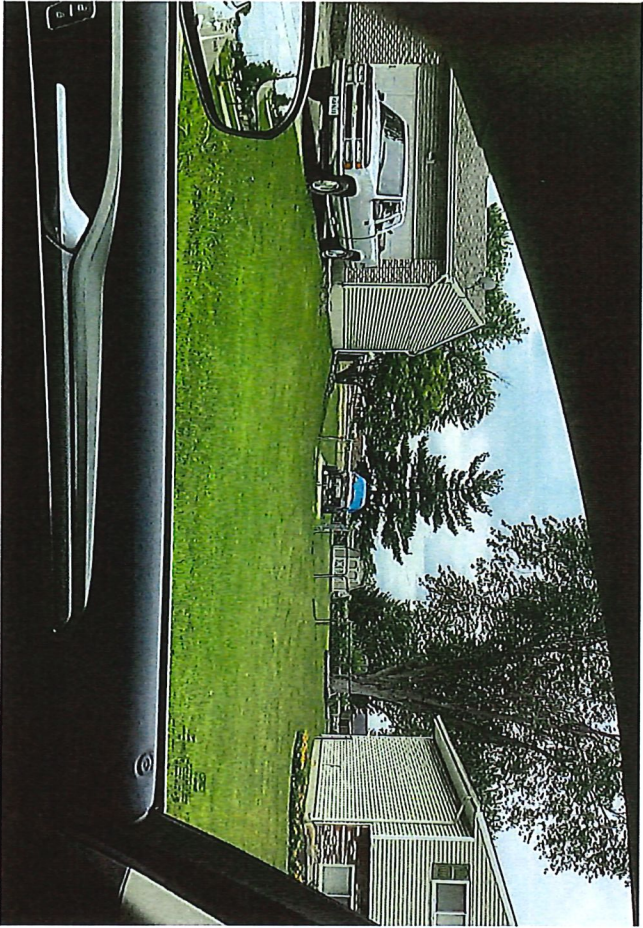
Please contact me at 5138874400 upon compliance with this section of the Fairfield Township Zoning Resolution.

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 #: 20-156

Date: July 21, 2020

Property Owner: 5933 LIBERTY FAIRFIELD RD LLC  
7239 KILKENNY DR  
WEST CHESTER OH 45069 5363,

Location: 5933 LIBERTY FAIRFIELD RD

Parcel #: A0300087000013

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 5933 LIBERTY FAIRFIELD 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 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 Benjamin Gunderson at 5138874400 or at .

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

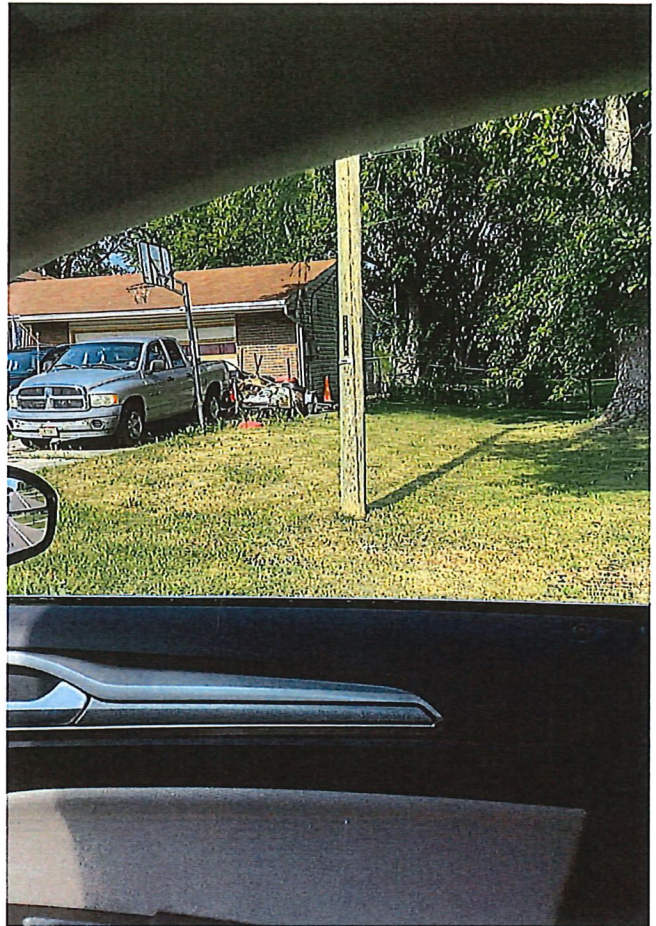
Zoning Inspector

7-21-20

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 #: 20-170

Date: 07/24/2020

Property Owner: R SCOTT & SHARA C STROSCHEN  
6048 LAKEWOOD DR  
HAMILTON OH 45011 8170,

Location: 6048 LAKEWOOD DR

Parcel #: A0300143000032

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 6048 LAKEWOOD DR in Fairfield Township, Butler County, Ohio has determined the need for recreational vehicles to be parked on a paved surface 50 feet from right-of-way and properly store or remove all junk/inoperable vehicle(s). Violation(s) are in reference to Section 6.18.1 PARKING AND/OR STORAGE OF TRAILERS, CAMPERS, WATERCRAFT, OR OTHER RECREATIONAL 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 Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

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

Zoning Inspector

7-24-20

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 #: 20-166

Date: 07/24/2020

Property Owner: NICOLAS D & JANETT B COSTAS  
6425 TAYLOR TRACE LN  
HAMILTON OH 45011 7174,

Location: 6425 TAYLOR TRACE LN

Parcel #: A0300121000064

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 6425 TAYLOR TRACE LN in Fairfield Township, Butler County, Ohio has determined the need for recreational vehicles to be parked on a paved surface 50 feet from right-of-way and properly store or remove all junk/inoperable vehicle(s). Violation(s) are in reference to Section 6.18.1 PARKING AND/OR STORAGE OF TRAILERS, CAMPER, WATERCRAFT, OR OTHER RECREATIONAL 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 Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

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

Zoning Inspector

7-24-20

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 #: 20-138

Date: July 14, 2020

Property Owner: AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC  
30601 AGOURA RD Suite 200  
AGOURA HILLS CA 91301,

Location: 6585 TAYLOR TRACE LN

Parcel #: A0300125000017

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 6585 TAYLOR TRACE LN in Fairfield Township, Butler County, Ohio has determined the need for proper fencing around pool/property. Violation(s) are in reference to Section CONSTRUCTION OR INSTALLATION OF STRUCTURES WITHOUT PERMIT 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 Benjamin Gunderson at 5138874400 or at .

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

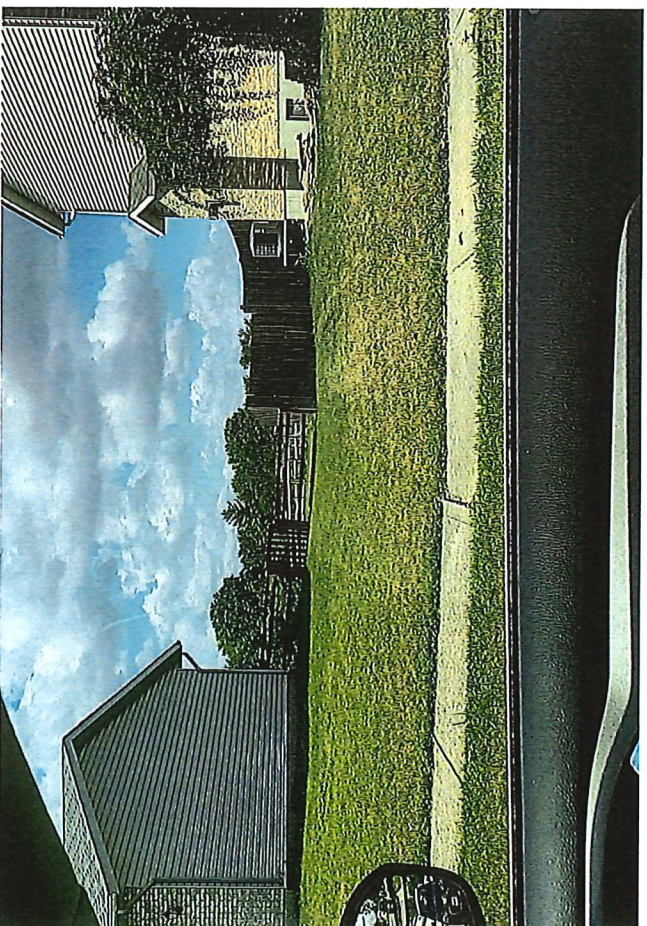
Zoning Inspector

7-14-20

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 #: 20-145

Date: July 16, 2020

Property Owner: LEONARD MCDANIEL  
7595 WINKLER DR  
FAIRFIELD OH 45011 9017,

Location: 7595 WINKLER DR

Parcel #: A0300105000036

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 7595 WINKLER DR in Fairfield Township, Butler County, Ohio has determined the need for repair or remove structure(s) 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.

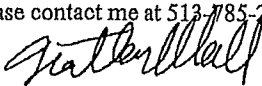
You are also notified that in the case the above-mentioned violation(s) are not addressed within TEN (10) days upon receipt of this notice Fairfield Township will repair at once said premises so owned by you in such a manner as considered best, as provided by law.

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

7-16-20  
\_\_\_\_\_  
Date

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



