

FAIRFIELD TOWNSHIP
RESOLUTION NO. 20-156

**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

- **2000 Pater Ave - Property in disrepair**
- **2051 Parkamo Ave - Junk and Debris/Inoperable vehicle**
- **3148 Elora Ln - Unpermitted Structure**
- **3172 Elora Ln - Boat Parking**
- **5557 Shady Meadows Dr - Junk and Debris**
- **6421 Osage Dr - Trailer Parking**
- **6545 Glenmont Dr - Junk and Debris/High Vegetation**
- **7407 Whirlaway Dr - Junk and Debris/Inoperable 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: October 14, 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 14th day of October, 2020.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri
Lawrence E. Barbieri, Township Law Director

Case #: 19452

Case Date: 07/28/20

Fairfield TWP Violation #: 20-174

Address of Violation: 2000 Pater Ave

Complainant Name:

Complainant Address:

Complainant Phone:

Complainant Email:

Description: Building disrepair

Corrective Action: repair building(s) which are in disrepair

Status: Open-Nuisance violation

Action to be taken: Prepare Resolution

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300042000050	2000 PATER AVE	1564 ENT	DAVID G ROARK		

Violations

Date	Violation	Description	Notes	Status
07/28/2020	Building/Structure Disrepair	6.22 GENERAL MAINTENANCE STANDARDS		1. Open

Notes

Date	Note	Created By:
2020-10-08	Inspected today and still not in compliance. Mr. Roark also has two other properties in violation. 1930 Parkamo and 1932 Parkamo.	Benjamin Gunderson
2020-09-15	Haven't seen any improvements to the building.	Benjamin Gunderson
2020-08-17	Inspected property and am seeing significant results. Pushed the deadline back two weeks.	Benjamin Gunderson
2020-08-03	Spoke with property owner regarding the nuisance letter he had received in the mail. He owns other rental properties and works so he said he would get to it when he can.	Benjamin Gunderson
2020-07-28	Sent out first notice.	Benjamin Gunderson

Uploaded Files

Date	File Name
07/28/2020	7047633-IMG_3530.jpg
07/28/2020	7047631-IMG_3531.jpg
07/28/2020	7047632-IMG_3529.jpg



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 #: 20-174

Date: 07/29/2020

Property Owner: DAVID G ROARK
1928 PARKAMO AVE
HAMILTON OH 45015 1247,

Location: 2000 PATER AVE

Parcel #: A0300042000050

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2000 PATER 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 W. Gunderson at 513-887-4400 or at bgunderson@fairfieldtwp.org.

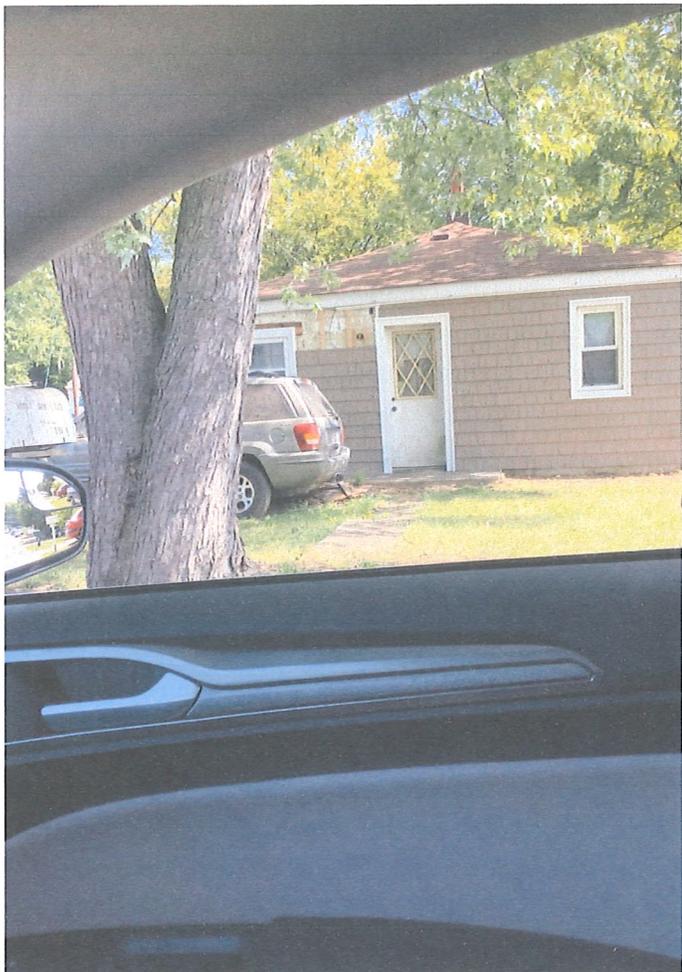
Please contact me at 513-887-4400 upon compliance with this section of the Fairfield Township Zoning Resolution.

Zoning Inspector

7-29-20

Date

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



Case #: 19351

Case Date: 05/07/20

**Fairfield TWP
Violation #:** 20-075

Address of Violation: 2051 Parkamo Ave

Complainant Name: Fairfield Township

Complainant Address: 6032 Morris

Complainant Phone:

Complainant Email:

Description: Junk and debris, Junk Vehicle

Corrective Action: removal of all junk and debris from the entire property, properly store or remove junk/inoperable vehicle(s)

Status: Open-Nuisance violation

Action to be taken: Prepare Resolution

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300016000007	2051 PARKAMO AVE	256 ENT	DELBERT MORRIS		

Violations

Date	Violation	Description	Notes	Status
05/07/2020	Junk and Debris	533. Junk. The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.		1. Open

Notes

Date	Note	Created By:
2020-09-24	Property inspected Still in violation	Chuck Goins
2020-08-26	Resolution presented to Trustees. Tabled	Chuck Goins
2020-08-25	Property inspected. Still in violation.	Chuck Goins
	Property inspected.	
2020-08-04	Still in violation. Resent First Notice.	Chuck Goins
2020-05-12	Jason Armstrong-513-889-5912 Stated that he has several vehicles in disrepair. One car on the side is in disrepair, Mr. Armstrong stated that his son is taking parts off of two cars to make one final vehicle. The vehicle has been there approximately 2 months.	Chuck Goins

I stated that all vehicles must be licensed, in good repair, and stored on paved surfaces. I also stated that if a vehicle is in disrepair or unlicensed it must be stored in a garage. I also informed him that all junk and debris must be removed from the property.

Junk leaning on the side of the shed, Part of a truck, white prelude in disrepair.

Mail was received by tenant on 5/11. I extended the deadline until the 22nd of May for the nuisance to be abated.

2020-05-07 Property inspected.
Junk vehicles and junk and debris located on the property.
Sent notice of violation.

Chuck Goins



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 #: 20-075

Date: 08/04/2020

Property Owner: DELBERT MORRIS
2051 PARKAMO AVE
HAMILTON OH 45015 1248,

Location: 2051 PARKAMO AVE

Parcel #:A0300016000007

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2051 PARKAMO AVE in Fairfield Township, Butler County, Ohio has determined the need for removal of all junk and debris from the entire property, properly store or remove 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.

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@fairfieldtp.org.

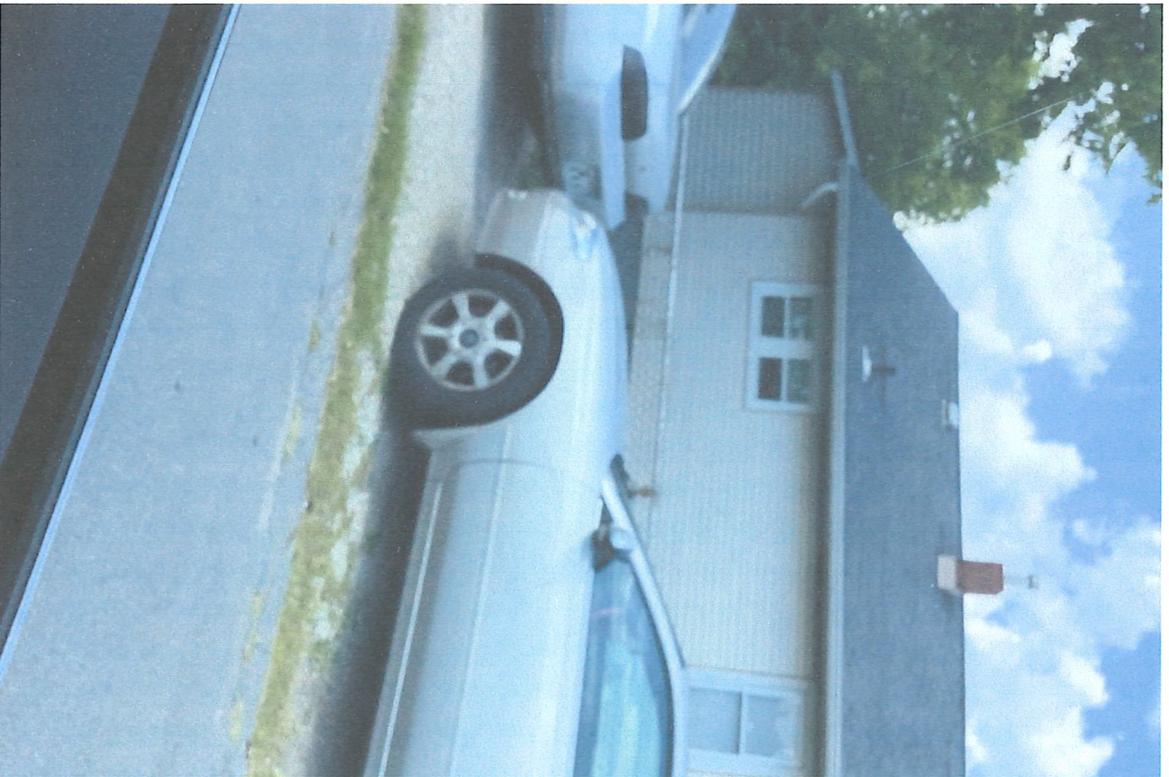
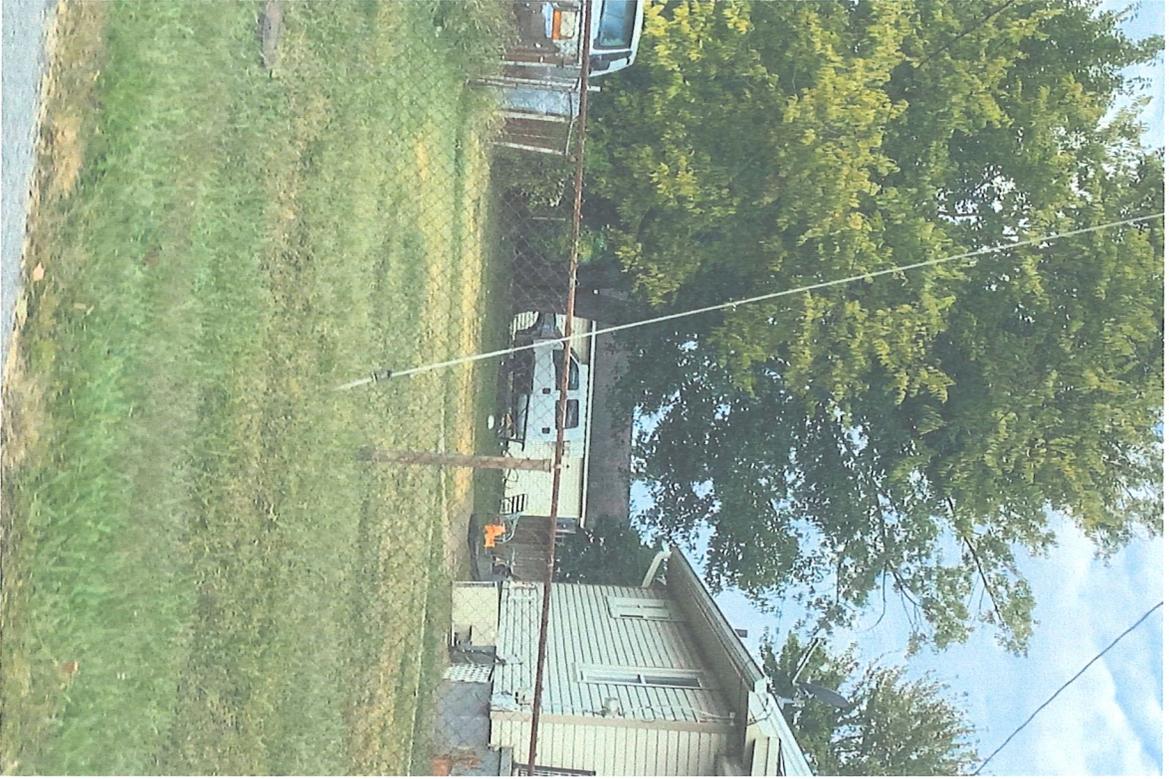
[Handwritten signature]

Zoning Inspector

8-4-20

Date

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



Case #: 19490

Case Date: 08/04/20

Fairfield TWP Violation #: 20-211

Address of Violation: 3148 Elora Ln

Complainant Name: FTWP

Complainant Address:

Complainant Phone:

Complainant Email:

Description: Un-permitted Accessory Building

Corrective Action: the owner to acquire a zoning certificate from the Fairfield Township Zoning Department

Status: Open-Nuisance violation

Action to be taken: First Notice

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300147000043	3148 ELORA LN	7330 ENT SHAFERS RUN SEC 6	DAVID K & CAMILLE E MORRISON		

Violations

Date	Violation	Description	Notes	Status
08/04/2020	Zoning Permit Required	210. Zoning Permits Required. No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning & Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning & Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.		1. Open

Notes

Date	Note	Created By:
2020-10-09	Property Owners Number: 513-708-2816	Benjamin Gunderson
2020-09-03	Inspected property: still in violation	Benjamin Gunderson
2020-08-10	Spoke with property owner regarding the violation notice he had received in the mail. He understood that the location is not in compliance and he did not receive a permit. The property owner appears as if he is willing to comply.	Benjamin Gunderson
2020-08-04	First Notice was sent out.	Benjamin Gunderson



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 #: 20-211

Date: 08/04/2020

Property Owner: DAVID K & CAMILLE E MORRISON
3148 ELORA LN
FAIRFIELD OH 45011 0531,

Location: 3148 ELORA LN

Parcel #:A0300147000043

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3148 ELORA LN in Fairfield Township, Butler County, Ohio has determined the need for the owner to acquire a zoning certificate from the Fairfield Township Zoning Department. 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 W. Gunderson at 513-887-4400 or at bgunderson@fairfieldtwp.org.

Zoning Inspector

8-4-20

Date

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



Case #: 19489

Case Date: 08/04/20

Fairfield TWP
Violation #: 20-210

Address of
Violation: 3172 Elora Ln

Complainant
Name: FTWP

Complainant
Address:

Complainant
Phone:

Complainant
Email:

Description: Boat parking

Corrective recreational vehicles to be parked on a paved surface 50 feet from right-of-way and properly
Action: store or remove all junk/inoperable vehicle(s)

Status: Open-Nuisance violation

Action to be
taken: First Notice

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300147000045	3172 ELORA LN	7332 ENT SHAFERS RUN SEC 6	ROBERT M & CATHERINE L KOTH		

Violations

Date	Violation	Description	Notes	Status
08/04/2020	Recreational vehicle storage	532. Parking and Storage of Vehicles and Trailers. 1. Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector. 4. No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.		1. Open

Notes

Date	Note	Created By:
2020-10-08	Property inspected. Still in violation.	Chuck Goins
2020-09-23	Property inspected. Still in violation. Sent first notice.	Chuck Goins
2020-08-04	Property inspected. Sent courtesy notice.	Chuck Goins



Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

COURTESY NOTICE OF NUISANCE VIOLATION

Under Fairfield Township Zoning Resolution 2008

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

Case #: 20-210

Date: 08/04/2020

Property Owner: ROBERT M & CATHERINE L KOTH
3172 ELORA LN
HAMILTON OH 45011 0578,

Location: 3172 ELORA LN

Parcel #: A0300147000045

Please be advised your property 3172 ELORA LN is not in accordance with Fairfield Township Zoning Resolution 2008. 6.18.1 PARKING AND/OR STORAGE OF TRAILERS, CAMPERS, WATERCRAFT, OR OTHER RECREATIONAL VEHICLES. This violation has been observed on the property. Please address this issue with TEN (10) days to avoid further action from Fairfield Township.

WHERE YOUR RECREATIONAL VEHICLE IS PERMITTED TO PARK: 50 FEET AWAY FROM A RIGHT AWAY AND ON A PAVED SURFACE OR LOCATED IN AN ACCESSORY BUILDING

For your information 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 Benjamin W. Gunderson at the number below to discuss remedies to these issues.

Respectfully,

Fairfield Township Zoning Inspector
Benjamin W. Gunderson
513-887-4400

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 #: 20-210

Date: 09/23/2020

Property Owner: ROBERT M & CATHERINE L KOTH
3172 ELORA LN
HAMILTON OH 45011 0578,

Location: 3172 ELORA LN

Parcel #:A0300147000045

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3172 ELORA 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 532. Parking and Storage of Vehicles and Trailers.

1. Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

4. No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution. 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.

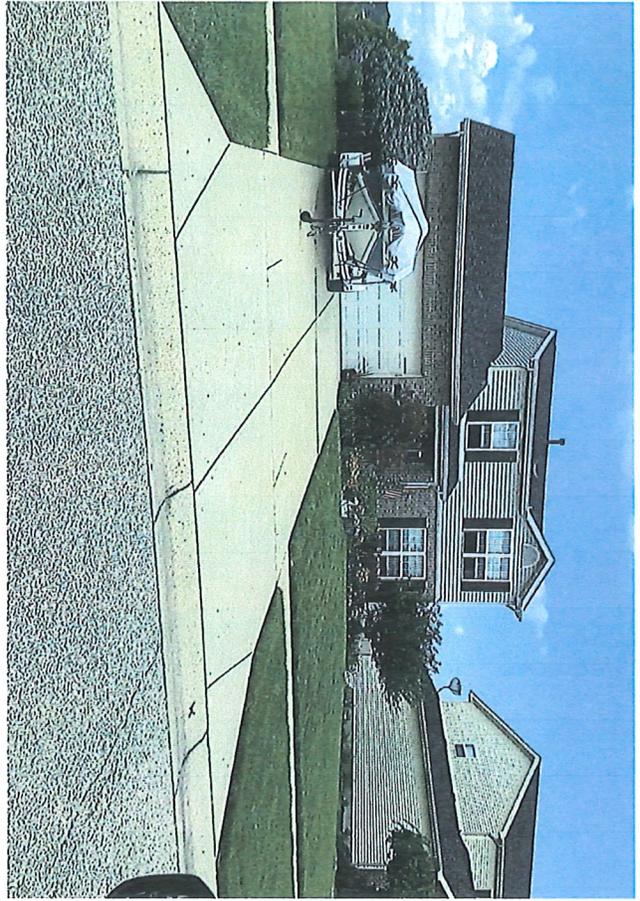
In the event that this violation is not resolved, Fairfield Township will invoice you for the cost of all work done to the property to obtain compliance for the above-mentioned violation(s) as well as the cost of postage and administrative costs. If the invoice is not paid by you within thirty (30) days 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@fairfieldtpw.org.

[Signature]
Zoning Inspector

9/23/20
Date

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



Case #: 19575

Case Date: 09/10/20

Fairfield TWP Violation #: 20-292

Address of Violation: 5557 Shady Meadows

Complainant Name: FTWP

Complainant Address:

Complainant Phone:

Complainant Email:

Description: Junk and debris

Corrective Action: removal of all junk and debris from the entire property

Status: Open-Nuisance violation

Action to be taken: First Notice

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300135000013	5557 SHADY MEADOWS DR	6078 ENT	JOHN E OR MARGARET L WATERS		

Violations

Date	Violation	Description	Notes	Status
09/10/2020	Junk and Debris	533. Junk. The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.		1. Open

Notes

Date	Note	Created By:
2020-10-08	Property inspected. RV gone. Junk and debris still present. Still in violation	Chuck Goins
2020-09-17	Spoke with property owner. She stated that he recently had health issues and does not have energy or money to address the issues. She stated that her son is dumping stuff in her yard. She stated that she has been there 21 years and her yard has never looked like that before. She said that her grandson is going to bring dumpster by on Saturday to clean up the mess. We extended the deadline to Monday 9/21	Chuck Goins
2020-09-15	Courtesy notice posted to property. Property still in violation.	Chuck Goins
2020-09-10	Did not make contact with anyone at property. Sent First Notice	Chuck Goins
2020-09-03	Property inspected. In violation for junk/debris and RV parking	Chuck Goins



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 #: 20-292

Date: 09/10/2020

Property Owner: JOHN E OR MARGARET L WATERS
5557 SHADY MEADOWS DR
INDIAN SPRINGS OH 45011 7888,

Location: 5557 SHADY MEADOWS DR

Parcel #: A0300135000013

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 5557 SHADY MEADOWS 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.

PLEASE REMOVE ALL JUNK AND DEBRIS LOCATED ON THE PROPERTY.

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.

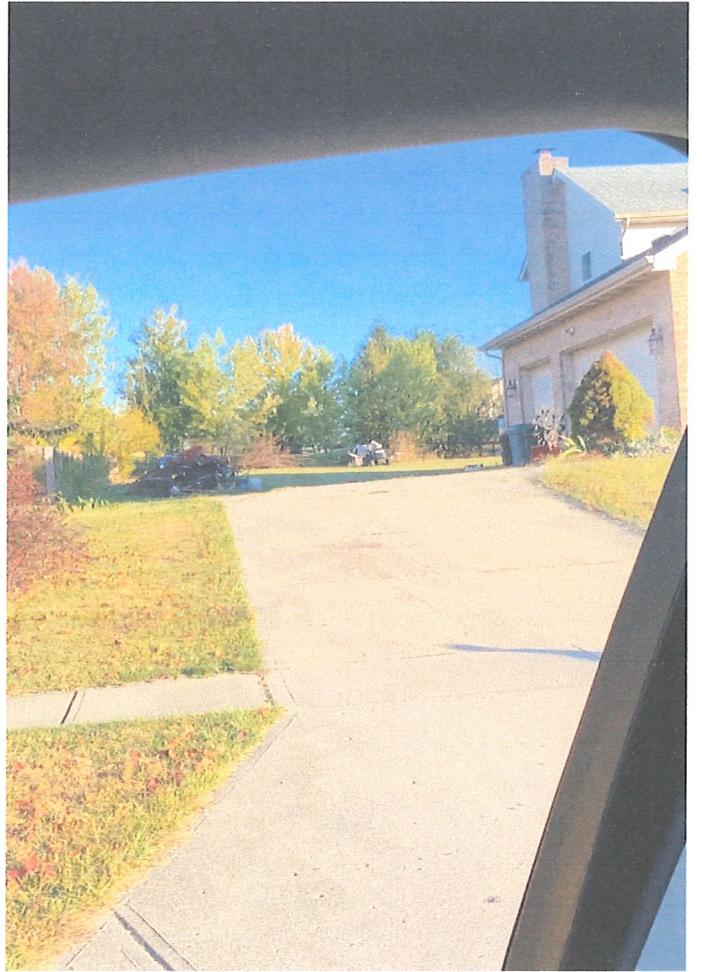


Zoning Inspector

9/10/20

Date

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



Case #: 19482

Case Date: 08/04/20

Fairfield TWP Violation #: 20-203

Address of Violation: 6421 Osage Dr

Complainant Name: FTWP

Complainant Address:

Complainant Phone:

Complainant Email:

Description: Trailer parking

Corrective Action: Proper storage or removal of all trailers on property

Status: Open-Nuisance violation

Action to be taken: First Notice

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300064000004	6421 OSAGE DR	2288 ENT	WALTER R POTTER JR		

Violations

Date	Violation	Description	Notes	Status
08/04/2020	Trailer Storage	532. Parking and Storage of Vehicles and Trailers.		1. Open

Notes

Date	Note	Created By:
2020-10-08	Property inspected. Still in violation.	Chuck Goins
2020-09-15	Notice Sent.	Chuck Goins
2020-08-25	Property inspected. Still in violation.	Chuck Goins
2020-08-04	Property inspected. Courtesy notice sent.	Chuck Goins



Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

COURTESY NOTICE OF NUISANCE VIOLATION

Under Fairfield Township Zoning Resolution 2008

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

Case #: 20-203

Date: 08/04/2020

Property Owner: WALTER R POTTER JR
6421 OSAGE DR
HAMILTON OH 45011 5026,

Location: 6421 OSAGE DR

Parcel #: A0300064000004

Please be advised your property 6421 OSAGE DR is not in accordance with Fairfield Township Zoning Resolution 2008. 6.29 PARKING, REBUILDING AND STORAGE OF CAMPERS, TRUCKS, TRAILERS OR OTHER VEHICLES. This violation has been observed on the property. Please address this issue with TEN (10) days to avoid further action from Fairfield Township.

WHERE YOUR TRAILER IS PERMITTED TO PARK: 50 FEET AWAY FROM A RIGHT AWAY AND ON A PAVED SURFACE OR LOCATED IN AN ACCESSORY BUILDING

For your information 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 Benjamin W. Gunderson at the number below to discuss remedies to these issues.

Respectfully,

Fairfield Township Zoning Inspector
Benjamin W. Gunderson
513-887-4400

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

(ORC 505.87 & ORC 505.871)

Case #: 20-203

Date: 09/15/2020

Property Owner: WALTER R POTTER JR
6421 OSAGE DR
HAMILTON OH 45011 5026,

Location: 6421 OSAGE DR

Parcel #:A0300064000004

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 6421 OSAGE 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 **532. Parking and Storage of Vehicles and Trailers.** 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.

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited.No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

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.



Zoning Inspector

9/15/20

Date

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



Case #: 19578

Case Date: 09/11/20

Fairfield TWP Violation #: 20-295

Address of Violation: 6545 Glenmont

Complainant Name: FTWP

Complainant Address:

Complainant Phone:

Complainant Email:

Description: Junk and debris

Corrective Action: removal of all junk and debris from the entire property

Status: Open-Nuisance violation

Action to be taken: First Notice

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300070000057	6545 GLENMONT DR	2498 ENT	RICHARD & JOAN RILEY		R-2

Violations

Date	Violation	Description	Notes	Status
09/11/2020	Junk and Debris	533. Junk. The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.		1. Open

Notes

Date	Note	Created By:
2020-10-09	Property inspected. Still in violation.	Chuck Goins
2020-09-11	Property inspected. Notice sent.	Chuck Goins

Case #: 19579

Case Date: 09/11/20

Fairfield TWP Violation #: 20-296

Address of Violation: 6545 Glenmont

Complainant Name: FTWP

Complainant Address:

Complainant Phone:

Complainant Email:

Description: High Vegetation

Corrective Action: proper maintenance of vegetation growing on property

Status: Open-Nuisance violation

Action to be taken: First Notice

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300070000057	6545 GLENMONT DR	2498 ENT	RICHARD & JOAN RILEY		R-2

Violations

Date	Violation	Description	Notes	Status
09/11/2020	Overgrown Vegetation	534. High grass and/or vegetation. Grass and weeds on all properties shall be kept at less than eight (8) inches in height.		1. Open

Notes

Date	Note	Created By:
2020-10-08	Property inspected. Still in violation.	Chuck Goins
2020-09-11	Property inspected. Notice sent.	Chuck Goins



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 #: 20-296

Date: 09/11/2020

Property Owner: RICHARD & JOAN RILEY
6545 GLENMONT DR
HAMILTON OH 45011 5018,

Location: 6545 GLENMONT DR

Parcel #:A0300070000057

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 6545 GLENMONT 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.

PLEASE TRIM OR REMOVE THE OVERGROWN VEGETATION SURROUNDING THE HOUSE.

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@fairfieldtpw.org.

Zoning Inspector

9/11/20

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 #: 20-295

Date: 09/11/2020

Property Owner: RICHARD & JOAN RILEY
6545 GLENMONT DR
HAMILTON OH 45011 5018,

Location: 6545 GLENMONT DR

Parcel #: A0300070000057

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 6545 GLENMONT 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.

PLEASE REMOVE ALL JUNK AND DEBRIS SURROUNDING YOUR PROPERTY.

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.

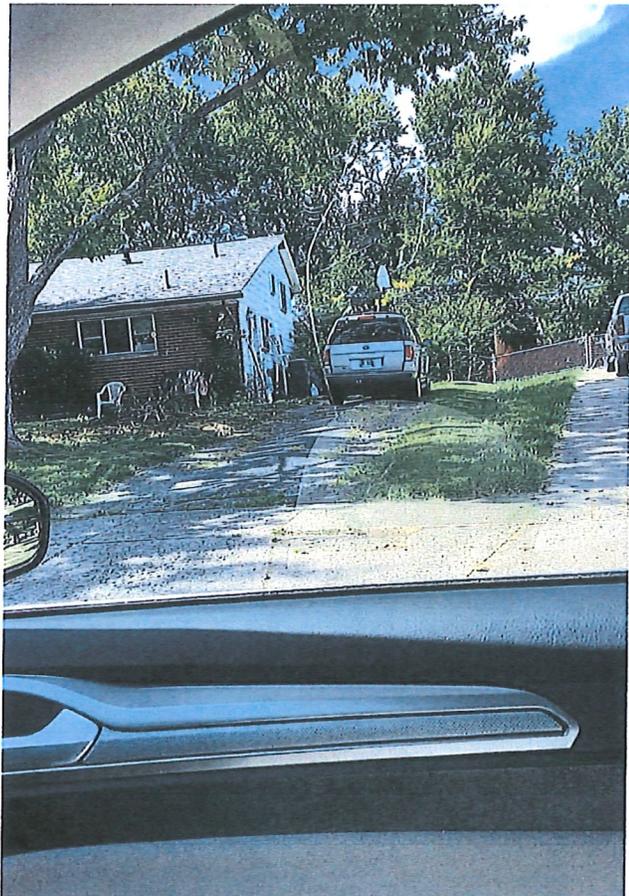
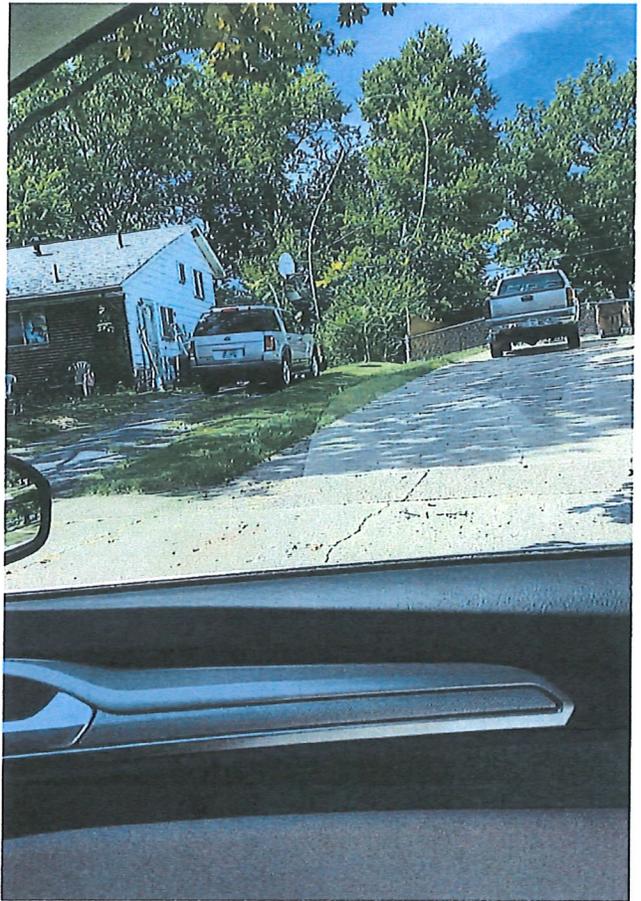
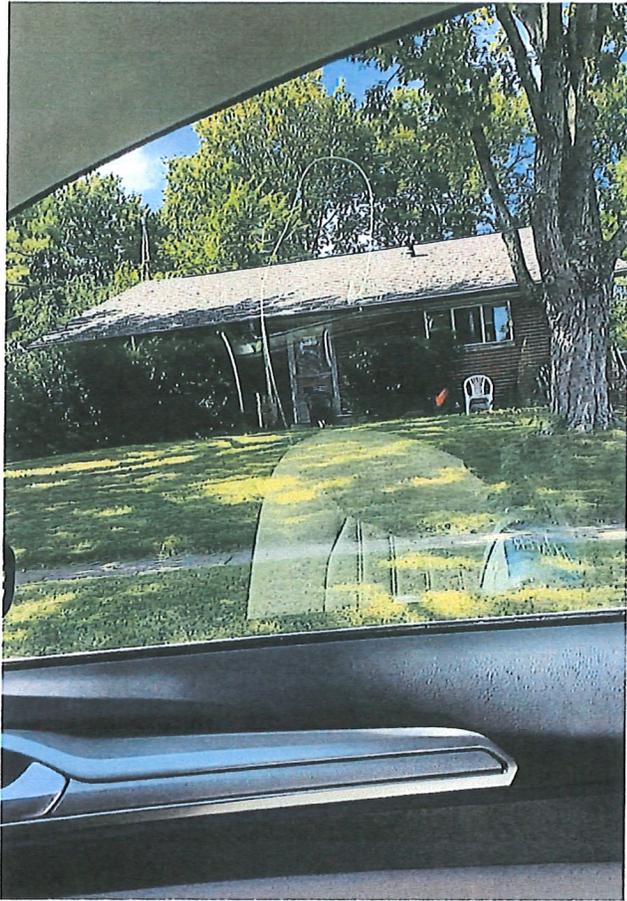
In the event that this violation is not resolved, Fairfield Township will invoice you for the cost of all work done to the property to obtain compliance for the above-mentioned violation(s) as well as the cost of postage and administrative costs. If the invoice is not paid by you within thirty (30) days 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.

Zoning Inspector

Date

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



Case #: 19543

Case Date: 08/18/20

Fairfield TWP Violation #: 20-263

Address of Violation: 7407 Whirlaway

Complainant Name: FTWP

Complainant Address:

Complainant Phone:

Complainant Email:

Description: Junk and debris

Corrective Action: removal of all junk and debris from the entire property

Status: Open-Nuisance violation

Action to be taken: First Notice

Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300082000044	7407 WHIRLAWAY DR	3086 ENT	LEE ROY & DELORES SAWYER		

Violations

Date	Violation	Description	Notes	Status
08/18/2020	Junk and Debris	533. Junk. The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.		1. Open

Notes

Date	Note	Created By:
2020-10-08	Property inspected. Still in violation.	Chuck Goins
2020-09-09	Property inspected. Still in violation.	Chuck Goins
2020-08-18	Notice sent	Chuck Goins
2020-08-17	Property Inspected.	Chuck Goins



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 #: 20-263

Date: 08/18/2020

Property Owner: LEE ROY & DELORES SAWYER
7407 WHIRLAWAY DR
HAMILTON OH 45011 5568,

Location: 7407 WHIRLAWAY DR

Parcel #: A0300082000044

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 7407 WHIRLAWAY 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.

PLEASE REMOVE ALL JUNK AND DEBRIS FROM THE PROPERTY.

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.



Zoning Inspector

8-18-20

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 #: 20-264

Date: 08/18/2020

Property Owner: LEE ROY & DELORES SAWYER

7407 WHIRLAWAY DR
HAMILTON OH 45011 5568,

Location: 7407 WHIRLAWAY DR

Parcel #: A0300082000044

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 7407 WHIRLAWAY 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 **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 W. Gunderson at 513-887-4400 or at bgunderson@fairfieldtwp.org.

Zoning Inspector

Date

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

Case #: 19544
Case Date: 08/18/20
Fairfield TWP Violation #: 20-264
Address of Violation: 7407 Whirlaway
Complainant Name: FTWP
Complainant Address:
Complainant Phone:
Complainant Email:
Description: Inoperable vehicle
Corrective Action: proper storage or removal of all junk/inoperable vehicle(s)
Status: Open-Nuisance violation
Action to be taken: First Notice
Assigned To: Benjamin W. Gunderson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
A0300082000044	7407 WHIRLAWAY DR	3086 ENT	LEE ROY & DELORES SAWYER		

Violations

Date	Violation	Description	Notes	Status
08/18/2020	Inoperable Vehicle	533. Junk. The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.		1. Open

Notes

Date	Note	Created By:
2020-10-08	Property inspected. Still in violation.	Chuck Goins
2020-09-09	Property inspected. Still in violation.	Chuck Goins
2020-08-18	Notice sent	Chuck Goins
2020-08-17	Property inspected.	Chuck Goins

