

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 20-181**

**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

- | | |
|---------------------------|------------------------------------|
| • 3442 Dust Commander Dr- | Recreational vehicle parking |
| • 7060 Logsdon Rd- | Semi parking |
| • 3949 Bayberry Dr- | Junk and debris |
| • 7020 Morris Rd- | Recreational vehicle parking |
| • 4135 Hickory Trail Pl- | No Fence surrounding inground pool |
| • 1951 Fairfax Ave- | Addition without permit |

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 28, 2020

Board of Trustees

Shannon Hartkemeyer:

Shannon Hartkemeyer

Joe McAbee:

Susan Berding:

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 28th 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 #: 19438

Case Date: 07/24/20

Fairfield TWP
Violation #: 20-160

Address of
Violation: 3442 Dust Commander

Complainant
Name:

Complainant
Address:

Complainant
Phone:

Complainant
Email:

Description: RV parking

Corrective Action: 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)

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 |
|----------------|---------------------------|-------------------|-----------------------------------|-------------|--------|
| A0300108000030 | 3442 DUST COMMANDER DR | 4317 ENT | LARRY R AND RHONDA M WALDEN | | |

Violations

| Date | Violation | Description | Notes | Status |
|------------|------------------------------|--|-------|---------|
| 07/24/2020 | 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: |
|------------|--|--------------------|
| 2020-10-14 | Inspected: Still in violation. | Benjamin Gunderson |
| 2020-09-22 | Inspected: Still in violation. | Benjamin Gunderson |
| 2020-09-11 | Another First Notice was sent due to new protocol. A Courtesy Notice wasn't originally sent, therefore, we sent another First Notice. | Benjamin Gunderson |
| 2020-08-04 | Spoke with the property owner on Aug. 3rd. Giving an extension so he can talk to a contractor about placing a paved surface down for his RV. | Benjamin Gunderson |
| 2020-07-24 | First Notice was sent to residence. | Benjamin Gunderson |

Uploaded Files

| Date | File Name |
|------------|----------------------|
| 07/27/2020 | 7043078-IMG_3512.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 #: 20-160

Date: 09/11/2020

Property Owner: LARRY R AND RHONDA M WALDEN
3442 DUST COMMANDER DR
HAMILTON OH 45011 8035,

Location: 3442 DUST COMMANDER DR

Parcel #:A0300108000030

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3442 DUST COMMANDER 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, 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.

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@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 #: 20-160

Date: 07/24/2020

Property Owner: LARRY R AND RHONDA M WALDEN
3442 DUST COMMANDER DR
HAMILTON OH 45011 8035,

Location: 3442 DUST COMMANDER DR

Parcel #:A0300108000030

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3442 DUST COMMANDER 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.

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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

7-24-20

Date

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



Case #: 19536

Case Date: 08/18/20

Airfield TWP Violation #: 20-256

Address of Violation: 7060 Logsdon

Complainant Name: FTWP

Complainant Address:

Complainant Phone:

Complainant Email:

Description: Semi parking

Corrective Action: proper storage and licencing of all vehicles 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 |
|----------------|-----------------|-------------------|----------------|-------------|--------|
| A0300035000004 | 7060 LOGSDON RD | 875 ENT | JASON CHAPPELL | | |

Violations

| Date | Violation | Description | Notes | Status |
|------------|--------------------|--|-------|---------|
| 08/18/2020 | Commercial Vehicle | 532. Parking and Storage of Vehicles and Trailers. 2. No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking. | | 1. Open |

Notes

| Date | Note | Created By: |
|------------|--|--------------------|
| 2020-10-22 | Received an email from property owner stating the Semi is an Recreational Vehicle. After stating what our Resolution deems a recreational vehicle and confirming that he is still not allowed to store the semi on the property, he doesn't appear as if he's willing to be in compliance. | Benjamin Gunderson |
| 2020-10-15 | Drove by property and noticed the semi had return. Sent property owner a notice for a RV parking violation and sent a copy of the original semi parking notice. | Benjamin Gunderson |
| 2020-09-02 | The property was inspected and the semi is no longer on the property. | Benjamin Gunderson |
| 2020-08-25 | Received an email from the property owner regarding the nuisance letter he had received. After talking about solutions to be in compliance, we came to the conclusion that it would not be appropriate for him to store the semi on his property unless he were to tear down the accessory building currently on the property, and to build a new one to accommodate the semi. | Benjamin Gunderson |

COPY



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 #: 20-256

Date: 08/18/2020

Property Owner: JASON CHAPPELL
7060 LOGSDON RD
HAMILTON OH 45011 5467,

Location: 7060 LOGSDON RD

Parcel #:A0300035000004

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 7060 LOGSDON RD in Fairfield Township, Butler County, Ohio has determined the need for proper storage and licencing of all vehicles on property. Violation(s) are in reference to Section 6.33 COMMERCIAL VEHICLES. Commercial vehicles are prohibited from being stored or parked in any R District unless otherwise permitted 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.

PLEASE STORE YOUR SEMI AT A STORAGE FACILITY OR IN A PERMITTED ACCESSORY BUILDING.

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

(ORC 505.87 & ORC 505.871)

Case #: 20-346

Date: 10/20/2020

Property Owner: JASON CHAPPELL
7060 LOGSDON RD
HAMILTON OH 45011 5467,

Location: 7060 LOGSDON RD

Parcel #:A0300035000004

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 7060 LOGSDON RD 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@fairfieldtwp.org.

Zoning Inspector

10-20-20

Date

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



Case #: 19582

Case Date: 09/11/20

Airfield TWP Violation #: 20-299

Address of Violation: 3949 Bayberry

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 and mow the lawn

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 |
|----------------|------------------|-------------------|----------------|-------------|--------|
| A0300099000013 | 3949 BAYBERRY DR | 3842 ENT | RUBY L LORENTZ | | |

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: |
|------------|--|--------------------|
| 2020-10-16 | Inspected property: Still in violation | Benjamin Gunderson |
| 2020-09-11 | Sent First Notice to property. | 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 #: 20-299

Date: 09/11/2020

Property Owner: RUBY L LORENTZ
3949 BAYBERRY DR
HAMILTON OH 45011 5163,

Location: 3949 BAYBERRY DR

Parcel #: A0300099000013

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 3949 BAYBERRY DR in Fairfield Township, Butler County, Ohio has determined the need for removal of all junk and debris from the entire property and mow the lawn. 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.

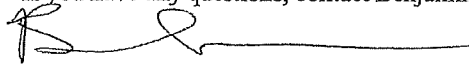
PLEASE REMOVE ALL JUNK AND DEBRIS FROM THE ENTIRE PROPERTY. PLEASE ALSO MOW YOUR FRONT YARD.

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

9/11/20

Date

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



Case #: 19574

Case Date: 09/10/20

Fairfield TWP
Violation #: 20-291

Address of
Violation: 7020 Morris Rd

Complainant
Name: Jay Chappell

Complainant
Address: 7060 Logsdon Rd

Complainant
Phone:

Complainant
Email:

Description: RV parking

Corrective Action: 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)

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 |
|----------------|----------------|-------------------|-----------------------------|-------------|--------|
| A0300008000002 | 7020 MORRIS RD | 93 ENT | ROBERT J & TINA A KORNER | | |

Violations

| Date | Violation | Description | Notes | Status |
|------------|------------------------------|--|-------|---------|
| 09/10/2020 | 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: |
|------------|---|--------------------|
| 2020-10-14 | Inspected property: Still in violation. | Benjamin Gunderson |
| 2020-09-10 | Sent out Courtesy Notice to the property. | Benjamin Gunderson |



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 #: 20-291

Date: 10/14/2020

Property Owner: ROBERT J & TINA A KORNER
7020 MORRIS RD
HAMILTON OH 45011 5426,

Location: 7020 MORRIS RD

Parcel #:A0300008000002

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 7020 MORRIS RD 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.

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If you have any questions, contact Benjamin W. Gunderson at 513-887-4400 or at bgunderson@fairfieldtwp.org.

Zoning Inspector

10-14-20

Date

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



Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

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 #: 20-291

Date: 09/10/2020

Property Owner: ROBERT J & TINA A KORNER
7020 MORRIS RD
HAMILTON OH 45011 5426,

Location: 7020 MORRIS RD

Parcel #: A0300008000002

Please be advised your property 7020 MORRIS RD 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.

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

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



Case #: 19460

Case Date: 07/30/20

Fairfield TWP Violation #: 20-183

Address of Violation: 4135 Hickory Trail Pl

Complainant Name: Denis Yeager

Complainant Address:

Complainant Phone:

Complainant Email:

Description: No fence around pool

Corrective Action: proper fencing around pool/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 |
|----------------|-----------------------|-------------------|---|-------------|--------|
| A0300110000008 | 4135 HICKORY TRAIL PL | 4405 ENT | DAVID AND ROBIN INMAN % CITYSIDE CORP | | |

Violations

| Date | Violation | Description | Notes | Status |
|------------|--------------------|--|-------|---------|
| 07/30/2020 | Pool without fence | 713. Private Swimming Pools as Accessory Uses. | | 1. Open |

Notes

| Date | Note | Created By: |
|------------|--|--------------------|
| 2020-10-19 | Inspected property: Still in violation | Benjamin Gunderson |
| 2020-09-21 | Inspected property: High vegetation was in compliance, however, the fence violation is still not resolved. | Benjamin Gunderson |
| 2020-07-30 | Sent out two notices regarding high vegetation and no fence around pool. | 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 #: 20-183

Date: 09/23/2020

Property Owner: DAVID AND ROBIN INMAN % CITYSIDE CORP
4135 HICKORY TRL
HAMILTON OH 45011,

Location: 4135 HICKORY TRAIL PL

Parcel #:A0300110000008

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 4135 HICKORY TRAIL PL in Fairfield Township, Butler County, Ohio has determined the need for proper fencing around pool/property. Violation(s) are in reference to Section **713. Private Swimming Pools as Accessory Uses**, 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 MUST HAVE A FENCE SURROUNDING YOUR POOL TO BE IN COMPLIANCE WITH THE FAIRFIELD TOWNSHIP ZONING RESOLUTION. PLEASE SUBMIT AN APPLICATION WITH YOUR PROPOSED FENCE IDEA.

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 #: 19151

Case Date: 07/16/19

Fairfield TWP Violation #: 19-099

Address of Violation:

Complainant Name: Chuck Goins

Complainant Address:

Complainant Phone: 5137852266

Complainant Email: cgoins@fairfieldtwp.org

Description: Building addition without a permit??

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

Status: Open-Zoning violation

Action to be taken: First Notice

Assigned To: Benjamin W. Gunderson

Property

| Parcel # | Address | Legal Description | Owner Name | Owner Phone | Zoning |
|----------------|------------------|-------------------|------------------------|-------------|--------|
| A0300041000077 | 1951 FAIRFAX AVE | 1452 ENT | JOSE JAVIER PADILLA | | |

Violations

| Date | Violation | Description | Notes | Status |
|------------|------------------------|--|-------|---------|
| 09/23/2020 | 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: |
|------------|---|--------------------|
| 2020-10-21 | Inspected property: Still in violation. Sent another notice for unpermitted fence. | Benjamin Gunderson |
| 2020-09-29 | Sent new letter to the occupants of 1951 Fairfax. | Benjamin Gunderson |
| 2020-09-29 | Received a call from Hackdog Properties. Stated that they do not own the property any more. | Chuck Goins |
| 2020-01-07 | Inspect. follow up with Chuck | Nathan Wall |



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 #: 19-099

Date: 09/23/2020

Property Owner: HACKDOGS PROPERTIES LLC
PO BOX 62
HAMILTON OH 45012 1219,

Location: 1951 FAIRFAX AVE

Parcel #:A0300041000077

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1951 FAIRFAX AVE 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 **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. 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

9/23/20

Date

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