

FAIRFIELD TOWNSHIP
RESOLUTION NO. 20-192

**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

- | | |
|--------------------------|--|
| • 1916 & 1920 Tuley Rd - | Junk and debris/Vehicle & RV parking |
| • 1930 Parkamo Ave - | Junk and debris |
| • 1932 Parkamo Ave - | Junk and debris |
| • 2114 Fairfax Ave - | Junk and debris/Inoperable vehicles |
| • 2711 Tylersville Rd - | Commercial vehicles/Vehicle & RV parking/High vegetation |
| • 6545 Taylor Trace Ln - | Trailer parking |

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: November 18, 2020

Board of Trustees

Shannon Hartkemeyer:

Shannon Hartkemeyer

Joe McAbee:

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 18th day of November, 2020.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri

Lawrence E. Barbieri, Township Law Director

Case Date:	10/05/20
Fairfield TWP Violation #:	20-328
Address of Violation:	1916 Tuley Rd
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Inoperable Vehicles
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	Zoning
A0300037000159	1916 TULEY RD	1168 ENT	KEVIN MCCOLLUM	H-B

Violations

Date	Violation	Description	Status
10/05/2020	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
	532.1 Parking of Vehicles	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.	1. Open
	532.4 Recreation Vehicle, trailer, watercraft parking	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:
2020-11-13	Property inspected. Still in violation.	Nick Armstrong
2020-11-03	Notice sent	Chuck Goins
2020-10-26	Property ownership has changed from case that was previously being settled in court. (case 19-091)	Chuck Goins
2020-10-05	Property inspected. Property still in violation.	Chuck Goins



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 #: 20-328

Date: 11/03/2020

Property Owner: KEVIN MCCOLLUM
1916 TULEY RD
HAMILTON OH 45015 1268,

Location: 1916 TULEY RD

Parcel #: A0300037000159

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1916 TULEY RD in Fairfield Township, Butler County, Ohio has determined the need for . Violation(s) are in reference to Section **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. **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.

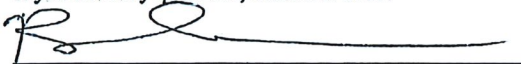
4. No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in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

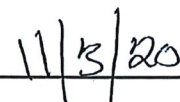
If this violation cannot be resolved within TEN (10) days, you are required to contact the Fairfield Township Zoning Department to discuss a revised timeline.

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 at or at .



Zoning Inspector



Date

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

Case Date:	10/05/20
Fairfield TWP Violation #:	20-329
Address of Violation:	1920 Tuley Rd
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Junk and Debris
Corrective Action:	Remove 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	Zoning
A0300037000160	1920 TULEY RD	1169 ENT	KEVIN MCCOLLUM	H-B

Violations

Date	Violation	Description	Status
10/05/2020	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:
2020-11-13	Property inspected. Still in violation.	Nick Armstrong
2020-11-03	Notice sent	Chuck Goins
2020-10-26	Property ownership has changed from case that was previously being settled in court. (case 19-091)	Chuck Goins
2020-10-05	Property inspected. Property still in violation.	Chuck Goins



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 #: 20-329

Date: 11/03/2020

Property Owner: KEVIN MCCOLLUM
1916 TULEY RD
HAMILTON OH 45015 1268,

Location: 1920 TULEY RD

Parcel #: A0300037000160

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1920 TULEY RD in Fairfield Township, Butler County, Ohio has determined the need for . Violation(s) are in reference to Section 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. 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. 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.

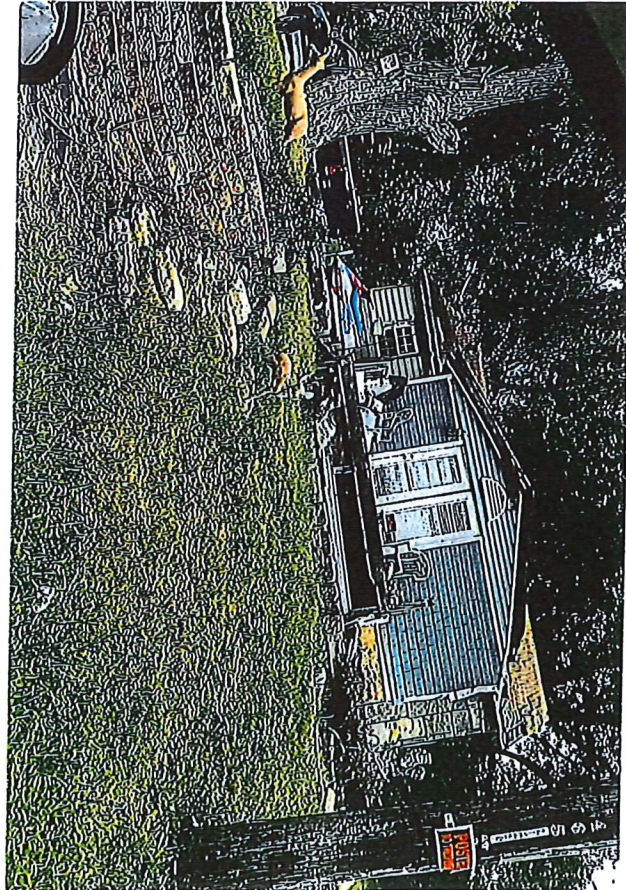
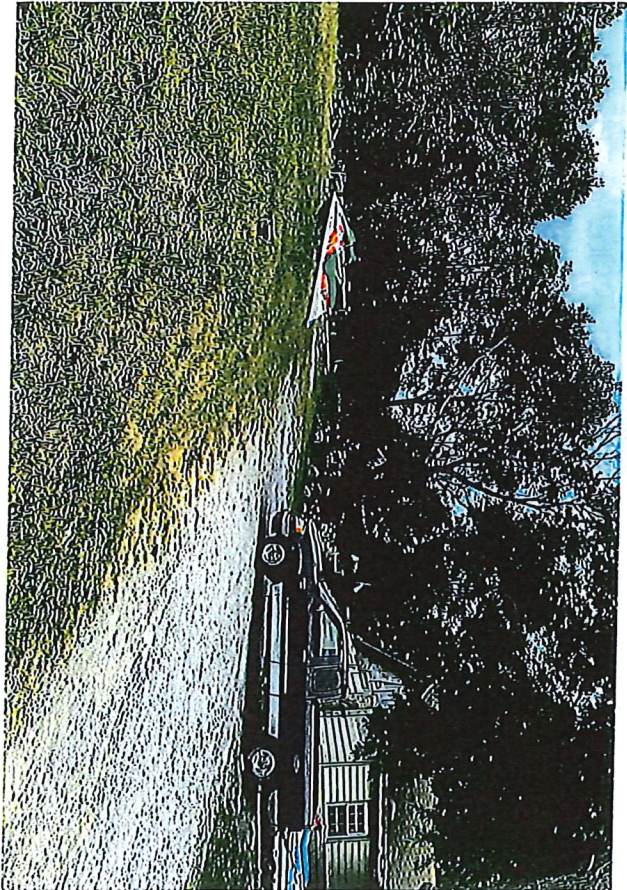


Zoning Inspector

11/3/20

Date

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



Case Date:	10/01/2020
Fairfield TWP Violation #:	20-315
Address of Violation:	1930 Parkamo
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Junk and Debris
Corrective Action:	Remove 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	Zoning
A0300041000018	1930 PARKAMO AVE	1410 ENT	DAVID G ROARK	H-B

Violations

Date	Violation	Description	Status
10/01/2020	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:
2020-11-12	Property inspected. Still in violation.	Nick Armstrong
2020-10-09	Spoke with property owner's wife regarding the notices sent. We discussed the properties and the violations on each property. We also discussed their property at 2000 Pater that is also still in violation. We agreed upon extending the deadline back to the 19th of October after some back and forth.	Benjamin Gunderson
2020-10-01	Notice sent	Benjamin Gunderson
2020-10-01	Property inspected. In violation.	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 #: 20-315

Date: 10/01/2020

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

Location: 1930 PARKAMO AVE

Parcel #: A0300041000018

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1930 PARKAMO 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 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, 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 IN THE FRONT OF 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.

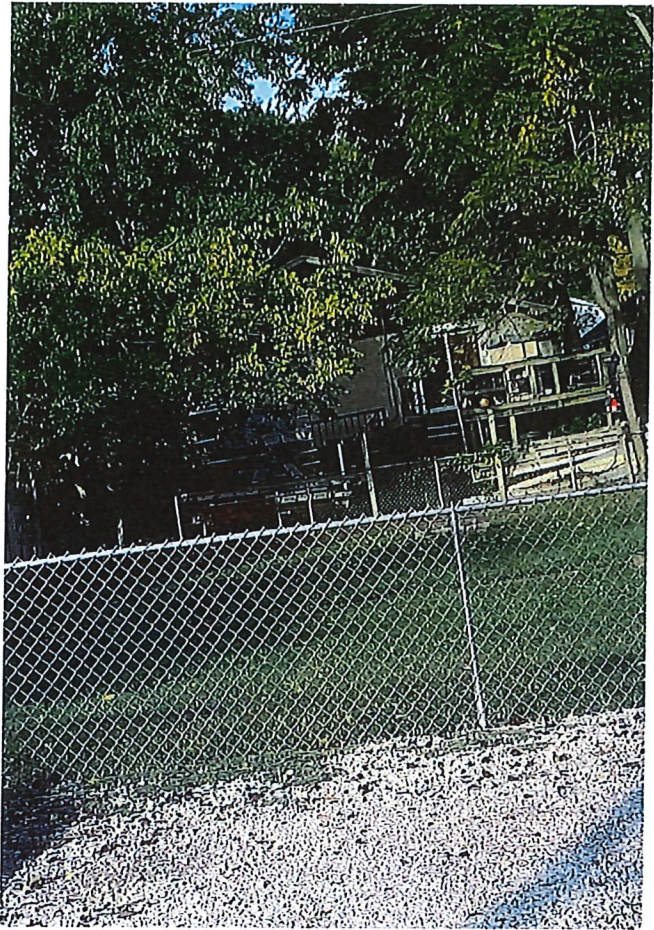


Zoning Inspector

10/1/20

Date

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



Case Date:	10/01/2020
Fairfield TWP Violation #:	20-316
Address of Violation:	1932 Parkamo
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Junk and Debris
Corrective Action:	Remove 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	Zoning
A0300041000019	1932 PARKAMO AVE	1411 ENT	DAVID G ROARK	H-B

Violations

Date	Violation	Description	Status
10/01/2020	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:
2020-11-12	Property inspected. Still in violation.	Nick Armstrong
2020-10-09	Spoke with property owner's wife regarding the notices sent. We discussed the properties and the violations on each property. We also discussed their property at 2000 Pater that is also still in violation. We agreed upon extending the deadline back to the 19th of October after some back and forth.	Benjamin Gunderson
2020-10-01	Notice sent	Benjamin Gunderson
2020-10-01	Property inspected. In violation.	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 #: 20-316

Date: 10/01/2020

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

Location: 1932 PARKAMO AVE

Parcel #: A0300041000019

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 1932 PARKAMO 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 **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. 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 IN THE FRONT AND SIDE OF 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

10/1/20

Date

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



Case Date:	07/30/20
Fairfield TWP Violation #:	20-182
Address of Violation:	2114 Fairfax
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Junk and debris
Corrective Action:	Remove 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	Zoning
A0300042000112	2114 FAIRFAX AVE	1626 ENT	OLGASKOROBOGAT	H-B

Violations

Date	Violation	Description	Status
07/30/2020	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:
2020-11-12	Property inspected. Still in violation.	Chuck Goins
2020-08-06	Spoke with owner of the house. She informed me that the house is a rental property.	Chuck Goins
2020-07-30	Notice sent	Chuck Goins
2020-07-30	Property inspected. In 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 #: 20-182

Date: 07/30/2020

Property Owner: OLGA SKOROBOGAT
3430 FIELDS ERTEL RD
LOVELAND OH 45140,

Location: 2114 FAIRFAX AVE

Parcel #: A0300042000112

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2114 FAIRFAX 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.

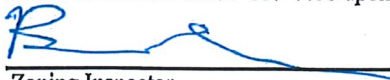
You are also notified that in the case the above-mentioned violation(s) are not addressed within TEN (10) days upon receipt of this notice Fairfield Township will repair at once said premises so owned by you in such a manner as considered best, as provided by law.

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.

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



Zoning Inspector

7-30-20

Date

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

Case Date:	07/30/20
Fairfield TWP Violation #:	20-184
Address of Violation:	2114 Fairfax
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Inoperable Vehicles
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	Zoning
A0300042000112	2114 FAIRFAX AVE	1626 ENT	OLGASKOROBOGAT	H-B

Violations

Date	Violation	Description	Status
07/30/2020	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:
2020-11-12	Property inspected. Still in violation.	Chuck Goins
2020-08-06	Spoke with owner of the house. She informed me that the house is a rental property.	Chuck Goins
2020-07-30	Notice sent	Chuck Goins
2020-07-30	Property inspected. In 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 #: 20-184

Date: 07/30/2020

Property Owner: OLGA SKOROBOGAT
3430 FIELDS ERTEL RD
LOVELAND OH 45140,

Location: 2114 FAIRFAX AVE

Parcel #:A0300042000112

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2114 FAIRFAX AVE in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section 6.23 JUNK CAR STORAGE, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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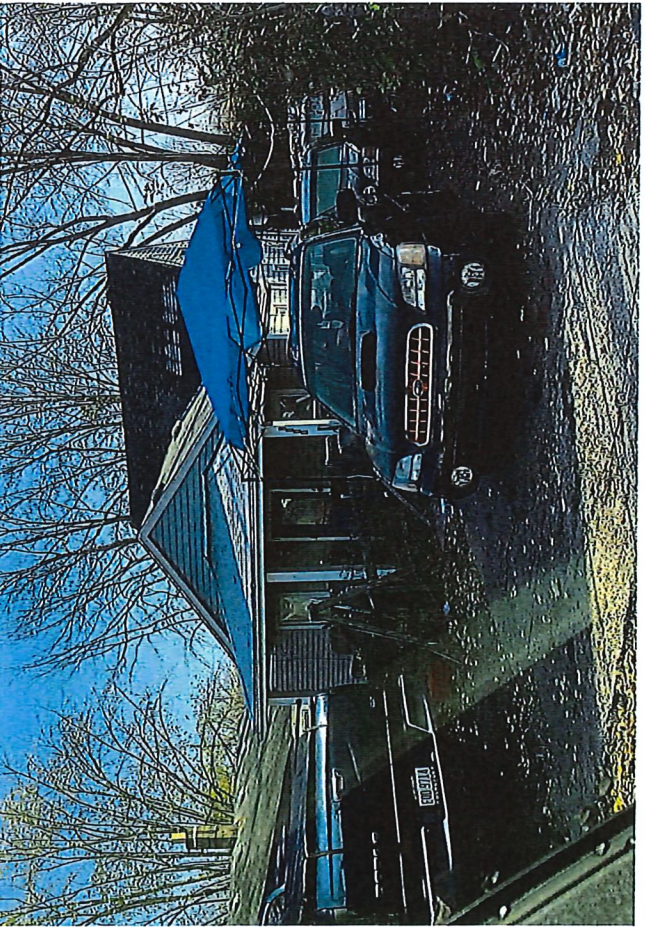
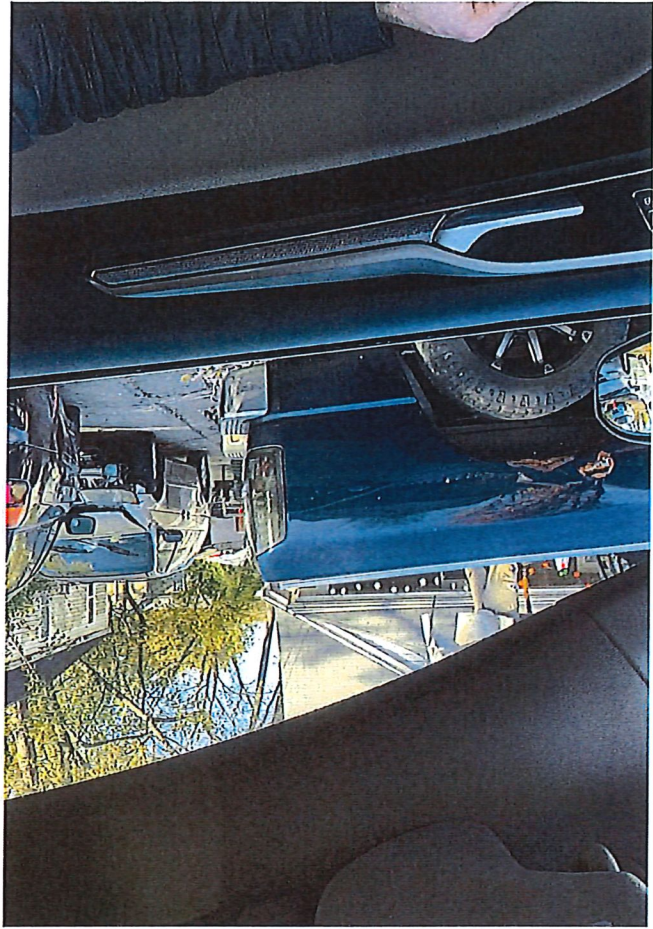
Please contact me at 513-887-4400 upon compliance with this section of the Fairfield Township Zoning Resolution.

Zoning Inspector

7-30-20

Date

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



Case Date:	10/09/20
Fairfield TWP Violation #:	20-331
Address of Violation:	2711 Tylersville
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Commercial Vehicle/equipment Parking
Corrective Action:	Park commercial vehicles/equipment in appropriate location.
Status:	Open-Nuisance violation
Action to be taken:	First Notice
Assigned To:	Benjamin W. Gunderson
Case Date:	10/09/20

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300013000029	2711 TYLERSVILLE RD	217 ENT	PHILLIP N & ANGELR DREW	H-B

Violations

Date	Violation	Description	Status
10/08/2020	532.2 Parking and Storage of Vehicles and Trailers	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:
2020-11-12	Property inspected. No progress seen. Still in violation.	Chuck Goins
2020-11-10	Spoke with Mr. Drew he mentioned a potential variance request for a building to store his vehicles. He mentioned a something between 4,000 and 8,000 sqft. He stated that he does not believe some of his vehicles should be considered commercial. I didn't agree with his assessment. I asked for him to make progress.	Chuck Goins
2020-10-20	Property inspected. Still in violation.	Chuck Goins
2020-10-09	Notice sent	Chuck Goins
2020-10-08	Property inspected. In violation.	Chuck Goins



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 #: 20-331

Date: 10/09/2020

Property Owner: PHILLIP N & ANGEL R DREW
2711 TYLERSVILLE RD
HAMILTON OH 45015 1336,

Location: 2711 TYLERSVILLE RD

Parcel #:A0300013000029

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2711 TYLERSVILLE RD in Fairfield Township, Butler County, Ohio has determined the need for removal of commercial vehicles from property. Violation(s) are in reference to Section 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, 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

10-9-20

Date

Fairfield Township Zoning Department
6032 Morris Road

Case Date:	10/09/20
Fairfield TWP Violation #:	20-333
Address of Violation:	2711 Tylersville
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	RV Parking
Corrective Action:	Park RV in appropriate location
Status:	Open-Nuisance violation
Action to be taken:	First Notice
Assigned To:	Benjamin W. Gunderson
Case Date:	10/09/20

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300013000029	2711 TYLERSVILLE RD	217 ENT	PHILLIP N & ANGELR DREW	H-B

Violations

Date	Violation	Description	Status
10/08/2020	532.1 Parking of Vehicles	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.	1. Open
	532.4 Recreation Vehicle, trailer, watercraft parking	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:
2020-11-12	Property inspected. No progress seen. Still in violation.	Chuck Goins
2020-11-10	Spoke with Mr. Drew he mentioned a potential variance request for a building to store his vehicles. He mentioned a something between 4,000 and 8,000 sqft. He stated that he does not believe some of his vehicles should be considered commercial. I didn't agree with his assessment. I asked for him to make progress.	Chuck Goins
2020-10-20	Property inspected. Still in violation.	Chuck Goins
2020-10-09	Notice sent	Chuck Goins
2020-10-08	Property inspected. In violation.	Chuck Goins



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 #: 20-333

Date: 10/09/2020

Property Owner: PHILLIP N & ANGEL R DREW
2711 TYLERSVILLE RD
HAMILTON OH 45015 1336,

Location: 2711 TYLERSVILLE RD

Parcel #:A0300013000029

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2711 TYLERSVILLE 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

10-9-20

Date

Case Date:	10/09/20
Fairfield TWP Violation #:	20-334
Address of Violation:	2711 Tylersville
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	High Vegetation
Corrective Action:	Mow grass and high vegetation
Status:	Open-Nuisance violation
Action to be taken:	First Notice
Assigned To:	Benjamin W. Gunderson
Case Date:	10/09/20

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300013000029	2711 TYLERSVILLE RD	217 ENT	PHILLIP N & ANGELR DREW	H-B

Violations

Date	Violation	Description	Status
10/08/2020	534 High grass and/ 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:
2020-11-12	Property inspected. No progress seen. Still in violation.	Chuck Goins
2020-11-10	Spoke with Mr. Drew he mentioned a potential variance request for a building to store his vehicles. He mentioned a something between 4,000 and 8,000 sqft. He stated that he does not believe some of his vehicles should be considered commercial. I didn't agree with his assessment. I asked for him to make progress.	Chuck Goins
2020-10-20	Property inspected. Still in violation.	Chuck Goins
2020-10-09	Notice sent	Chuck Goins
2020-10-08	Property inspected. In violation.	Chuck Goins



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 #: 20-334

Date: 10/09/2020

Property Owner: PHILLIP N & ANGEL R DREW
2711 TYLERSVILLE RD
HAMILTON OH 45015 1336,

Location: 2711 TYLERSVILLE RD

Parcel #:A0300013000029

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2711 TYLERSVILLE RD in Fairfield Township, Butler County, Ohio has determined the need for proper maintenance of vegetation growing on property. Violation(s) are in reference to Section **534. High grass and/or vegetation.**


Grass and weeds on all properties shall be kept at less than eight (8) inches in height. 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.

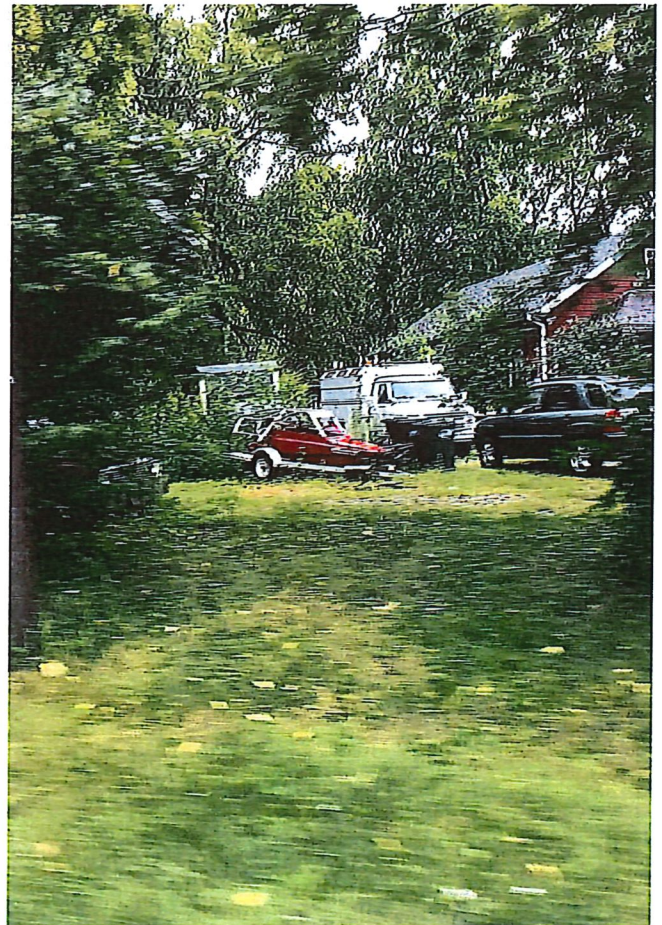
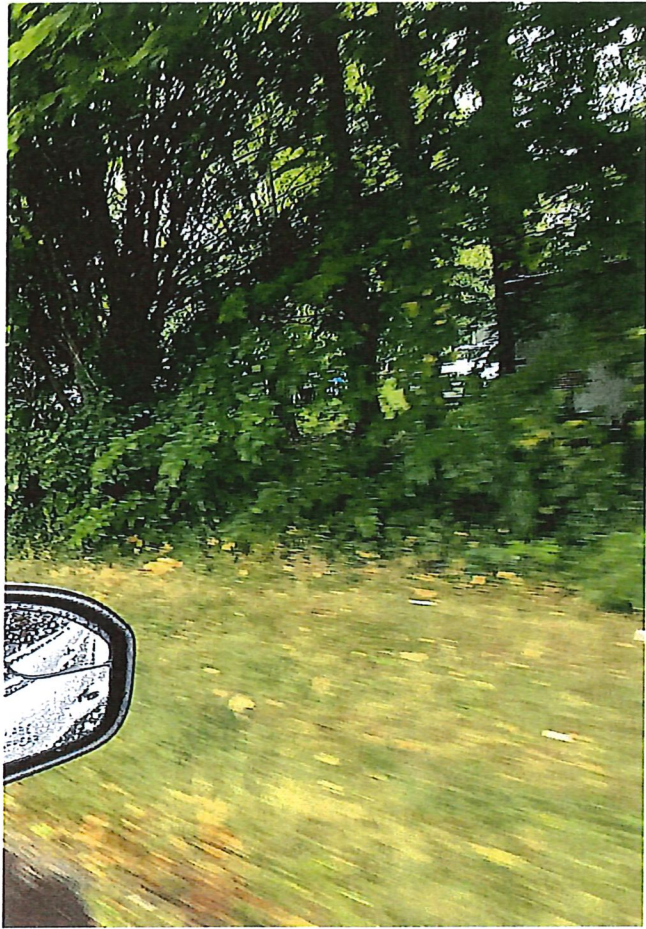


Zoning Inspector

10-9-20

Date.

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



Case Date:	08/11/20
Fairfield TWP Violation #:	20-235
Address of Violation:	6545 Taylor Trace Ln
Complainant Name:	FTWP
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Trailer Parking
Corrective Action:	Recreational vehicles to be parked on a paved surface 50 feet from right-of-way and properly store 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	Zoning
A0300125000020	6545 TAYLOR TRACE LN	5197 ENT	KURT A SCHANIE	R

Violations

Date	Violation	Description	Status
08/11/2020	532.1 Parking of Vehicles	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.	1. Open
	532.4 Recreation Vehicle, trailer, watercraft parking	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:
2020-11-11	Property inspected. Still in violation.	Benjamin Gunderson
2020-09-11	Notice sent	Benjamin Gunderson
2020-09-11	Property inspected. Still in violation.	Benjamin Gunderson
2020-08-11	Notice sent	Benjamin Gunderson
2020-08-11	Property inspected. In violation.	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 #: 20-235

Date: 09/11/2020

Property Owner: KURT A SCHANIE
6545 TAYLOR TRACE LN
HAMILTON OH 45011 7175,

Location: 6545 TAYLOR TRACE LN

Parcel #:A0300125000020

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

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

9/11/20

Date

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



Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

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 #: 20-235

Date: 08/11/2020

Property Owner: KURT A SCHANIE
6545 TAYLOR TRACE LN
HAMILTON OH 45011 7175,

Location: 6545 TAYLOR TRACE LN

Parcel #:A0300125000020

Please be advised your property 6545 TAYLOR TRACE 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 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

