

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 21-101**

**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

- **2011 Parkamo Ave-                      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:** June 23, 2021

**Board of Trustees**

**Vote of Trustees**

Susan Berding: Susan Berding

yes

Shannon Hartkemeyer: Shannon Hartkemeyer

yes

Joe McAbee: Joe McAbee

yes

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 23rd day of June, 2021.

**ATTEST:**

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

L.E. Barbieri

Lawrence E. Barbieri, Township Law Director

<b>Case Date:</b>	05/26/2021
<b>Fairfield TWP Violation #:</b>	21-138
<b>Address of Violation:</b>	2011 PARKAMO AVE
<b>Complainant Name:</b>	Resident Complaint
<b>Complainant Address:</b>	
<b>Complainant Phone:</b>	
<b>Complainant Email:</b>	
<b>Description:</b>	Junk and Debris, In op vehicle
<b>Corrective Action:</b>	Remove Junk and Debris in front and back of house. Repair or removed In-op/expired tagged vehicle
<b>Status:</b>	Open- Nuisance violation
<b>Action to be taken:</b>	Resolution
<b>Assigned To:</b>	Nick Armstrong
<b>Case Date:</b>	05/26/2021

### Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300040000066	2011 PARKAMO AVE.	8711 ENT GARLANDS VIEW SUB	MARJORIE GARRITY	R-1

### Violations

Date	Violation	Description	Status
05/26/2021	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:
05/26/2021	Inspected and courtesy sent- initiated by two resident complaints	Nick Armstrong
2021-6-3	Certified notice sent	Nick Armstrong
2021-6-17	Property Sent to Resolution	Nick Armstrong



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

### **Courtesy Notice of Violation**

Under Fairfield Township Zoning Resolution  
(ORC 505.87 & 505.871)

Case Number: 21-138

Date: 5/26/2021

Property Owner: GARRITY, MARJORIE  
2011 PARKAMO AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300040000066

Property in Violation: 2011 PARKAMO AVE  
FAIRFIELD TOWNSHIP, OH 45015

This Courtesy Notice is being sent to you in regards to your property at 2011 PARKAMO AVE. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

**Code:** 533 Junk

**Status:** In Violation

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.

Required Actions: Junk and Debris in front of property and in back.

Comments/Notes:



**Code:** 805. Parking of Inoperable Vehicles.

**Status:** In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

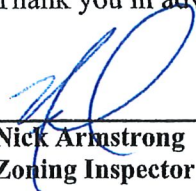
Required Actions:

Comments/Notes:

You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact Nick Armstrong at (513) 887-4400 or at [narmstrong@fairfieldtwp.org](mailto:narmstrong@fairfieldtwp.org) with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

  
\_\_\_\_\_  
Nick Armstrong  
Zoning Inspector

\_\_\_\_\_  
5/25/2021

Date





FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45811  
513-837-4400

## **NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & ORC 505.871)

Case Number: 21-138

Date: 06/03/2021

Property Owner: GARRITY, MARJORIE  
2011 PARKAMO AVE  
FAIRFIELD TOWNSHIP, OH 45015

Property in Violation: 2011 PARKAMO AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300040000066

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 2011 PARKAMO AVE.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

**Code: 533 Junk**

**Status: In Violation**

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.

Required Actions: Junk and Debris in front of property and in back of property need to be removed..

Comments/Notes:



**Code: 805. Parking of Inoperable Vehicles.**

**Status: In Violation**

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions:

Comments/Notes:

You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact Nick Armstrong at (513) 887-4400 or at [narmstrong@fairfieldtwp.org](mailto:narmstrong@fairfieldtwp.org) with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.



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Nick Armstrong  
Zoning Inspector

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6/3/2021  
Date