

FAIRFIELD TOWNSHIP
RESOLUTION NO. 21-118

**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

- | | |
|-------------------------|--|
| • 3921 Tara Brooke Way- | Vehicle Parking |
| • 6350 Jayfield Dr- | Watercraft Parking |
| • 6499 Glenmont Dr- | Vegetation, In op-unregistered vehicles |
| • 6408 Ravena Dr- | Inoperable, unregistered vehicle parked behind property on dirt. |

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: July 28, 2021

Board of Trustees

Susan Berding:

Shannon Hartkemeyer:

Joe McAbee:

Susan Berding

Shannon Hartkemeyer

Joe McAbee

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 July, 2021.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri

Lawrence E. Barbieri, Township Law Director

Case Date:	06/23/2021
Fairfield TWP Violation #:	21-160
Address of Violation:	3921 Tara Brooke Way
Complainant Name:	Inspector initiated
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	532. Parking and Storage of Vehicles and Trailers
Corrective Action:	Park vehicles on approved surface
Status:	Open- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	06/23/2021

Property				
Parcel #	Address	Legal Description	Owner Name	Zoning
A0300117000026	3921 Tara Brooke Way	4100 ENT	JORGE L LAUREANO	R-1

Violations			
Date	Violation	Description	Status
06/23/2021	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.	1. Open

Notes		
Date	Note	Created By:
2021-6-23	Inspected and courtesy sent to property owner	Nick Armstrong
2021-7-14	Property inspected First Sent, no contact with resident	Nick Armstrong
2021-7-28	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: 21-160

Date: 6/23/2021

Property Owner: VAUGHAN, D SHANE AND SARAH ANNE
3921 TARA BROOKE WAY
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300117000026

Property in Violation: 3921 TARA BROOKE WAY
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3921 TARA BROOKE WAY. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 532.1 Parking of Vehicles

Status: In Violation

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.

Required Actions:

Comments/Notes:



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

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

6/23/2021

Page 1 of 2

A handwritten signature in blue ink, consisting of a stylized 'M' followed by several loops, written over a horizontal line.

6/23/21

Date



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

NOTICE OF NUISANCE ABATEMENT VIOLATION

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

Case Number: 21-160

Date: 7/13/21

Property Owner: VAUGHAN, D SHANE AND SARAH ANNE
3921 TARA BROOKE WAY
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3921 TARA BROOKE WAY
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300117000026

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 3921 TARA BROOKE WAY.

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

Code: 532.1 Parking of Vehicles

Status: In Violation

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.

Required Actions:

Comments/Notes:



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

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

7/13/2021

Date

Case Date:	06/23/2021
Fairfield TWP Violation #:	21-163
Address of Violation:	6350 Jayfield DR
Complainant Name:	Inspector initiated
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	532.4 Watercraft parking
Corrective Action:	Park Watercraft 50' from the right of way on an approved surface
Status:	Open- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	06/23/2021

Property				
Parcel #	Address	Legal Description	Owner Name	Zoning
A0300102000048	6350 Jayfield DR	4100 ENT	BRUSHWOOD LLC	R-1

Violations			
Date	Violation	Description	Status
06/23/2021	532. Parking and Storage of Vehicles and Trailers	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:
2021-6-23	Inspected and courtesy sent to property owner (different address) and property resident	Nick Armstrong
2021-7-13	Property inspected First Sent, no contact with resident	Nick Armstrong
2021-7-28	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: 21-163

Date: 6/23/2021

Property Owner: BRUSHWOOD LLC
1612 SILVER LAKE DR
DAYTON, OH 45458

Parcel ID: A0300102000048

Property in Violation: 6350 JAYFIELD DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6350 JAYFIELD DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

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.

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 with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

6/23/2021

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Nick Armstrong
Zoning Inspector

Date



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

NOTICE OF NUISANCE ABATEMENT VIOLATION

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

Case Number: 21-163

Date: 7/14/21

Property Owner: BRUSHWOOD LLC
1612 SILVER LAKE DR
DAYTON, OH 45458

Address in Violation: 6350 JAYFIELD DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300102000048

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 6350 JAYFIELD DR.

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

Code: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

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.

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@fairfieldtp.org with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

7/13/2021



Nick Armstrong
Zoning Inspector

Date

Case Date:	04/27/2021
Fairfield TWP Violation #:	21-091
Address of Violation:	6499 Glenmont
Complainant Name:	Inspector initiated – Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Vegetation 8". In operable vehicles
Corrective Action:	Cut grass front AND back of the property.
Status:	Open- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	04/27/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300070000063	6499 Glenmont	2504 ENT	JEAN H MOORE	R-1

Violations

Date	Violation	Description	Status
04/27/2021	534. High grass and/or vegetation, 532. Parking and Storage of Vehicles and Trailers. 49 533. Junk.	Grass and weeds on all properties shall be kept at less than eight (8) inches in height. 3. No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building. 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:
04/27/2021	Inspected, knocked on the door and left a door hanger. The front grass was very long and noted two vehicles with flat tires and expired tags.	Nick Armstrong
2021-5-10	Property inspected First Sent, no contact with resident. I did talk to a neighbor who said the owner had passed away and the son would sometimes cut the grass	Nick Armstrong
	Grass was cut, the vegetation claim was closed	Nick Armstrong
2021-6-11	Resident called and said the back of the property was very long and had not been cut. I advised I was unable to see the back of the property and asked for permission to enter their property if I could not get a good enough photo. The case was re-opened and a notice sent for the person to contact the Township	Nick Armstrong

	about also cutting the back of the property. I visited the property, took new photos and attempted to make contact with a resident owner, or the person over the property.	
7-23-21	Property Prepared for Resolutions	Nick Armstrong



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-837-4400

Courtesy Notice of Violation

Under Fairfield Township Zoning Resolution
(ORC 505.87 & 505.871)

Case Number: 21-091

Date: 4/27/2021

Property Owner: MOORE, JEAN H
6499 GLENMONT DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300070000063

Property in Violation: 6499 GLENMONT DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6499 GLENMONT DR. 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.

Code: 534 High grass

Status: In Violation

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



Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building.

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 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

4/27/2021
Date



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

NOTICE OF NUISANCE ABATEMENT VIOLATION

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

Case Number: 21-091

Date: 05/10/2021

Property Owner: MOORE,JEAN H
6499 GLENMONT DR
FAIRFIELD TOWNSHIP ,OH 45011

Property in Violation: 6499 GLENMONT DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300070000063

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 6499 GLENMONT DR.

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

Code: 534 High grass

Status: In Violation

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

Required Actions:

Comments/Notes:



Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building.

Required Actions:

Comments/Notes:

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:

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 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

5/10/2021
Date



Humana

PD 64-1450

IMPORTANT PLAN INFORMATION

ONE OLD BUZZARD AND ...
ONE CUTE CHICK LIVE HERE!

COURTESY NOTICE
OF VIOLATION

Case Date:	06/23/2021
Fairfield TWP Violation #:	21-159
Address of Violation:	6408 Ravena Dr
Complainant Name:	Resident called the complaint in, vehicle is not very visible from the roadway but can clearly be seen from the complaining neighbors backyard.
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	532. Parking and Storage of Vehicles and Trailers
Corrective Action:	Vehicle in backyard must be property registered, operable and parked on a paved surface.
Status:	Open- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	06/23/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300071000013	6408 Ravena Dr	2574 ENT	RUTH N VAN DOREN	R-1

Violations

Date	Violation	Description	Status
06/23/2021	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.	1. Open

Notes

Date	Note	Created By:
2021-6-23	A resident called and said they could see the vehicle out their back window. They said it was unregistered, in operable and parked on dirt. Inspected and courtesy sent to property owner (This vehicle is in front of the truck in the photo and hard to see from the roadway)	Nick Armstrong
2021-7-14	Property inspected First Sent, no contact with resident	Nick Armstrong
2021-7-28	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: 21-159

Date: 6/23/2021

Property Owner: VAN DOREN, DOROTHY R
6408 RAVENA DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300071000013

Property in Violation: 6408 RAVENA DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6408 RAVENA DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 532.1 Parking of Vehicles

Status: In Violation

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.

Required Actions: Please park vehicle in back per the 532.1 code. Ensure the vehicle is operational and properly licensed.

(Vehicle Parked in front of the Truck in the photo)

Comments/Notes:




← untagged in op vehicle parked in
backyard in front of truck

- Hard to See from Road / Resident Complaint

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 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

6/22/2021

Date



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

NOTICE OF NUISANCE ABATEMENT VIOLATION

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

Case Number: 21-159

Date: 7/14/21

Property Owner: VAN DOREN, DOROTHY R
6408 RAVENA DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6408 RAVENA DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300071000013

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 6408 RAVENA DR.

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

Code: 532.1 Parking of Vehicles

Status: In Violation

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.

Required Actions: Please park vehicle in back per the 532.1 code. Ensure the vehicle is operational and properly licensed.

(Vehicle Parked in front of the Truck in the photo)

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 with any questions or once you are in compliance with the above notice violation(s).

Please contact

Thank you in advance for your cooperation.

7/14/2021

Page 1 of 2



Nick Armstrong
Zoning Inspector

Date