

FAIRFIELD TOWNSHIP
RESOLUTION NO. 21-123

**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

- | | |
|--|---|
| <ul style="list-style-type: none">• 2025 Exeter Ave-• 7019 Morris Rd- | Junk and Debris, Vegetation
Vegetation |
|--|---|

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: August 11, 2021

Board of Trustees

Susan Berding: Susan Berding
Shannon Hartkemeyer: Shannon Hartkemeyer
Joe McAbee: 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 11th day of August, 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:	07/15/2021
Fairfield TWP Violation #:	21-186
Address of Violation:	2025 Exeter Ave
Complainant Name:	Inspector initiated
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Junk and Debris, Vegetation
Corrective Action:	Clean all debris off the property, cut the vegetation
Status:	Open- Nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	07/15/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300037000142	2025 Exeter Ave	1161 ENT	RILEYDALMA LLC	R-1

Violations

Date	Violation	Description	Status
07/15/2021	534. High grass and/or vegetation. 533. Junk.	Grass and weeds on all properties shall be kept at less than eight (8) inches in height. 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:
07/15/2021	Inspected the property, attempted to make contact with the owner. No one was home, house appeared to be abandoned. I left a door hanger notice.	Nick Armstrong
2021-7-20	Property inspected First Sent and posted to the property. Appears to have changed ownership	Nick Armstrong
2021-8-3	Property prepared for Resolution	Nick Armstrong



Fairfield Township Zoning Department

COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 3009

- For the address: 666 St
- ☒ Junk/Debris (Section 323)
 - ☒ Inoperable/Unregistered Vehicle (Section 323)
 - ☒ Recreational Vehicle/Commercial Vehicle and/or Trailer (Section 323)
 - ☒ High Grass/Vegetation (Section 324)
 - ☒ Other/Notes: For Zone C-2 vegetation

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 512-347-4400. Sincerely,

[Signature] Date: 7/15/21



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: 21-186

Date: 7/20/2021

Property Owner: RILEYDALMA LLC
830 S ERIE HWY
HAMILTON OH 45011

Address in Violation: 2025 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000142

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 2025 EXETER 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: Remove all junk and debris located on property.

Comments/Notes: Junk observed on property



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: Please mow grass immediately

Comments/Notes: High grass observed at property

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

7/20/2021

Date

Case Date:	05/14/2021
Fairfield TWP Violation #:	21-121
Address of Violation:	7019 Morris
Complainant Name:	Resident complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Vegetation
Corrective Action:	cut the vegetation in the back of the property
Status:	Open- nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	05/14/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300032000011	7019 Morris	804 ENT	RYAN SYKES	R-1

Violations

Date	Violation	Description	Status
05/14/2021	534. High grass and/or vegetation..	Grass and weeds on all properties shall be kept at less than eight (8) inches in height.	1. Open

Notes

Date	Note	Created By:
05/14/2021	Resident complained stating the far back portion of the property was not properly being maintained. I attempted to make contact with the resident, no one answered and a door hanger was left.	Nick Armstrong
2021-6-08 (Closed, Voluntary Compliance)	Upon inspection, it was determined the property owner did cut the back portion of the property. The case was closed.	Nick Armstrong
2021-7-13	Resident called back and stated the back property again was overgrown in the back. I attempted to make contact with the owner, and left a door hanger	Nick Armstrong
2021-8-3	Property prepared for Resolution	Nick Armstrong





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: 21-121

Date: 7/13/2021

Property Owner: CARPENTER, MARGARET V
1600 THOMPSON HEIGHTS AVE APT 114
CINCINNATI, OH 45223

Address in Violation: 7019 MORRIS RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300032000011

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 7019 MORRIS RD.

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: Please maintain the back of the property vegetation below 8"

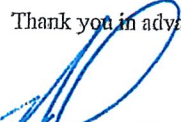
Comments/Notes:



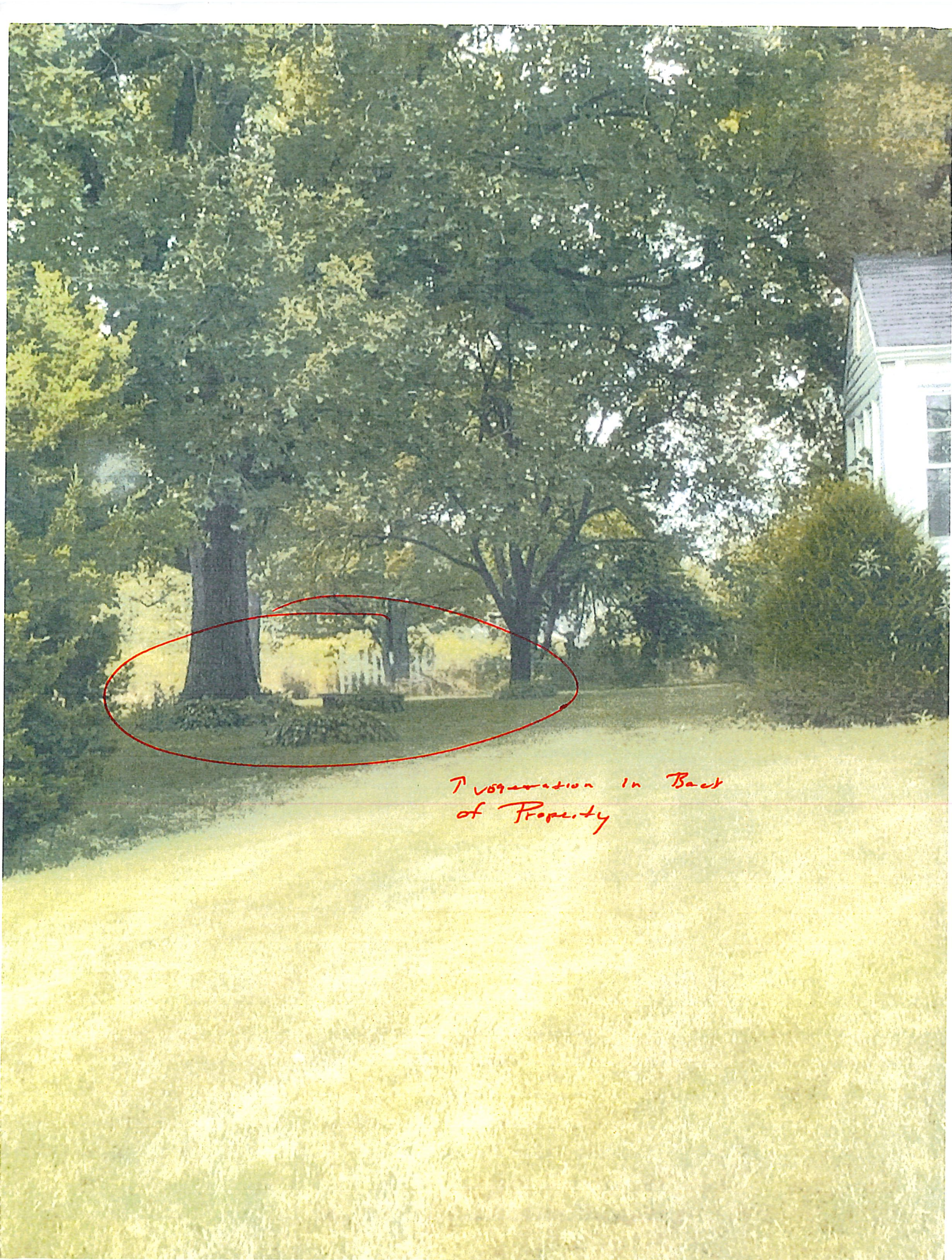
You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

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

7/13/2021
Date



Vegetation in Back
of Property