

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 21-126**

**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

- | | |
|--------------------|------------------------------------------------|
| • 2025 Exeter Ave- | Junk & Debris |
| • 7263 Morris Rd- | Permit Verification, Junk & Debris |
| • 1920 Tuley Rd- | Junk & Debris, Building Disrepair |
| • 7606 Winkler Dr- | Chickens |
| • 1501 Exeter Ave- | Junk & Debris, Vegetation, Permit Verification |
| • 1922 Exeter Ave- | Vegetation (back of property) |
| • 2026 Exeter Ave- | Vegetation |
| • 2030 Exeter Ave- | Vegetation |
| • 2025 Milton St- | 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 25, 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 25th 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- zoning 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 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




Fairfield Township Zoning Department
**COURTESY NOTICE
OF VIOLATION**
Under Fairfield Township Zoning Ordinance 2010

For the Address: East St

☒ Junk/Debris (Section 523)
☒ Inoperable/Unregistered Vehicle (Section 523)
☒ Recreational Vehicle/Commercial Vehicle and/or Trailer (Section 523)
☒ High Grass/Vegetation (Section 524)
☒ Other/Notes: For Zone C-2 vegetation
clean 5:0

We would appreciate your cooperation in this matter. Please call or write within 10 days or contact our Zoning Department at 512-687-4100.
Sincerely, [Signature]

Date: 7/15/21

Case Date:	07/20/2021
Fairfield TWP Violation #:	21-190
Address of Violation:	7263 Morris Rd
Complainant Name:	
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Junk and Debris, Permit verification
Corrective Action:	Remove J&D, Bring in Township and County Permits.
Status:	Open- Nuisance & Zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	07/21/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300073000043	7263 Morris Rd	2716 ENT	JOHNSON,SHEILA & BRIAN	R-1

Violations

Date	Violation	Description	Status
07/20/2021	210. Zoning Permits Required.. 533. Junk.	<p>No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning & Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning & Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.</p> <p>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.</p>	1. Open

Notes

Date	Note	Created By:
07/20/2021	Inspected the property left a courtesy notice	Nick Armstrong
2021-8-2	Sent a first Notice	Nick Armstrong
2021-8-19	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: 21-190

Date:

Property Owner: JOHNSON, SHEILA AND BRIAN
7263 MORRIS RD
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 7263 MORRIS RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300073000043

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 7263 MORRIS RD.

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

Code: 210. Zoning Permit Required

Status: In Violation

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.

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:

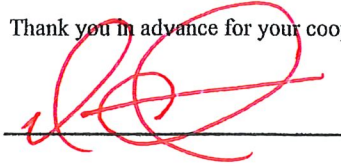
Comments/Notes:



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

Please contact 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.



8/2/2021

Date

7019 1120 0000 0253 4012

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--------------------------------------------------------------|----|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

FIRST

Postmark
Here

5/2/21

263 Morris



Case Date:	07/22/2021
Fairfield TWP Violation #:	21-195
Address of Violation:	1920 Tuley
Complainant Name:	Inspector initiated
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Junk and Debris, Building disrepair
Corrective Action:	Clean all debris off the property, repair the missing siding
Status:	Open- zoning-nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	07/22/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300037000160	1920 Tuley	1169 ENT	MCCOLLUM KEVIN	R-1

Violations

Date	Violation	Description	Status
07/22/2021	533. Junk. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.	<p>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.</p> <p>No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time:</p>	1. Open

Notes

Date	Note	Created By:
07/22/2021	Inspected the property Sent a courtesy notice	Nick Armstrong
8/03/2021	Property inspected First Sent, attempted to make contact and posted a business card to the property.	Nick Armstrong

8/20/2021	Property prepared for 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: 21-195

Date: 7/22/2021

Property Owner: WEBB, DANIEL A AND ANGELA
5280 BIBURY RD
FAIRFIELD, OH 45014

Parcel ID: A0300037000160

Property in Violation: 1920 TULEY RD
FAIRFIELD TOWNSHIP, OH 45015

This Courtesy Notice is being sent to you in regards to your property at 1920 TULEY RD. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

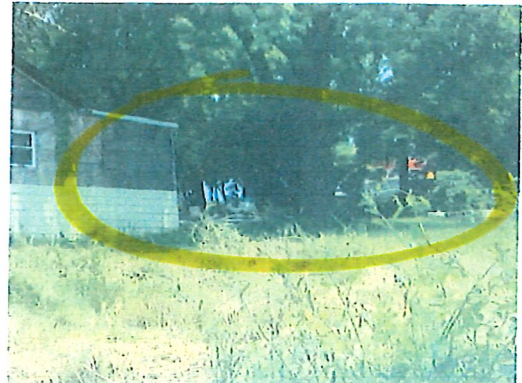
Code: 533 Junk

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:

Comments/Notes:



Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.

Status: In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 111 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions: Please repair the house and replace any missing siding.

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

7/22/2021

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: 21-195

Date: 8/2/2021

Property Owner: WEBB, DANIEL A AND ANGELA
5280 BIBURY RD
FAIRFIELD, OH 45014

Address in Violation: 1920 TULEY RD
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000160

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 1920 TULEY RD.

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:

Comments/Notes:



Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.

Status: In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 111 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions: Please repair the house and replace any missing siding.

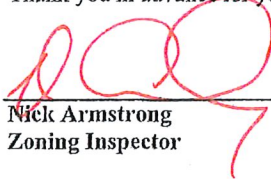
Comments/Notes:



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.



Nick Armstrong
Zoning Inspector

8/2/2021
Date



Case Date:	07/26/2021
Fairfield TWP Violation #:	21-200
Address of Violation:	7606 Winkler Dr
Complainant Name:	Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Chickens in a Residential District
Corrective Action:	Chickens are not permitted, Must be removed from the property
Status:	Open- nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	07/26/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300109000001	7606 Winkler Dr	4373 ENT	GRUTZMACHER BRANDON J	R-1

Violations

Date	Violation	Description	Status
07/26/2021	610.1 PRINCIPAL PERMITTED USES.	<p>610.1 PRINCIPAL PERMITTED USES.</p> <p>(a) Agricultural and Farms including any customary agricultural use, building, or structure, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry, nurseries and greenhouses not including garden stores or supply centers; provided that any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R- District or recorded residential subdivision.</p> <p>(b) On any parcel with two hundred (200) feet or more of frontage and a minimum of five (5) acres, one (1) animal per acre, to a maximum of five (5) animals, is allowed. A building in which five (5) or less farm animals are housed, not including fowl or rabbits which shall be penned, shall be located not less than seventy-five (75) feet from any other lot in any R-District, recorded subdivision or any lot occupied by a dwelling other than a farm dwelling, or by any school, church, or any institution for human care not located on the same lot as the said uses or buildings.</p>	1. Open

Notes

Date	Note	Created By:
07/26/2021	Inspected the property, attempted to make contact with the resident. Left a door hanger	Nick Armstrong
8/11/2021	Property inspected First Sent	Nick Armstrong
8/20/2021	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: 21-200

Date: 8/11/2021

Property Owner: GRUTZMACHER, BRANDON J
7606 WINKLER DR
FAIRFIELD, OH 45011

Address in Violation: 7606 WINKLER DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300109000001

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 7606 WINKLER DR.

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

Code: Livestock

Status: In Violation

610.1 PRINCIPAL PERMITTED USES. (a) Agricultural and Farms including any customary agricultural use, building, or structure, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry, nurseries and greenhouses not including garden stores or supply centers; provided that any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R- District or recorded residential subdivision. (b) On any parcel with two hundred (200) feet or more of frontage and a minimum of five (5) acres, one (1) animal per acre, to a maximum of five (5) animals, is allowed. A building in which five (5) or less farm animals are housed, not including fowl or rabbits which shall be penned, shall be located not less than seventy-five (75) feet from any other lot in any R-District, recorded subdivision or any lot occupied by a dwelling other than a farm dwelling, or by any school, church, or any institution for human care not located on the same lot as the said uses or buildings.

Required Actions: Chickens are not permitted in a residential District and must be removed from the property

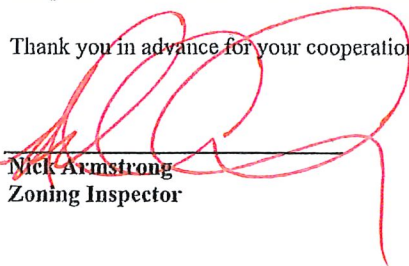
Comments/Notes:



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

8/11/2021
Date



Fairfield Township
Est. 1793

Fairfield Township Zoning Department

**COURTESY NOTICE
OF VIOLATION**

Under Fairfield Township Zoning Resolution 2020

For the Address: 7606 Winkler

☐ Junk/Debris (Section 533)

☐ Inoperable/Unregistered Vehicle
(Section 533)

☐ Recreational Vehicle-Commercial
Vehicle and/or Trailer (Section 532)

☐ High Grass/Vegetation (Section 534)

☒ Other/Notes: chickens

-No chickens in R-1

district

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-887-4400.

Case Date:	07/15/2021
Fairfield TWP Violation #:	21-211
Address of Violation:	1501 Exeter Ave
Complainant Name:	Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Junk and Debris, Permit Verification, Vegetation
Corrective Action:	(Dumpster has been removed) Cut vegetation, bring all county permits to the Fairfield Township zoning department.
Status:	Open- nuisance-zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	07/15/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300036000075	1501 Exeter Ave	990 ENT	MANOLO DE JESUS MEJIA VASQUEZ	

Violations

Date	Violation	Description	Status
07/15/2021	533. Junk. 534. High grass and/or vegetation. 210. Zoning Permits Required.	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

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

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning & Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning & Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.

Notes		
Date	Note	Created By:
07/15/2021	Inspected the property, attempted to make contact with the resident. Left a door hanger	Nick Armstrong
8/09/2021	Property inspected First Sent	Nick Armstrong
8/17/2021	Delivered a first notice to the property owner (not the same location). 8/19/2020 Owner contacted me and said the dumpster has been removed. Spoke about the vegetation being cut	
8/20/2021	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: 21-211

Date: 8/9/2021

Property Owner: VASQUEZ, MANOL D J M
7816 CHANTILLY DR
WEST CHESTER, OH 45069

Address in Violation: 1501 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000075

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 1501 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:

Comments/Notes:

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: 210. Zoning Permit Required

Status: In Violation

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.

Required Actions: Please empty dumpster, clean both properties up and cut the vegetation.

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.

8/9/2021

Date





Fairfield Township
Fairfield Township Zoning Department

COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 1501 Exeter

☐ Junk/Debris (Section 532)
☐ Inoperable/Unregistered Vehicle (Section 533)
☐ Recreational Vehicle-Commercial Vehicle and/or Trailer (Section 532)
☐ High Grass/Vegetation (Section 534)
☐ Other/Notes: _____

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-887-4400.
 Sincerely, _____
 Zoning Inspector

Date: 9/18/21

Case Date:	07/21/2021
Fairfield TWP Violation #:	21-191
Address of Violation:	1922 Exeter Ave
Complainant Name:	Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Vegetation
Corrective Action:	Cut the vegetation specifically in the back.
Status:	Open- Nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	07/21/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300037000121	1922 Exeter Ave	1161 ENT	SHERRY BLEVINS	R-1

Violations

Date	Violation	Description	Status
07/21/2021	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:
07/21/2021	Inspected the property, back yard vegetation was very long. A resident called to inform us they were only cutting the front yard.	Nick Armstrong
2021-8-8	Visited the property, knocked on the door and left a business card for the resident to call in regards to the vegetation. Also talked to a neighbor who told us to go knock on the other	Nick Armstrong
2021-8-17	Sent a first notice, 8-19-21. I visited the property and posted another notice to cut the vegetation, at this time it was noted that the front yard was long.	Nick Armstrong
2021-8-19	Property prepared for Resolution	Nick Armstrong



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

Case Date:	7/21/2021
Fairfield Twp Violation #	534 High grass
Address of Violation:	1922 EXETER AVE
Complainant Name:	
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	High grass, back of property
Corrective Action:	
Status:	
Action to be Taken:	
Assigned to:	

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 cut the grass in the back of the property or contact the Fairfield Township Zoning Department.

Comments/Notes:



- Courtesy Notice 7/21
- Attempted to contact 8/11 left card
- 8/17 mailed certified Notice
- 8/19 took additional photos; left Door hanger

Parcel ID: A0300037000121

BLEVINS, SHERRY
1922 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Property in Violation: FAIRFIELD TOWNSHIP, OH 45015


Nick Armstrong
Zoning Inspector

8/19/2021
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: 21-191

Date: 8/11/2021

Property Owner: BLEVINS, SHERRY
1922 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1922 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000121

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 1922 EXETER AVE.

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 cut the grass in the back of the property or contact the Fairfield Township Zoning Department.

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

8/11/2021
Date



**COURTESY NOTICE
OF VIOLATION**

Under Fairfield Township Zoning Resolution 2020

the Address: 1922 Excelsior

Junk/Debris (Section 533)

inoperable/Unregistered Vehicle
(Section 533)

Recreational Vehicle-Commercial
Vehicle and/or Trailer (Section 532)

High Grass/Vegetation (Section 534)

Other/Notes:

we would appreciate your cooperation in this. Please address this within 10 days or our Zoning Department at 513-887-4400.

Zoning Inspector



Case Date:	07/13/2021
Fairfield TWP Violation #:	21-183,181
Address of Violation:	2025 Milton, 2026 Exeter Ave, 2030 Exeter (Same Owner. Properties all on the same land, different parcels)
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- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	07/13/2021

Property

Parcel #	Address	Legal Description	Owner Name
A0300037000096	2025 Milton, 2026 Exeter Ave,		DOUGLAS W GRUBBS
A0300037000133	2030 Exeter		
A0300037000134			

Violations

Date	Violation	Description	Status
07/13/2021	534. High grass and/or vegetation. 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.	Grass and weeds on all properties shall be kept at less than eight (8) inches in height. No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time:	1. Open

Notes

Date	Note	Created By:
07/13/2021	Property inspected, notice mailed certified and posted to the property. The property is abandoned, owner is deceased. All three properties are on the land as the main house, 2025 Milton We have spoke to relatives of the deceased owner as well as neighbors.	Nick Armstrong

7/25/2021	Property reinspected, spoke to a neighbor who has been maintaining some of the vegetation on the property.	
2021-8-20	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: 21-183

Date: 7/13/21

Property Owner: GRUBBS, DOUGLAS W
2025 MILTON ST
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 2030 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000134

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 2030 EXETER AVE.

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

2025 Milton St



Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.

Status: In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 111 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions:

Comments/Notes:

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:



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



 FAIRFIELD UNIVERSITY
OFFICE OF THE CHANCELLOR
100 UNIVERSITY AVENUE
FAIRFIELD, CT 06424-3039
TEL: 203.254.3000 FAX: 203.254.3001
WWW.FAIRFIELD.EDU

FAIRFIELD UNIVERSITY GRADUATE AND LIFELONG LEARNING
100 UNIVERSITY AVENUE
FAIRFIELD, CT 06424-3039
TEL: 203.254.3000 FAX: 203.254.3001
WWW.FAIRFIELD.EDU

WORLD LEADERSHIP MANAGEMENT PROGRAM
Under Fairfield University's Learning Excellence and
Global Skills & Literacy

Dear _____,

Our Number: 2014-001
Program Name: LEADERSHIP EXCELLENCE
CAMPUS: FAIRFIELD
FAIRFIELD UNIVERSITY
Address in Writing: 100 UNIVERSITY AVENUE
FAIRFIELD, CT 06424-3039
Phone: 203.254.3000

FAIRFIELD UNIVERSITY has been a member of the National Association of Learning Excellence and a member of the
WORLD LEADERSHIP PROGRAM at the Program Institute at FAIRFIELD UNIVERSITY.

We appreciate you for Fairfield University Learning Excellence program as a member of the following organization:

Page 1 of 1

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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: 21-181

Date:

7/13/21

Property Owner: GRUBBS, DOUGLAS W
2025 MILTON ST
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 2026 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000133

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 2026 EXETER AVE.

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

Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.

Status: In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities; 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 111 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions:

Comments/Notes:

Code:

Status: In Violation

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.

A handwritten signature in blue ink, written over a horizontal line.

7/13/2021

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: 21-181

Date: 7/13/21

Property Owner: GRUBBS, DOUGLAS W
2025 MILTON ST
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 2026 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000133

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 2026 EXETER AVE.

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

Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.

Status: In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 11 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions:

Comments/Notes:

Code:

Status: In Violation

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