

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 21-22**

**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

- |                       |  |
|-----------------------|--|
| • 1479 Milton         | Unpermitted Shed   |
| • 2016 Fairfax Ave    | Vehicle Parking  |
| • 2020 Fairfax Ave    | Junk and Debris/Inoperable Vehicles                            |
| • 2029 Fairfax        | Junk and Debris/Inoperable Vehicle/Vehicle Parking             |
| • 2045 Harvard St     | Parking of Vehicle and Recreational Vehicle                    |
| • 2133 Fairfax Ave    | Junk and Debris  |
| • 2620 Tylersville Rd | Junk and Debris/Inoperable Vehicles                            |
| • 2790 Tylersville Rd | Inoperable Vehicles and Unpermitted Business Operations        |
| • 4075 Jamie Dr       | Parking of Watercraft and Trailer                              |
| • 6861 Morris Rd      | Parking of Recreational Vehicle                                |
| • 6976 Logsdon Rd     | Junk and Debris /Commercial Vehicle Parking/Operating Business |
| • 7083 Dixon Dr.      | Parking of Trailer(s)  |

**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: January 13, 2021

**Board of Trustees**

Shannon Hartkemeyer: Shannon Hartkemeyer  
Joe McAbee: Joe McAbee  
Susan Berding: Susan Berding

**Vote of Trustees**

Yes  
Yes  
Yes

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 13<sup>th</sup> day of January 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>	11/06/2020
<b>Fairfield TWP Violation #:</b>	20-384
<b>Address of Violation:</b>	1479 Milton St
<b>Complainant Name:</b>	FTWP
<b>Complainant Address:</b>	
<b>Complainant Phone:</b>	
<b>Complainant Email:</b>	
<b>Description:</b>	J&D/ Unpermitted Shed
<b>Corrective Action:</b>	Remove J&D and unpermitted shed
<b>Status:</b>	Open-Nuisance violation
<b>Action to be taken:</b>	Resolution
<b>Assigned To:</b>	Benjamin W. Gunderson
<b>Case Date:</b>	11/06/2020

### Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300036000045	1479 Milton St	943 ENT	Solano Rafael Solis	R-3

### Violations

Date	Violation	Description	Status
11/06/2020	533. Junk	The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.	Open
11/06/2020	210. Zoning Permits Required	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.	Open

### Notes

Date	Note	Created By:
2020-11-06	Sent Courtesy Notice to Property.	Benjamin Gunderson
2020-11-17	Property Inspected: Still in violation	Benjamin Gunderson
2020-12-04	Property inspected: Still in violation	Benjamin Gunderson
2020-12-05	First Notice Sent to Property	Benjamin Gunderson
2020-12-11	Property owner filed Permit Application	Benjamin Gunderson
2020-01-05	After multiple attempts to reach the property owner in regard to the application, the application was unapproved due to the location. Still cannot contact property owner.	Benjamin Gunderson
	Permit #20-284	
2020-01-13	Property Sent to Resolution	Benjamin Gunderson



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 # 20-383,384

DATE:12/05/2020

Property Owner:

SOLANO RAFAEL SOLIS  
412 CORWIN AVE  
Fairfield Township, Ohio, 45011

Address in Violation:

1479 MILTON ST

Parcel ID:

A0300036000045

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 1479 MILTON ST.

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

### **Per Section: 533. Junk.**

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

### **210. Zoning Permits Required.**

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.

You must remedy the situation within **TEN (10)** days to avoid further action by Fairfield Township.

Please contact Nick Armstrong at 513.887.4400 with any questions or once you are in compliance with the above noted violation(s).

If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within the **TEN (10) days**, Fairfield Township shall provide for the abatement, control, or removal, and **any expenses incurred by Fairfield Township in performing that task shall be entered upon the tax duplicate** and become a lien upon the land from the date of entry.



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

Thank you in advance for your cooperation.

Nick Armstrong  
Zoning Inspector

12/03/2020

Date

If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within the **TEN (10)** days, Fairfield Township shall provide for the abatement, control, or removal, and any expenses incurred by Fairfield Township in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.



## **Courtesy Notice Of Nuisance Violation**

### **Fairfield Township Planning & Zoning Department**

Under Fairfield Township Zoning Resolution  
(ORC 505.87 & 505.871)

Case Number: 20-384

Date: 11/6/2020

Property Owner: Rafael Solano

Property in Violation: 1479 Milton

Parcel ID: A0300036000045

This Courtesy Notice is being sent to you in regards to your property at **1479 Milton Street**. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s) **210. Zoning Permit Required**

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.

Please address these violation(s) within ten (10) days before further action is taken by Fairfield Township.

Our mission at the Fairfield Township Planning & Zoning Department is to effectively balance and manage Planning, Zoning, and Economic Development activities to ensure that Fairfield Township remains a great place to live, work, and play. We appreciate voluntary compliance and all efforts used to maintain the high standards instilled in Fairfield Township.

Zoning Inspector

Fairfield Township Zoning Department  
6032 Morris Road  
Hamilton, Ohio  
513-877-4400



## **Courtesy Notice Of Nuisance Violation**

### **Fairfield Township Planning & Zoning Department**

Under Fairfield Township Zoning Resolution  
(ORC 505.87 & 505.871)

Case Number: 20-383

Date: 11/6/2020

Property Owner: Rafael Solano

Property in Violation: 1479 Milton

Parcel ID: A0300036000045

This Courtesy Notice is being sent to you in regards to your property at **1479 Milton Street**. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s) **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..

Please address these violation(s) within ten (10) days before further action is taken by Fairfield Township.

Our mission at the Fairfield Township Planning & Zoning Department is to effectively balance and manage Planning, Zoning, and Economic Development activities to ensure that Fairfield Township remains a great place to live, work, and play. We appreciate voluntary compliance and all efforts used to maintain the high standards instilled in Fairfield Township.

  
\_\_\_\_\_  
Zoning Inspector

Fairfield Township Zoning Department  
6032 Morris Road  
Hamilton, Ohio  
513-877-4400



<b>Case Date:</b>	10/01/20
<b>Fairfield TWP Violation #:</b>	20-326
<b>Address of Violation:</b>	2016 Fairfax Ave
<b>Complainant Name:</b>	FTWP
<b>Complainant Address:</b>	
<b>Complainant Phone:</b>	
<b>Complainant Email:</b>	
<b>Description:</b>	Vehicle Parking
<b>Corrective Action:</b>	Properly licensed vehicles parked per resolution stated in letters.
<b>Status:</b>	Open-Zoning violation
<b>Action to be taken:</b>	Resolution
<b>Assigned To:</b>	Benjamin Gunderson
<b>Case Date:</b>	10/01/2020

### Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300042000101	2016 Fairfax Ave	1615 ENT	Eugene Smith	R-1

### Violations

Date	Violation	Description	Status
10/01/2020	532.1,2 Parking and Storage of Vehicles and Trailers	<ol style="list-style-type: none"> <li>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<sup>3</sup>. 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., brick, cobblestone or similar hard surface approved by the Zoning Inspector.</li> <li>2.</li> </ol>	3. Open

Notes		
Date	Note	Created By:
2020-10-01	Property inspected and violation confirmed. First notice sent on 10/01/2020	Benjamin Gunderson
2020-10-22	Spoke to owner Eugene Smith, he stated there was a party at his house the day the photo was taken.	Benjamin Gunderson
2020-12-11	Property Inspected again, First letter	Benjamin Gunderson

2021-1-08	Property Sent to Resolution	Nick Armstrong



**COPY**  
12/11/2020

**Fairfield Township Zoning Department**  
**Fairfield Township, Butler County, Ohio**  
**NOTICE OF NUISANCE ABATEMENT VIOLATION**

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

Case #: 20-326

Date: 10/01/2020

Property Owner: EUGENE SMITH  
2016 FAIRFAX AVE  
HAMILTON OH 45015 1222,

Location: 2016 FAIRFAX AVE

Parcel #: A0300042000101

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2016 FAIRFAX AVE in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section 523.  
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. of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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

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

In the event that this violation is not resolved, Fairfield Township will invoice you for the cost of all work done to the property to obtain compliance for the above-mentioned violation(s) as well as the cost of postage and administrative costs. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the costs shall be placed upon the tax duplicate and to be collected as other taxes are collected.

If you have any questions, contact Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

  
\_\_\_\_\_  
Zoning Inspector

10/11/20  
\_\_\_\_\_  
Date

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



## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

### NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution

(ORC 505.87 & ORC 505.871)

Case #: 20-326

Date: 10/01/2020

Property Owner: EUGENE SMITH  
2016 FAIRFAX AVE  
HAMILTON OH 45015 1222,

Location: 2016 FAIRFAX AVE

Parcel #:A0300042000101

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2016 FAIRFAX AVE in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section 523.

**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.** of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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If you have any questions, contact Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

  
\_\_\_\_\_  
Zoning Inspector

10/1/20  
\_\_\_\_\_  
Date

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



## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

### NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution

(ORC 505.87 & ORC 505.871)

Case #: 20-327

Date: 10/01/2020

Property Owner: EUGENE SMITH  
2016 FAIRFAX AVE  
HAMILTON OH 45015 1222,

Location: 2016 FAIRFAX AVE

Parcel #:A0300042000101

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2016 FAIRFAX AVE in Fairfield Township, Butler County, Ohio has determined the need for the fence to be repaired or removed. Violation(s) are in reference to Section 711. Accessory Buildings/ Storage Sheds, of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

**YOU ARE NOT PERMITTED TO HAVE AN ACCESSORY STRUCTURE ENCROACH THE FRONT OF THE HOUSE. PLEASE REMOVE IMMEDIATELY.**

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

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

In the event that this violation is not resolved, Fairfield Township will invoice you for the cost of all work done to the property to obtain compliance for the above-mentioned violation(s) as well as the cost of postage and administrative costs. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the costs shall be placed upon the tax duplicate and to be collected as other taxes are collected.

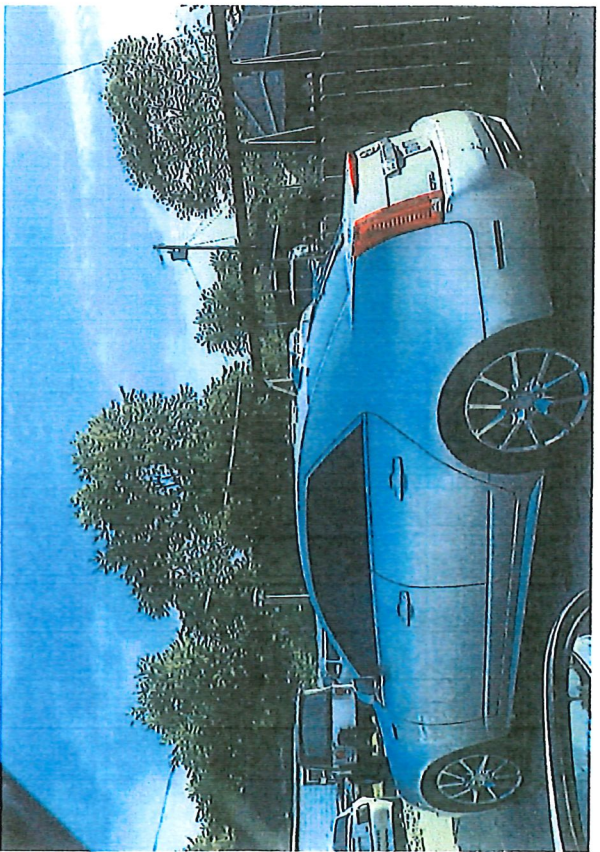
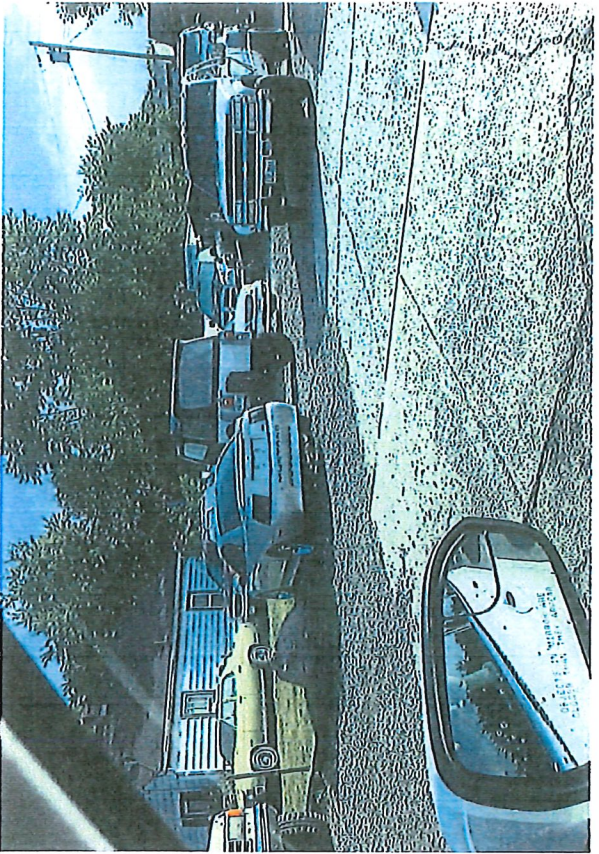
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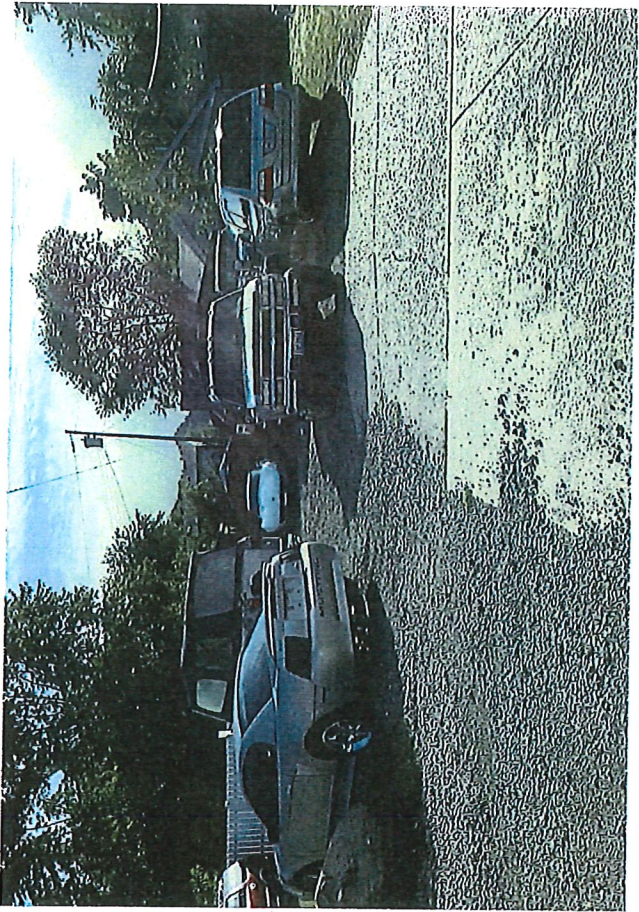
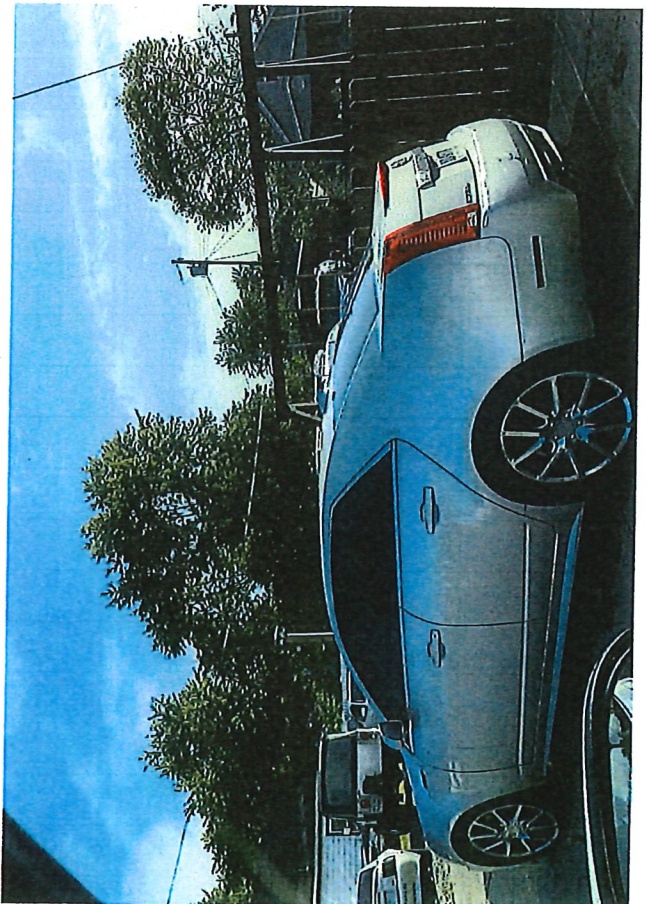
Zoning Inspector

10/1/20

Date

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









<b>Case Date:</b>	10/01/20
<b>Fairfield TWP Violation #:</b>	20-3/2
<b>Address of Violation:</b>	2020 Fairfax Ave
<b>Complainant Name:</b>	FTWP
<b>Complainant Address:</b>	
<b>Complainant Phone:</b>	
<b>Complainant Email:</b>	
<b>Description:</b>	533. Junk. 532 Vehicle Park
<b>Corrective Action:</b>	Properly licensed vehicles parked per resolution stated in letters, proper clean up of J&D on property
<b>Status:</b>	Open-Nuisance violation
<b>Action to be taken:</b>	Resolution
<b>Assigned To:</b>	Benjamin Gunderson
<b>Case Date:</b>	10/01/2020

### Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300042000102	2020 Fairfax Ave	1616 ENT	John Ault	R-1

### Violations

Date	Violation	Description	Status
10/01/2020	532.1,2 Parking and Storage of Vehicles and Trailers, 533. Junk.	<ol style="list-style-type: none"> <li>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<sup>3</sup>. 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., brick, cobblestone or similar hard surface approved by the Zoning Inspector.</li> <li>2. 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</li> </ol>	3. Open

conditions and/or an  
environment conducive to the  
infestation and breeding of  
vermin, insects, and rodents.

Notes		
Date	Note	Created By:
2020-10-01	Property inspected and violation confirmed. First notice sent on 10/01/2020	Benjamin Gunderson
2020-12-11	Property Inspected again, First letter	Benjamin Gunderson
2020-12-18	Spoke with owner, wants to be compliant but is concerned about time on all 3 cases. Said he will work on them one at a time and contact us as things get complete, said the trailer could be the hardest parks	Benjamin Gunderson
2021-1-08	Property Sent to Resolution	Nick Armstrong

COPY

12/11/2020



## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

### NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution

(ORC 505.87 & ORC 505.871)

Case #: 20-325

Date: 10/01/2020

Property Owner: JOHN AULT

2020 FAIRFAX AVE

HAMILTON OH 45015 1222,

Location: 2020 FAIRFAX AVE

Parcel #:A0300042000102

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2020 FAIRFAX AVE in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section 533. Junk. The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents. of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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

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

In the event that this violation is not resolved, Fairfield Township will invoice you for the cost of all work done to the property to obtain compliance for the above-mentioned violation(s) as well as the cost of postage and administrative costs. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the costs shall be placed upon the tax duplicate and to be collected as other taxes are collected.

If you have any questions, contact Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

Zoning Inspector

10/11/20

Date

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





## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

### NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution

(ORC 505.87 & ORC 505.871)

Case #: 20-325

Date: 10/01/2020

Property Owner: JOHN AULT  
2020 FAIRFAX AVE  
HAMILTON OH 45015 1222,

Location: 2020 FAIRFAX AVE

Parcel #: A0300042000102

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2020 FAIRFAX AVE in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section **533. Junk.** The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents. of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Zoning Inspector

10/1/20

Date

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



<b>Case Date:</b>	10/01/2020
<b>Fairfield TWP Violation #:</b>	20-322
<b>Address of Violation:</b>	2029 Fairfax Ave
<b>Complainant Name:</b>	FTWP
<b>Complainant Address:</b>	
<b>Complainant Phone:</b>	
<b>Complainant Email:</b>	
<b>Description:</b>	J&D/Junk Car/Vehicle Parking
<b>Corrective Action:</b>	Be in compliance with Section 533
<b>Status:</b>	Open-Nuisance violation
<b>Action to be taken:</b>	Resolution
<b>Assigned To:</b>	Benjamin W. Gunderson
<b>Case Date:</b>	10/01/2020

### Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300042000091	2029 Fairfax Ave	1605 ENT	Henry R. Messer	R-3

### Violations

Date	Violation	Description	Status
10/01/2020	533. Junk	The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.	Open

### Notes

Date	Note	Created By:
2020-10-01	First Notice Sent to Property	Benjamin Gunderson
2020-11-16	Property inspected: Still in violation	Benjamin Gunderson
2020-12-11	Copy of First Notice Sent to Property	Benjamin Gunderson
2020-01-05	Property inspected: Still in violation	Benjamin Gunderson
2020-01-13	Property Sent to Resolution	Benjamin Gunderson



**COPY**  
12/11/2020

**Fairfield Township Zoning Department**  
**Fairfield Township, Butler County, Ohio**  
**NOTICE OF NUISANCE ABATEMENT VIOLATION**

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

Case #: 20-322

Date: 10/01/2020

Property Owner: HENRY R MESSER  
2029 FAIRFAX AVE  
HAMILTON OH 45015 1221,

Location: 2029 FAIRFAX AVE

Parcel #:A0300042000091

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2029 FAIRFAX AVE in Fairfield Township, Butler County, Ohio has determined the need for proper storage or removal of all junk/inoperable vehicle(s). Violation(s) are in reference to Section 533. Junk. The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents. of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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

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

In the event that this violation is not resolved, Fairfield Township will invoice you for the cost of all work done to the property to obtain compliance for the above-mentioned violation(s) as well as the cost of postage and administrative costs. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the costs shall be placed upon the tax duplicate and to be collected as other taxes are collected.

If you have any questions, contact Benjamin W. Gunderson at 513-887-4400 or at [bgunderson@fairfieldtwp.org](mailto:bgunderson@fairfieldtwp.org).

Zoning Inspector

10/11/20

Date

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



## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

### NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution

(ORC 505.87 & ORC 505.871)

Case #: 20-323

Date: 10/01/2020

Property Owner: HENRY R MESSER  
2029 FAIRFAX AVE  
HAMILTON OH 45015 1221,

Location: 2029 FAIRFAX AVE

Parcel #:A0300042000091

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Zoning Inspector

10/1/20

Date

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6032 Morris Road  
Hamilton, OH 45011  
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## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

### NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution

(ORC 505.87 & ORC 505.871)

Case #: 20-324

Date: 10/01/2020

Property Owner: HENRY R MESSER  
2029 FAIRFAX AVE  
HAMILTON OH 45015 1221,

Location: 2029 FAIRFAX AVE

Parcel #:A0300042000091

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at 2029 FAIRFAX AVE in Fairfield Township, Butler County, Ohio has determined the need for recreational vehicles to be parked on a paved surface 50 feet from right-of-way and properly store or remove all junk/inoperable vehicle(s). Violation(s) are in reference to Section 532. Parking and Storage of Vehicles and Trailers.

1. Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

4. No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution. of the Fairfield Township Zoning Resolution and section 505.87 of the Ohio Revised Code. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011.

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Zoning Inspector

10/1/20

Date



## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

### NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution

(ORC 505.87 & ORC 505.871)

Case #: 20-322

Date: 10/01/2020

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HAMILTON OH 45015 1221,

Location: 2029 FAIRFAX AVE

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Zoning Inspector

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## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

### NOTICE OF NUISANCE ABATEMENT VIOLATION

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Case #: 20-323

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10/1/20

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## Fairfield Township Zoning Department

Fairfield Township, Butler County, Ohio

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Under Fairfield Township Zoning Resolution

(ORC 505.87 & ORC 505.871)

Case #: 20-324

Date: 10/01/2020

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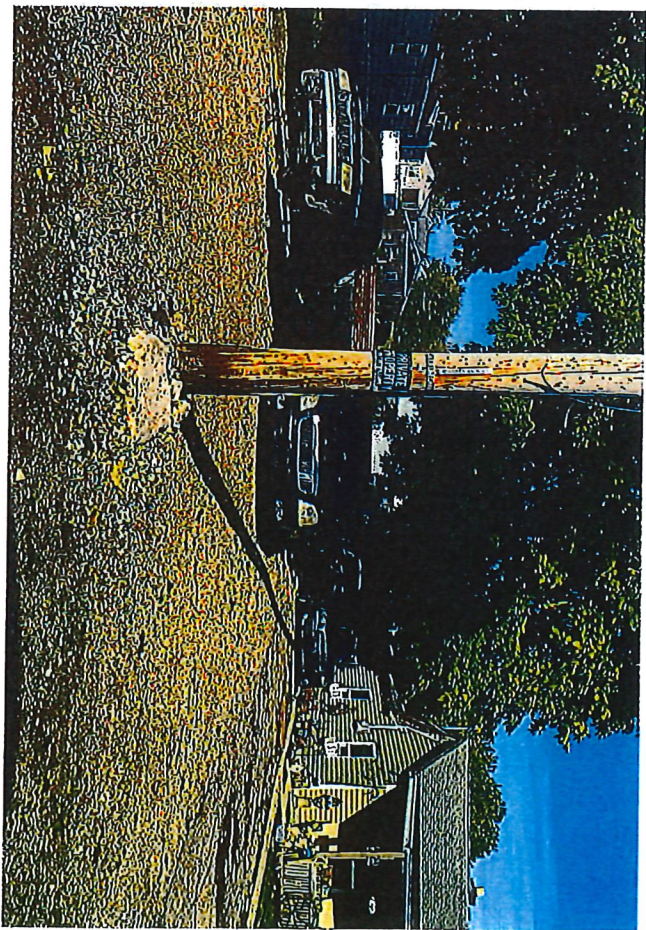
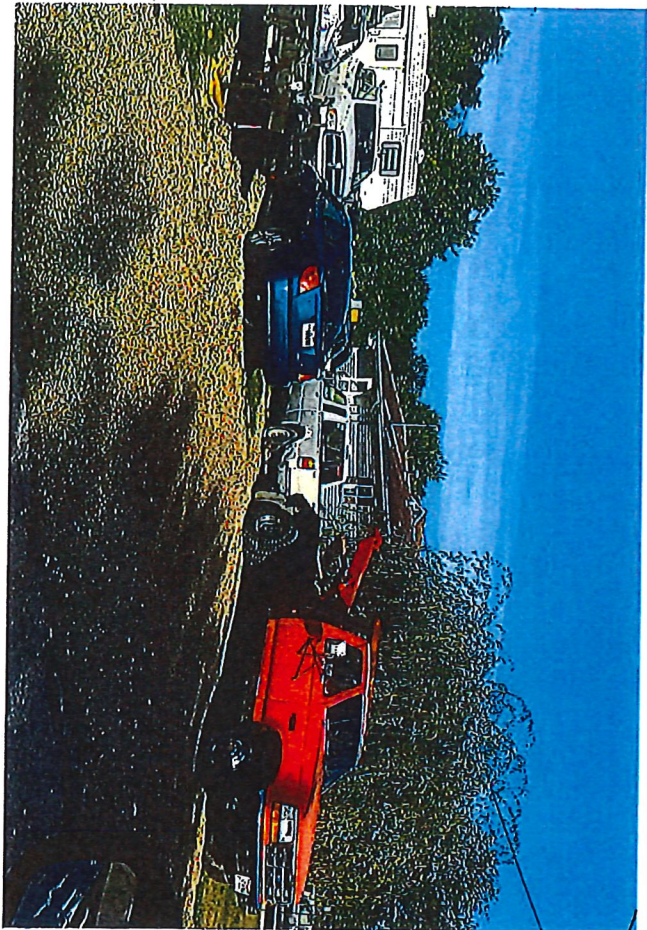
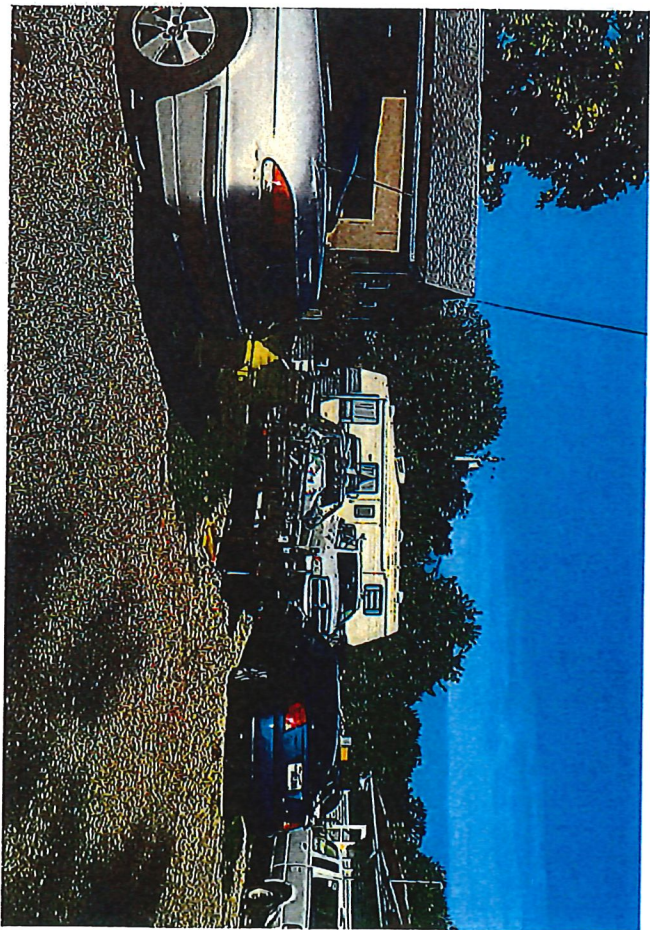
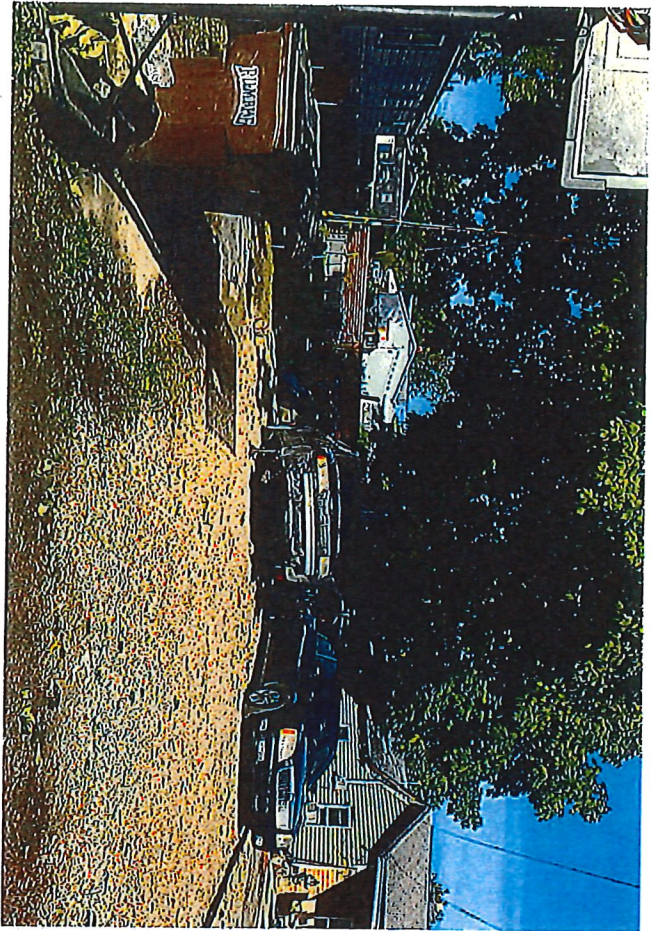
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Zoning Inspector

10/1/20

Date



<b>Case Date:</b>	11/06/2020
<b>Fairfield TWP Violation #:</b>	20-372
<b>Address of Violation:</b>	2045 Harvard Street
<b>Complainant Name:</b>	FTWP
<b>Complainant Address:</b>	
<b>Complainant Phone:</b>	
<b>Complainant Email:</b>	
<b>Description:</b>	RV and Vehicle Parking
<b>Corrective Action:</b>	Proper RV park/storage and vehicle parking
<b>Status:</b>	Open-Nuisance violation
<b>Action to be taken:</b>	Resolution
<b>Assigned To:</b>	Benjamin W. Gunderson
<b>Case Date:</b>	11/06/2020

### Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300037000032	2045 Harvard Street	1069 ENT	Jeff Ketcham	R-3

### Violations

Date	Violation	Description	Status
11/06/2020	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. 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.	Open

### Notes

Date	Note	Created By:
2020-11-06	Sent Courtesy Notice to Property.	Benjamin Gunderson
2020-11-17	First Notice Sent to Property	Benjamin Gunderson
2020-12-04	Property owner left voicemail saying he would put down gravel for RV	Benjamin Gunderson
2021-01-05	Property inspected: Still in violation	Benjamin Gunderson
2021-01-13	Property Sent to Resolution	Benjamin Gunderson