

FAIRFIELD TOWNSHIP
RESOLUTION NO. 22-155

**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, improper parking of vehicles, and/or refuse, junk, and debris were reported at the properties listed below; and

- | | |
|------------------------|--|
| • 5763 Green Crest Dr- | Commercial Vehicle |
| • 3244 Shoshoni Ct- | Fence Disrepair |
| • 6269 Ravena Dr- | Vehicle Business operating out of residential district |

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 Fairfield Township zoning resolution outlines zoning guidelines to promote public health, safety, comfort, and welfare of the residents of Fairfield Township. Violations of a provision of the resolution have been observed and proper notice has been delivered; 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 unsecured property, inoperable vehicles, improperly stored vehicles, 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: November 8, 2022

Board of Trustees

Shannon Hartkemeyer:

Michael Berding:

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 8th day of November, 2022.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri

Lawrence E. Barbieri, Township Law Director



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

Case Date:	10/27/2022	Courtesy Notice Date:	
Fairfield Twp Violation #	22-350	NOV Issue Date:	10/27/2022
Address of Violation:	5763 GREEN CREST DR	Final NOV Issue Date:	
Complainant Name:	anonymous anonymous		
Description:	Commercial vehicle being parked in ROW		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300090000008	5763 GREEN CREST DR	GRAY,BRENDA M AND RODNEY J

Violations

Code: 532.2 Commercial Vehicle Commercial Equipment Parking

Status: In Violation

No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time parking.

Date: 10/27/2022 11:02:00 AM

Required Actions:



Notes

Date: 11/2/2022 **By:** Nick Armstrong

Note: Vehicle was with legal at the start of the year and appeared to no longer be parked in the ROW. Was notified by the complainant that the vehicle returned and was being parked again in the evenings posing a safety concern.
first notice was sent on 1/26/2021, was on hold due to moratorium
First notice 5/5/2021
Sent to Trustees 5/26/2021
Final posted 11/26/2021 After communication with our office
Sent to Law Director 11/26/2021
Closed 02/02/2022

davechitwood3@gmail.com



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: 22-350

Date: 10/27/2022

Property Owner: GRAY, BRENDA M AND RODNEY J
5763 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5763 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300090000008

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 5763 GREEN CREST DR.

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

Code: 532.2 Commercial Vehicle Commercial Equipment Parking

Status: In Violation

No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.

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.

10/27/2022



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

FINAL NOTICE

NOTICE OF NUISANCE ABATEMENT VIOLATION

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

Case Number: 21-023

Date: 11/16/2021

Property Owner: GRAY, BRENDA M AND RODNEY J
5763 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5763 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300090000008

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 5763 GREEN CREST DR.

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

Code:

Status: In Violation

Required Actions:

Comments/Notes:

Code: 532.2 Commercial Vehicle Commercial Equipment Parking

Status: In Violation

No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.

Required Actions:

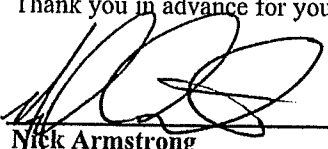
Comments/Notes:



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

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

Thank you in advance for your cooperation.



Nick Armstrong
Zoning Inspector

11/16/2021
Date

Case Date:	01/25/2021
Fairfield TWP Violation #:	21-023
Address of Violation:	5763 Green Crest
Complainant Name:	Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	532.4 Comm Vehicle
Corrective Action:	Vehicle cannot be parked on the street
Status:	Open- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	1/25/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300090000008	5763 GREEN CREST DR	3433 ENT	BRENDA M & RODNEY J GRAY	R-1

Violations

Date	Violation	Description	Status
1/25/2021	532. Parking and Storage of Vehicles and Trailers	2. No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking..	1. Open

Notes

Date	Note	Created By:
2021-1-25	Inspected and courtesy sent (com vehicle hold put in place)	Nick Armstrong
2021-5-05	Property inspected First Sent	Nick Armstrong
2021-5-21	Property Sent to Resolution	Nick Armstrong

FAIRFIELD TOWNSHIP
RESOLUTION NO. 21-89

**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

- | | |
|------------------------|--------------------|
| • 5763 Green Crest Dr- | Commercial Vehicle |
| • 6755 Alana Ct- | Trailer Parking |
| • 5963 Faircrest Dr- | Trailer Parking |

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: May 26, 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 26th day of may, 2021.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri
Lawrence E. Barbieri, Township Law Director



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

NOTICE OF NUISANCE ABATEMENT VIOLATION

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

Case Number: 21-023

Date: 05/05/2021

Property Owner: GRAY, BRENDA M AND RODNEY J
5763 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Property in Violation: 5763 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300090000008

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 5763 GREEN CREST DR.

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

Code: 532.2 Commercial Vehicle Commercial Equipment Parking

Status: In Violation

No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.



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.

5/5/2021

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





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: 21-023

Date: 1/25/2021

Property Owner: BRENDA M & RODNEY J GRAY
5763 GREEN CREST DR
Fairfield Township, Ohio, 45011

Property in Violation: 5763 GREEN CREST DR Parcel ID: A0300090000008
This Courtesy Notice is being sent to you in regards to your property at 5763 GREEN CREST DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s)

532. Parking and Storage of Vehicles and Trailers.

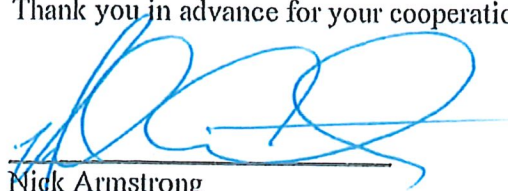
2. No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.

Required Action: Please remove the commercial vehicle seen in the attached photo to be compliant with the above stated Resolution. Thank you.

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

Our mission at the Fairfield Township Planning 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.

Thank you in advance for your cooperation.


Nick Armstrong
Zoning Inspector

1/25/2021



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

Case Date:	5/16/2022	Courtesy Notice Date:	5/16/2022
Fairfield Twp Violation #	22-139	NOV Issue Date:	9/7/2022
Address of Violation:	3244 SHOSHONI CT	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Fence is in disrepair		
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300135000040	3244 SHOSHONI CT	VU,NGUYEN TIMMY AND LIEN,VU KIM

Violations

Code: 534 High grass

Status: In Violation

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

Date: 5/16/2022 12:39:00 PM

Required Actions: Overgrown weeds; bushes and fence repair
Weeds along fence lines over 8'



Code: 712. Fences as Accessory Uses.

Status: In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 99 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Date: 9/7/2022 11:44:00 AM

Required Actions: Fence in disrepair



Notes

Date: 9/6/2022

By: Nick Armstrong

Note: Dawn Roberts
513.939.5702

Property

Date: 11/1/2022

By: Nick Armstrong

Note: Fence is still in disrepair. Vegetation has been maintained

Note: Gap in dates between letters as vegetation was cut back.



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: 22-139

Date: 9/7/2022

Property Owner: VU, NGUYEN TIMMY AND LIEN, VU KIM
6301 WILLOW BROOKE DR
LIBERTY TWP, OH 45011

Address in Violation: 3244 SHOSHONI CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300135000040

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 3244 SHOSHONI CT.

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: Overgrown weeds; bushes and fence repair
Weeds along fence lines over 8'

Comments/Notes:



Code: 712. Fences as Accessory Uses.

Status: In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 99 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Required Actions: Fence in disrepair

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.

9/7/2022

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: 22-139

Date: 5/26/2022

Property Owner: VU, NGUYEN TIMMY AND LIEN, VU KIM
6301 WILLOW BROOKE DR
LIBERTY TWP, OH 45011

Address in Violation: 3244 SHOSHONI CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300135000040

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 3244 SHOSHONI CT.

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: Overgrown weeds; bushes and fence repair
Weeds along fence lines over 8'

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.

5/26/2022

Date



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

Case Date:	9/22/2022	Courtesy Notice Date:	9/23/2022
Fairfield Twp Violation #	22-316	NOV Issue Date:	10/12/2022
Address of Violation:	6269 RAVENA DR	Final NOV Issue Date:	
Complainant Name:	anonymous anonymous		
Description:	Operating vehicle business out of a residential district. Vehicles crowding street and hindering delivery of mail and pick up of trash according to complaints.		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300071000111	6269 RAVENA DR	JONES, TIFFANY D

Violations

Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

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

Date: 9/22/2022 11:02:00 AM

Required Actions:

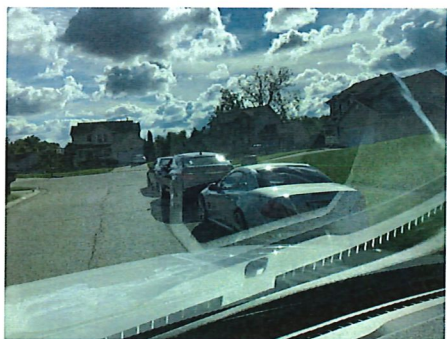
Code: 611.1 PRINCIPAL PERMITTED USES. R-1

Status: In Violation

(a) One-family detached dwellings, including approved modular housing. (b) Schools and colleges located not less than fifty (50) feet from any lot in any R- District or a recorded residential subdivision. (c) Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any lot in a R-District or a recorded residential subdivision.

Date: 9/22/2022 11:02:00 AM

Required Actions: Vehicle business not permitted within residential Districts.



Notes

Date: 9/18/2022

By: Nick Armstrong

Note: Mr Goins,

Hello, I'm hoping you can point me in the correct direction. My neighbors and I are frustrated due to another neighbor running a business from his home that he is renting in our cul de sac. He parks several cars on the street at times blocking driveways and visibility when turning into our cul de sac. What process or steps do we take to stop this? Or to whom do we talk to to end his business here?

Thank you for your time,
bluke75@gmail.com

Date: 11/3/2022

By: Nick Armstrong

Note: Multiple anonymous complaints on this property and the amount of vehicles being parked in the Cul-de-sac. I have worked with our Police department to have all the vehicles moved that were not legally registered. Residents in the cul-de-sac have stated the garbage truck and mail main can not come down the street at times due to the amount of vehicles.



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: 22-316

Date: 9/23/2022

Property Owner: JONES, TIFFANY D
6269 RAVENA DR
HAMILTON, OH 45011

Parcel ID: A0300071000111

Property in Violation: 6269 RAVENA DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6269 RAVENA DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

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

Required Actions:

Comments/Notes:

Code: 611.1 PRINCIPAL PERMITTED USES. R-1

Status: In Violation

(a) One-family detached dwellings, including approved modular housing. (b) Schools and colleges located not less than fifty (50) feet from any lot in any R- District or a recorded residential subdivision. (c) Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any lot in a R-District or a recorded residential subdivision.

Required Actions: **Vehicle business not permitted within residential Districts.**

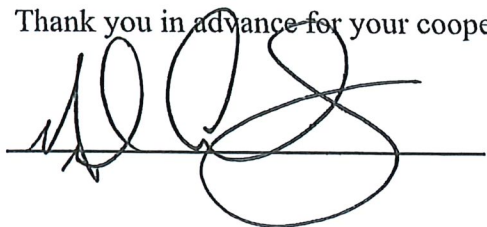
Comments/Notes:



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 black ink, appearing to be "MOS", is written over a horizontal line.

9/23/2022

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: 22-316

Date: 10/12/2022

Property Owner: JONES, TIFFANY D
6269 RAVENA DR
HAMILTON, OH 45011

Address in Violation: 6269 RAVENA DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300071000111

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 6269 RAVENA DR.

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

Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

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

Required Actions:

Comments/Notes:

Code: 611.1 PRINCIPAL PERMITTED USES. R-1

Status: In Violation

(a) One-family detached dwellings, including approved modular housing. (b) Schools and colleges located not less than fifty (50) feet from any lot in any R- District or a recorded residential subdivision. (c) Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any lot in a R- District or a recorded residential subdivision.

Required Actions: Vehicle business not permitted within residential Districts.

Comments/Notes:

