

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 22-94**

**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

- |                         |  |
|-------------------------|--|
| • 1945 Pater Ave-       | High Grass   |
| • Seward Road           | High Grass   |
| • 6545 Glenmont Dr-     | Junk, High Grass, Licensing of Vehicles                                |
| • 6545 Taylor Trace Ln- | Trailer Parking  |
| • 2625 Tylersville Rd-  | Junk, Objectionable, Noxious or Dangerous use.<br>(Unsecured Building) |
| • 6535 Taylor Trace Ln  | Trailer Parking  |
| • 1420 Tuley Rd-        | Vehicle Parking, Junk, High Grass, Inoperable Vehicle                  |
| • 7407 Whirlaway Dr-    | High Grass   |

**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 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.

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 22-94**

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| • 6545 Glenmont Dr-     | Junk, High Grass, Licensing of Vehicles                                |
| • 6545 Taylor Trace Ln- | Trailer Parking  |
| • 2625 Tylersville Rd-  | Junk, Objectionable, Noxious or Dangerous use.<br>(Unsecured Building) |
| • 6535 Taylor Trace Ln  | Trailer Parking  |
| • 1420 Tuley Rd-        | Vehicle Parking, Junk, High Grass, Inoperable Vehicle                  |
| • 7407 Whirlaway Dr-    | High Grass   |

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**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

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**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:** June 15, 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 15<sup>th</sup> day of June, 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:	5/25/2022	Courtesy Notice Date:	5/27/2022
Fairfield Twp Violation #	22-172	NOV Issue Date:	6/2/2022
Address of Violation:	1945 PATER AVE	Final NOV Issue Date:	
Complainant Name:	Resident Complaint		
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300041000025	1945 PATER AVE	JUNG,NICOLE

## 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:** 5/25/2022 11:26:00 AM

**Required Actions:** Vegetation on the property needs to be cut



## Notes

**Date:** 6/6/2022 **By:** Nick Armstrong

**Note:** Resident complaint. Repeat offender from last summer.





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: 22-172

Date: 5/27/2022

Property Owner: JUNG, NICOLE  
1945 PATER AVE  
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1945 PATER AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000025

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 1945 PATER 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:

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

## **NOTICE OF NUISANCE ABATEMENT VIOLATION**

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

Case Number: 22-172

Date: 6/2/2022

Property Owner: JUNG, NICOLE  
1945 PATER AVE  
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1945 PATER AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000025

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 1945 PATER 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: Vegetation on the property needs to be cut

Comments/Notes:



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

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

Thank you in advance for your cooperation.

6/2/2022

Date



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

Case Date:	5/19/2022	Courtesy Notice Date:	5/19/2022
Fairfield Twp Violation #	22-153	NOV Issue Date:	5/31/2022
Address of Violation:	SEWARD RD	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #

A0300007000024

Address

SEWARD RD

Owner Name

BURKETT, JUDITH A

## Violations

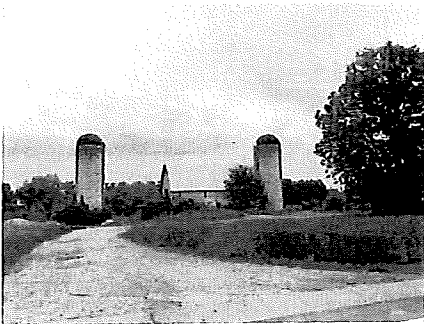
Code: 534 High grass

Status: In Violation

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

Date: 5/19/2022 9:02:00 AM

Required Actions: Grass needs to be maintained at this property



## Notes



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: 22-153

Date: 5/19/2022

Property Owner: BURKETT, JUDITH A  
6424 MORRIS RD  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: SEWARD RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300007000024

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 SEWARD RD.

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

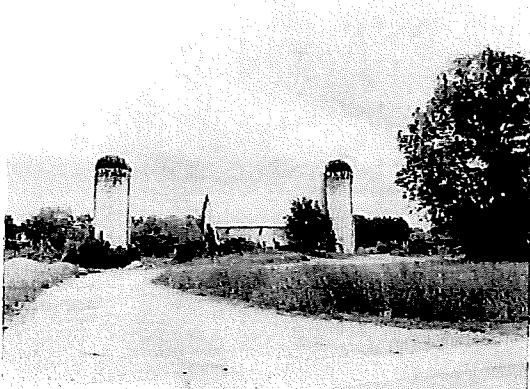
Code: 534 High grass

Status: In Violation

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

Required Actions: Grass needs to be maintained at this property

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.

5/19/2022

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: 22-153

Date: 5/31/2022

Property Owner: BURKETT, JUDITH A  
6424 MORRIS RD  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: SEWARD RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300007000024

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 SEWARD RD.

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

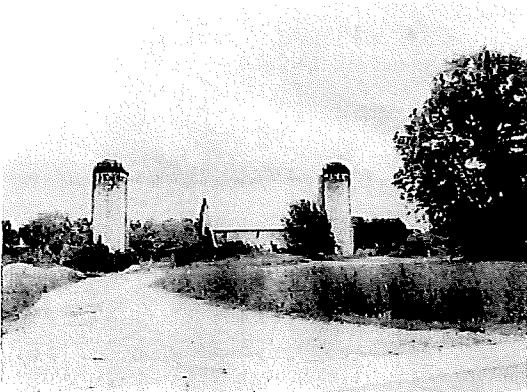
Code: 534 High grass

Status: In Violation

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

Required Actions: Grass needs to be maintained at this property

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.

5/31/2022

Date



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

Case Date:	5/9/2022	Courtesy Notice Date:	5/9/2022
Fairfield Twp Violation #	22-112	NOV Issue Date:	5/19/2022
Address of Violation:	6545 GLENMONT DR	Final NOV Issue Date:	
Complainant Name:	jluggenberger@gmail.com		
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300070000057	6545 GLENMONT DR	RILEY,RICHARD F AND JOAN

## Violations

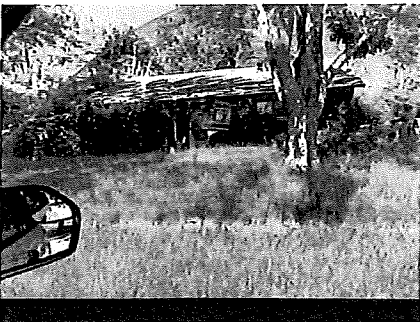
**Code:** 533 Junk

**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.

**Date:** 5/9/2022 11:56:00 AM

**Required Actions:**



**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:** 5/9/2022 11:57:00 AM

**Required Actions:**

**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:** 5/9/2022 11:57:00 AM

**Required Actions:**

## Notes

Date: 5/16/2022

By: Nick Armstrong

Note: I have linked your email to the existing case and closed the previous case.

Date: 6/6/2022

By: Nick Armstrong

Note: Grass was cut once. Unregistered vehicle still on property, grass is long again. No contact from property care taker.



Fairfield Township Zoning Department

## COURTESY NOTICE OF VIOLATION

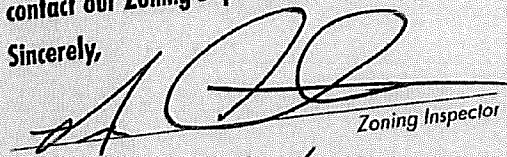
Under Fairfield Township Zoning Resolution 2020

For the Address: 6545 Glenmont

- ☒ ~~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  
matter. Please address this within 10 days or  
contact our Zoning Department at 513-887-4400.

Sincerely,

  
Zoning Inspector

5/19/22



Department

NOTICE  
ON

Resolution 2020

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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: 22-112

Date: 5/19/2022

Property Owner: RILEY, RICHARD F AND JOAN  
6545 GLENMONT DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6545 GLENMONT DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300070000057

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 6545 GLENMONT DR.

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

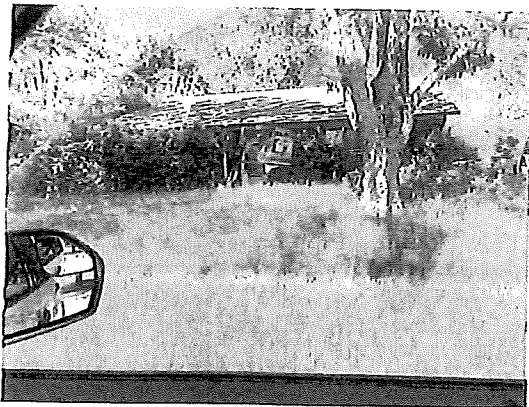
**Code: 533 Junk**

**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: 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:

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](mailto: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.

A handwritten signature in black ink, appearing to read 'Nick Armstrong', written over a horizontal line.

**Nick Armstrong**  
**Zoning Inspector**

5/19/2022

**Date**



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

Case Date:	5/24/2022	Courtesy Notice Date:	12/7/2021
Fairfield Twp Violation #	22-169	NOV Issue Date:	5/24/2022
Address of Violation:	6545 TAYLOR TRACE LN	Final NOV Issue Date:	
Complainant Name:			
Description:	RV and Trailer parked on side of house and back yard		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300125000020	6545 TAYLOR TRACE LN	SCHANIE, KURT A

## Violations

### 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.

Date: 12/7/2021 2:52:00 PM

### Required Actions:

### Code: 532.1 Parking of Vehicles

Status: In Violation

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

Date: 12/7/2021 2:52:00 PM

### Required Actions:



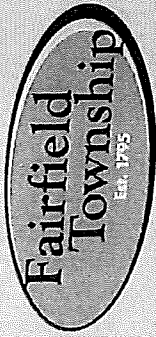
## Notes

Date: 1/12/2022 By: Nick Armstrong  
Note: Extension was requested for 1/01/2022 and the property is not in compliance as of 1/12/2012  
Date: 1/26/2022 By: Nick Armstrong  
Note: 513.225.8909

Kurt

Said camper is moved.

Date: 6/6/2022 By: Nick Armstrong  
Note: Violation re-opened.



Fairfield Township Zoning Department

## COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 6545 Taylor Turn

☐ 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: Trailer must

be parked on Paved  
Surface

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: 5/12/22

Fairfield

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Sincerely

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: 22-169

Date: 5/24/2022

Property Owner: SCHANIE, KURT A  
6545 TAYLOR TRACE LN  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6545 TAYLOR TRACE LN  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300125000020

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 6545 TAYLOR TRACE LN.

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: 532.1 Parking of Vehicles**

**Status: In Violation**

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

Required Actions:

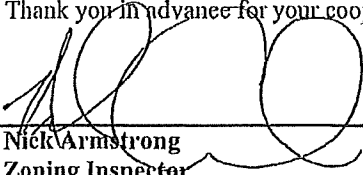
Comments/Notes:



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

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

Thank you in advance for your cooperation.

  
\_\_\_\_\_  
Nick Armstrong  
Zoning Inspector

\_\_\_\_\_  
5/24/2022

Date



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

Case Date:	4/25/2022	Courtesy Notice Date:	5/5/2022
Fairfield Twp Violation #	22-086	NOV Issue Date:	5/23/2022
Address of Violation:	2625 TYLERSVILLE RD	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300036000095	2625 TYLERSVILLE RD	HUBBARD,DONNIE DWIGHT

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### Violations



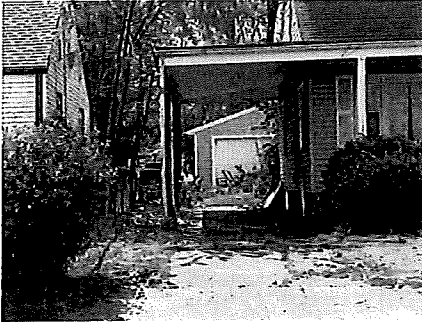
**Code: 533 Junk**

**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.

**Date:** 5/4/2022 12:28:00 PM

**Required Actions:**



**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.

**Date:** 5/4/2022 12:28:00 PM

**Required Actions:**

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**Notes**



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: 22-086

Date: 5/5/2022

Property Owner: HUBBARD, DONNIE DWIGHT  
1508 HARVARD ST  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000095

Property in Violation: 2625 TYLERSVILLE RD  
FAIRFIELD TOWNSHIP, OH 45015

This Courtesy Notice is being sent to you in regards to your property at 2625 TYLERSVILLE 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; 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:

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.

5/4/2022

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: 22-086

Date: 5/23/2022

Property Owner: HUBBARD, DONNIE DWIGHT  
1508 HARVARD ST  
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 2625 TYLERSVILLE RD  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000095

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 2625 TYLERSVILLE RD.

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

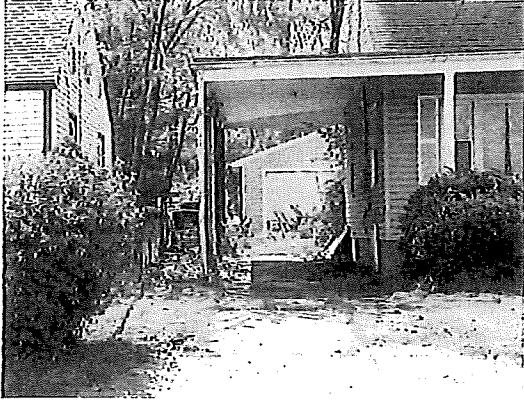
Code: 533 Junk

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: *Vegetation ? Junk ? Debris in back of property*

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; 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:

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.

5/23/2022

Date



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

Case Date:	5/24/2022	Courtesy Notice Date:	12/7/2021
Fairfield Twp Violation #	22-168	NOV Issue Date:	5/24/2022
Address of Violation:	6535 TAYLOR TRACE LN	Final NOV Issue Date:	
Complainant Name:	Michelle Grooms		
Description:	Trailer parking		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300125000021	6535 TAYLOR TRACE LN	WARDROP, RONNIE AND LISA R

## Violations

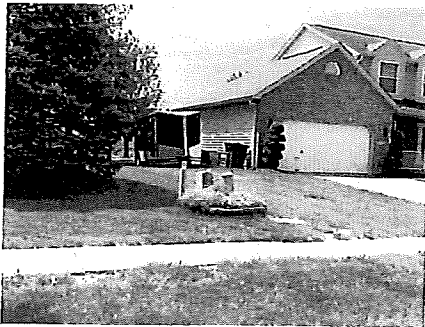
**Code:** 532.1 Parking of Vehicles

**Status:** In Violation

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

**Date:** 12/7/2021 3:00:00 PM

### Required Actions:



## Notes

**Date:** 1/12/2022 **By:** Nick Armstrong

**Note:** Extension was requested for 1/01/2022 and the property is not in compliance as of 1/12/2012

**Date:** 6/6/2022 **By:** Nick Armstrong

**Note:** Property back in violation. Resident Complaint.



Fairfield Township Zoning Department

## COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 6535 Taylor Ave

- ☐ 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: Trailer must

be parked on a

paved surface

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: 5/12/22



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: 22-168

Date: 5/24/2022

Property Owner: WARDRUP, RONNIE AND LISA R  
6535 TAYLOR TRACE LN  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6535 TAYLOR TRACE LN  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300125000021

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 6535 TAYLOR TRACE LN.

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

**Code: 532.1 Parking of Vehicles**

**Status: In Violation**

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

Required Actions:

Comments/Notes:



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

Please contact Nick Armstrong at (513) 887-4400 or at [narmstrong@fairfieldtwp.org](mailto: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.

5/24/2022





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 #	22-140	NOV Issue Date:	5/20/2022
Address of Violation:	1420 TULEY RD	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

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## Property

Parcel #	Address	Owner Name
A0300036000117	1420 TULEY RD	

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## 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 1:15:00 PM

**Required Actions:**



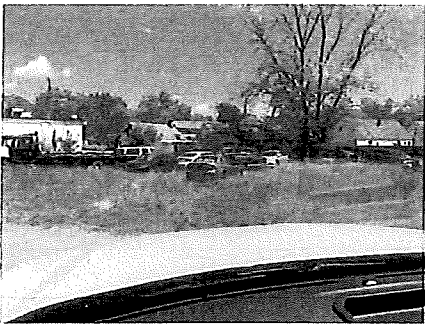
**Code:** 532.3 Licencing of Vehicles/Trailers

**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:** 5/16/2022 1:16:00 PM

**Required Actions:**



**Code:** 805. Parking of Inoperable Vehicles.

**Status:** In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

**Date:** 5/16/2022 1:16:00 PM

**Required Actions:**

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## Notes

**Date:** 5/20/2022 **By:** Nick Armstrong

**Note:** Received 3 resident complaints on this property

**Note:** Brown  
513.737.7590

**Date:** 6/6/2022 **By:** Nick Armstrong

**Note:** Vehicles have been moved. Grass has not been cut.

Fairfield Township Zoning Department

# COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 1420 Tuley

☐ 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  
matter. Please address this within 10 days or  
contact our Zoning Department at 513-887-4400.

Sincerely,



Zoning Inspector

Date: 5/16/22

Tall  
Porch  
art.



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: 22-140

Date: 5/20/2022

Property Owner:

3309 DESHLER DR  
CINCINNATI, OH 45251

Address in Violation: 1420 TULEY RD  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000117

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 1420 TULEY RD.

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

**Code: 534 High grass**

**Status: In Violation**

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

Required Actions:

Comments/Notes:



**Code: 532.3 Licencing of Vehicles/Trailers**

**Status: In Violation**

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

Required Actions:

Comments/Notes:



**Code: 805. Parking of Inoperable Vehicles.**

**Status: In Violation**

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

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.

5/20/2022

Date



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

Case Date:	5/10/2022	Courtesy Notice Date:	5/10/2022
Fairfield Twp Violation #	22-118	NOV Issue Date:	5/20/2022
Address of Violation:	7407 WHIRLAWAY DR	Final NOV Issue Date:	
Complainant Name:			
Description:	High Grass		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300082000044	7407 WHIRLAWAY DR	SAWYER, LEE ROY AND LEE DELORES JEAN

## Violations

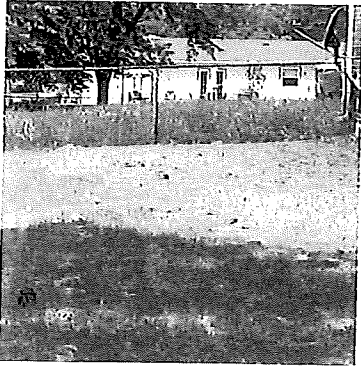
Code: 534 High grass

Status: In Violation

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

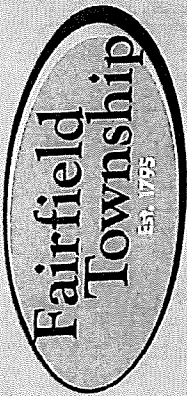
Date: 5/10/2022 12:01:00 PM

Required Actions:



## Notes





Fairfield Township Zoning Department

# COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 7407 Lakeside

- ☐ 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: \_\_\_\_\_

Repeat notice Vegetation  
in backyard

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



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: 22-118

Date: 5/20/2022

Property Owner: SAWYER, LEE ROY AND LEE DELORES JEAN  
7407 WHIRLAWAY DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 7407 WHIRLAWAY DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300082000044

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 7407 WHIRLAWAY DR.

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

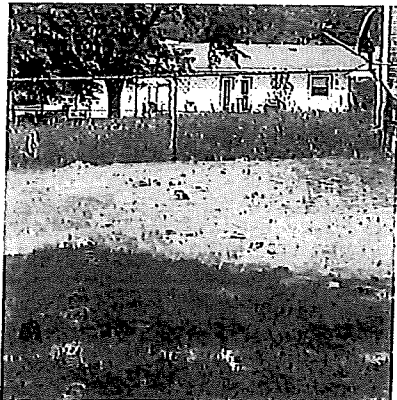
Code: 534 High grass

Status: In Violation

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

Required Actions:

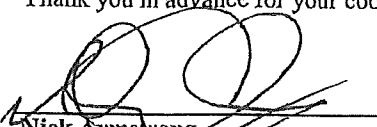
Comments/Notes:



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](mailto:narmstrong@fairfieldtwp.org) with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

  
Nick Armstrong  
Zoning Inspector

5/20/2022

Date

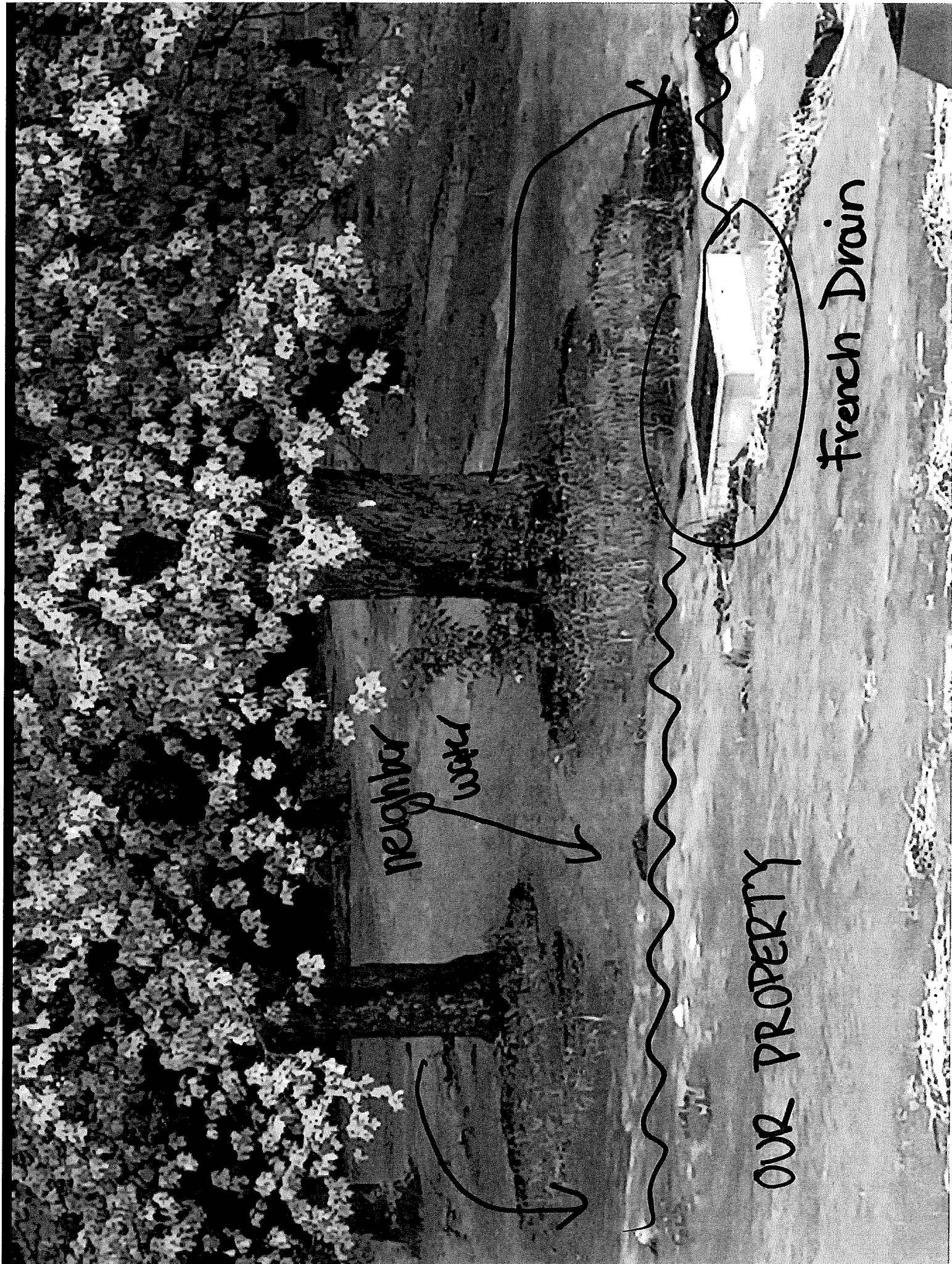




Long off full







neighbor

water

OUR PROPERTY

French Drain

prior  
pic of  
runoff.  
Cleaned  
out and  
flowing  
properly





current  
run dry

water  
moves  
to slow.

