

**FAIRFIELD TOWNSHIP  
RESOLUTION NO. 23-125**

**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

- |                              |  |
|------------------------------|--|
| • 3903 Tara Brooke Way-      | RV Parking   |
| • 2929 Creekside Dr-         | Trailer Parking, Junk, Vegetation  |
| • 6431 Canastota Dr-         | Vegetation   |
| • 1446 Exeter Dr-            | Pool Sanitation, Vegetation  |
| • 1927 Parkamo Ave-          | Junk, Objectionable, Noxious, or Dangerous Uses, Practices or Conditions |
| • 2908 Creekside Dr-         | R-1 Permitted use (Air B&B)  |
| • 2041 Fairgrove Ave-        | Junk, Inoperable Vehicles, Vegetation                                    |
| • 6009 Liberty Fairfield Rd- | Vehicle Parking  |
| • 7309 Clarion Ct-           | Junk, Debris, Vegetation   |
| • Stephens Pl-(Speedway)     | High Grass, Vegetation   |

**WHEREAS:** The Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control or removal of any vegetation, garbage, refuse or debris, or securing the property, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

**WHEREAS:** The 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:** September 12, 2023

**Board of Trustees**

Michael Berding: \_\_\_\_\_

Shannon Hartkemeyer: \_\_\_\_\_

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 12<sup>th</sup> day of September, 2023.

**ATTEST:**

\_\_\_\_\_  
Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
L.E. Barbieri

Lawrence E. Barbieri, Township Assistant Law Director



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

Case Date:	8/24/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-196	NOV Issue Date:	8/24/2023
Address of Violation:	3903 TARA BROOKE WAY	Final NOV Issue Date:	
Complainant Name:	Janet Felty		
Description:	Repeat Violation Case 21-069		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300117000030	3903 TARA BROOKE WAY	KRIS WILLIAMS

## Violations

**Code:** 532.4 Recreational Vehicle, trailer, watercraft parking **Status:** In Violation  
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.

**Date:** 8/24/2023 8:34:00 AM

### 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:** 8/24/2023 8:35:00 AM

### Required Actions:



## Notes

**Date:** 8/24/2023 **By:** Nick Armstrong

**Note:** 2 complaints

2 notice sent to resident dating back to 2021





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: 23-196

Date: 8/24/2023

Property Owner: KRIS WILLIAMS  
3903 TARA BROOKE WAY  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3903 TARA BROOKE WAY  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300117000030

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 3903 TARA BROOKE WAY.

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

Code: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

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.

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:

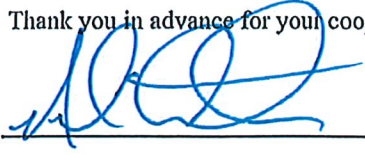




You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

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

Thank you in advance for your cooperation.

A handwritten signature in blue ink, appearing to be "M. C. C.", is written over a horizontal line.

8/24/2023

Date



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

Case Date:	8/23/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-193	NOV Issue Date:	8/23/2023
Address of Violation:	2929 CREEKSIDE DR	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Repeat nuisance (No repeat courtesy notice) Junk Trailer (Boat) parking Vegetation		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300136000025	2929 CREEKSIDE DR	JAVED IQBAL

## 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:** 8/23/2023 11:13:00 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:** 8/23/2023 11:13:00 AM

### Required Actions:

### Code: 532.4 Recreational Vehicle, trailer, watercraft parking

**Status:** In Violation

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.

**Date:** 8/23/2023 11:13:00 AM

### Required Actions: Repeat violations on property

Boat and or Trailer in driveway  
Junk and debris on property  
High vegetation in back of property





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: 23-193

Date: 8/23/2023

Property Owner: JAVED IQBAL  
2929 CREEKSIDE DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 2929 CREEKSIDE DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300136000025

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 2929 CREEKSIDE 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: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

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.

Required Actions: Repeat violations on property

Boat and or Trailer in driveway

Junk and debris on property

High vegetation in back of 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.

  
\_\_\_\_\_

8/23/2023

\_\_\_\_\_  
Date



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

Case Date:	8/21/2023	Courtesy Notice Date:	8/21/2023
Fairfield Twp Violation #	23-190	NOV Issue Date:	8/29/2023
Address of Violation:	6431 CANASTOTA DR	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Vegetation, animal infestation (Bush right front of property)		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300071000019	6431 CANASTOTA DR	PHILLIP KONRUFF

## 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:** 8/21/2023 2:40:00 PM

**Required Actions:**



## 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: 23-190

Date: 8/29/2023

Property Owner: PHILLIP KONRUFF  
6431 CANASTOTA DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6431 CANASTOTA DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300071000019

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 6431 CANASTOTA 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 at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

8/29/2023

Date





Fairfield Township Zoning Department

# COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 6431 Conastota

- ☐ 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: vegetation in

Violation, Grass Scrubs  
weed growth

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

Case Date:	6/5/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-106	NOV Issue Date:	8/24/2023
Address of Violation:	1446 EXETER AVE	Final NOV Issue Date:	
Complainant Name:	Hensley		
Description:	Pool Sanitation, vegetation Repeat nuisance		
Disposition:	Send to Trustees		
Assigned to:			

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### Property

Parcel #	Address	Owner Name
A0300036000058	1446 EXETER AVE	EQUITY TRUST COMPANY

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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:** 6/5/2023 2:47:00 PM

**Required Actions:**

**Code:** 713. Private Swimming Pools as Accessory Uses.

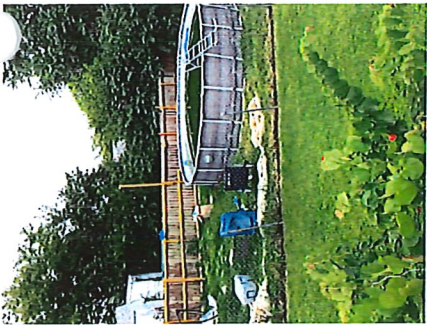
**Status:** In Violation

713. Private Swimming Pools as Accessory Uses. A private swimming pool, but not including farm ponds, as regulated herein, shall be any pool above or below ground, pond, lake or open tank, not located within a completely enclosed building, and containing, or normally capable of containing water to a depth at any point greater than one and one-half feet. No swimming pool shall be allowed in any residential District except as an accessory use in compliance with following conditions and requirements: 1. Swimming pools shall be maintained in a clean and sanitary condition and in good repair. 2. The pool is intended and is to be used solely for the enjoyment of the occupants and/or guests of the principal use of the property on which it is located. 3. It shall not be located closer than any accessory structure setback requirement to any property line of the property on which it is located and shall not be located within the front yard. 4. The swimming pool, or the entire property on which it is located, shall be fenced so as to prevent uncontrolled access by children from the street or adjacent properties. Said fence to be not less than four feet high and a minimum of four feet from the edge of the pool. Above ground pools with fencing that meets the requirements of Sub-paragraph (5) below are exempted from the requirements of this paragraph. 5. The fencing for an above ground pool may be located on the outer pool walls. The fence shall be a minimum of three feet high and the combined height of the pool walls and fence shall be a minimum of six feet above grade. All pool access points are to be provided with a lockable fence gate and removable or retractable ladders to prohibit access to the pool when not in use. 6. The required fencing must be in place when the pool construction is completed.

**Date:** 8/15/2023 3:47:00 PM

**Required Actions:** Pool is not being maintained  
Grass around pool not being cut

. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.



## Notes

**Date:** 6/5/2023 **By:** Nick Armstrong

**Note:** 826-2929

**Note:** Called and left message with property owner

**Date:** 6/8/2023 **By:** Nick Armstrong

**Note:** 5132081549

Spoke to property renter about pool permit, fence permit, weeds, amount of dogs. Said he would put in permits and cut the weeds

**Date:** 8/15/2023 **By:** Nick Armstrong

**Note:** 513-829-2929 Darell Hershner

Called about the condition of the pool, added a photo. The water is green and the grass is not being cut around the pool





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: 23-106

Date: 8/24/2023

Property Owner: EQUITY TRUST COMPANY  
5673 KRYSTAL CT  
CINCINNATI, OH 45252

Address in Violation: 1446 EXETER AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000058

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 1446 EXETER AVE.

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

Code: 534 High grass

Status: In Violation

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

Required Actions:

Comments/Notes:

Code: 713. Private Swimming Pools as Accessory Uses.

Status: In Violation

713. Private Swimming Pools as Accessory Uses. A private swimming pool, but not including farm ponds, as regulated herein, shall be any pool above or below ground, pond, lake or open tank, not located within a completely enclosed building, and containing, or normally capable of containing water to a depth at any point greater than one and one-half feet. No swimming pool shall be allowed in any residential District except as an accessory use in compliance with following conditions and requirements: 1. Swimming pools shall be maintained in a clean and sanitary condition and in good repair. 2. The pool is intended and is to be used solely for the enjoyment of the occupants and/or guests of the principal use of the property on which it is located. 3. It shall not be located closer than any accessory structure setback requirement to any property line of the property on which it is located and shall not be located within the front yard. 4. The swimming pool, or the entire property on which it is located, shall be fenced so as to prevent uncontrolled access by children from the street or adjacent properties. Said fence to be not less than four feet high and a minimum of four feet from the edge of the pool. Above ground pools with fencing that meets the requirements of Sub-paragraph (5) below are exempted from the requirements of this paragraph. 5. The fencing for an above ground pool may be located on the outer pool walls. The fence shall be a minimum of three feet high and the combined height of the pool walls and fence shall be a minimum of six feet above grade. All pool access points are to be provided with a lockable fence gate and removable or retractable ladders to prohibit access to the pool when not in use. 6. The required fencing must be in place when the pool construction is completed.

Required Actions: Pool is not being maintained  
Grass around pool not being cut

. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.

Comments/Notes:



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

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

Thank you in advance for your cooperation.

8/24/2023

Date



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

Case Date:	8/7/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-170	NOV Issue Date:	8/7/2023
Address of Violation:	1927 PARKAMO AVE	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Junk and Debris on the property Extreme nuisance		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300040000012	1927 PARKAMO AVE	SFR3-AIC LLC

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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:** 8/7/2023 9:43:00 AM

**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; 111 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

**Date:** 8/7/2023 9:43:00 AM

**Required Actions:** Dumpster on property, junk and debris.



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## Notes

**Date:** 8/7/2023

**By:** Nick Armstrong

**Note:** Spoke to neighbor, gave her an update on the statuses of the proeprty

**Note:** Attempted to contact SFR3 on 3 different occasions via their 'contact us' on their website. No phone number listed and have not heard back

**Date:** 8/9/2023

**By:** Chuck Goins

**Note:** Called Silverback Hauling and notified them that the dumpster is overflowing on the property.

Contacted owner listed under Sfr3 Fund at (415) 518-0707 and left a message informing them of the issue.

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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: 23-170

Date: 8/7/2023

Property Owner: SFR3-AIC LLC  
500 WESTOVER DR # 14104  
SANFORD, NC 27330

Address in Violation: 1927 PARKAMO AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300040000012

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 1927 PARKAMO AVE.

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



Code: 533 Junk

Status: In Violation

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

Required Actions:

Comments/Notes:

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

Status: In Violation

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

Required Actions: Dumpster on property, junk and debris.

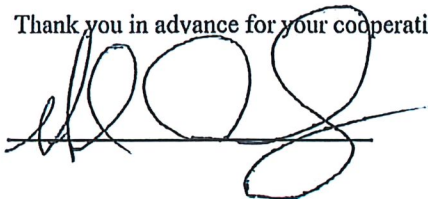
Comments/Notes:



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

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

Thank you in advance for your cooperation.



8/7/2023

Date





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

Case Date:	7/18/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-154	NOV Issue Date:	7/18/2023
Address of Violation:	2908 CREEKSIDE DR	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	An error has occurred while processing HtmlTextBox 'htmlTextBox26': ' ' is an unexpected token. The expected token is ','; Line 1, position 44.		
Disposition:	Send to Trustees		
Assigned to:			

## Property

Parcel #	Address	Owner Name
A0300136000033	2908 CREEKSIDE DR	TD PROPERTY MANAGEMENT COMPANY LLC

## Violations

**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:** 7/18/2023 4:00:00 PM

**Required Actions:** Property being used as an AIRBnB which is not permitted within a residential District

## Notes

**Date:** 7/24/2023 **By:** Nick Armstrong  
**Note:** Spoke to property owner, said she would obtain legal counsel.

513.503.3283

I mentioned what the next steps would be in our process and that an Air BnB is not a principally permitted use within an R-1 District.



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: 23-154

Date: 7/18/2023

Property Owner: TD PROPERTY MANAGEMENT COMPANY LLC  
838 CLEARFIELD LN  
CINCINNATI OH 45240

Address in Violation: 2908 CREEKSIDE DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300136000033

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 2908 CREEKSIDE DR.

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

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: Property being us as an AIRBnB which is not permitted within a residential District

Comments/Notes:

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

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

Thank you in advance for your cooperation.

7/18/2023

Date



Map area Any week Add guests 4

Airbnb your home

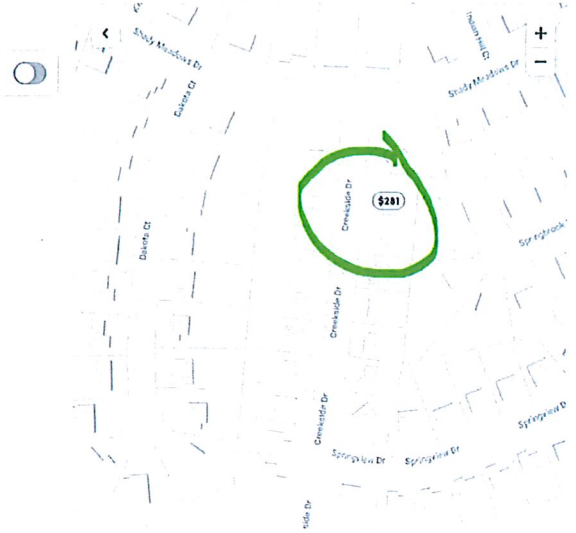
Your search Rooms New Amazing pools Countryside Lake Trending Play Farms Cabins Design Skiing Bed & breakfasts Top homes Amazing views Crafts & kitchens Camping Filters

1 place in Fairfield Township

Display total price Includes all fees, before taxes



**Home in Hamilton** **\$4,476 (29)**  
Fully stocked home with home theater and game...  
6 beds  
Aug 20 - 26  
**\$281/night**







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

Case Date:	7/28/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-163	NOV Issue Date:	7/28/2023
Address of Violation:	2041 FAIRGROVE AVE	Final NOV Issue Date:	
Complainant Name:	JOE MCABEE		
Description:	LOOKS LIKE THEY ARE BRING IN OLD TRUCKS ETC AND JUST LETTING THE WEEDS GROW ON THEM		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300026000038	2041 FAIRGROVE AVE	DELFAST TRANSPORT INC

## 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:** 7/28/2023 1:15:00 PM

**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:** 7/28/2023 1:16:00 PM

**Required Actions:**

## Notes

Date: 7/28/2023 By: Nick Armstrong  
Note: Contacted property owner in regards to repeated violations on the property. They have worked to resolve the previous violations

Note: Anna w <annaw7459@gmail.com>;  
Contacted property owner 07/28 in regards to additional violations. Refer to previous case 23-014.  
Will proceed with violation status under case 23-163

---

Date: 8/3/2023 By: Nick Armstrong  
Note: Have been in contact with the property owners about repeated violations. Requested myself and Zoning Admin meet with owners on property to discuss resolution to continued violation. Meeting will be scheduled the week of 8/10/2023 According to property management  
Note: Violations sent digitally to property owner.

---

Date: 8/24/2023 By: Nick Armstrong  
Note: Toured the property with the property owners who agreed to clean up the property. Specifically pointed out vegetation, broken down inoperable or unregistered vehicles and Junk

---



to: Anna w; Chuck Goins

Our Records I wanted to send you a digital copy of our violation letter.

Great History. Bright Future.

## **NOTICE OF NUISANCE ABATEMENT VIOLATION**

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

**Case Number: 23-163**

**Date: 7/28/2023**

**Property Owner: DELFAST TRANSPORT INC  
7875 ORCHARD CT  
WEST CHESTER, OH 45069**

**Address in Violation: 2041 FAIRGROVE AVE  
FAIRFIELD TOWNSHIP, OH 45011**

**Parcel ID: A0300026000038**

**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 2041 FAIRGROVE AVE.

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

**Code: 533 Junk**

**Status: In Violation**

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

**Required Actions:**

**Comments/Notes:**



**Code: 534 High grass**

**Status: In Violation**

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

**Required Actions:**



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

Case Date:	8/10/2023	Courtesy Notice Date:	8/14/2023
Fairfield Twp Violation #	23-175	NOV Issue Date:	8/23/2023
Address of Violation:	6009 LIBERTY FAIRFIELD	Final NOV Issue Date:	
Complainant Name:	Inspector Initiated		
Description:	Vehicle Parking		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300044000013	6009 LIBERTY FAIRFIELD	TELLO,PATRICIA

## Violations

**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:** 8/10/2023 3:35:00 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:** 8/10/2023 3:36:00 PM

**Required Actions:** White truck on side of house parked on Dirt



## 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: 23-175

Date: 8/23/2023

Property Owner: TELLO, PATRICIA  
6009 LIBERTY FAIRFIELD RD  
LIBERTY TWP, OH 45011

Address in Violation: 6009 LIBERTY FAIRFIELD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300044000013

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 6009 LIBERTY FAIRFIELD.

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

**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:

**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: White truck on side of house parked on Dirt

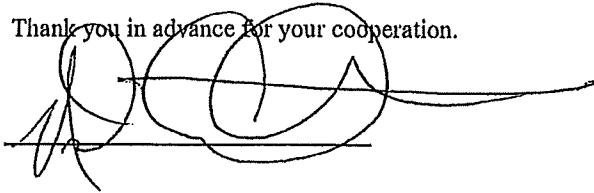
Comments/Notes:



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, consisting of several loops and a long horizontal stroke extending to the right.

8/22/2023

**Date**





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: 23-175

Date: 8/14/2023

Property Owner: TELLO,PATRICIA  
6009 LIBERTY FAIRFIELD RD  
LIBERTY TWP ,OH 45011

Parcel ID: A0300044000013

Property in Violation: 6009 LIBERTY FAIRFIELD RD  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6009 LIBERTY FAIRFIELD RD. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

**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:

**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: White truck on side of house parked on Dirt

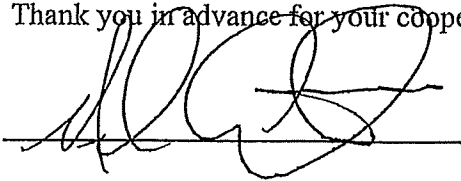
Comments/Notes:



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 "MCS", written over a horizontal line.

8/14/2023

Date





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

Case Date:	8/25/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-200	NOV Issue Date:	8/29/2023
Address of Violation:	7309 CLARION CT	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Repeat nuisance		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300073000082	7309 CLARION CT	EUGENE D BENNETT

## 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:** 8/25/2023 3:31:00 PM

**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:** 8/25/2023 3:31:00 PM

**Required Actions:** Grass (Roof) not being cut  
Junk in the driveway, TVS



## 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: 23-200

Date: 8/29/2023

Property Owner: EUGENE D BENNETT  
PO BOX 181077  
FAIRFIELD ,OH 45018

Address in Violation: 7309 CLARION CT  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300073000082

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 7309 CLARION CT.

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: Grass (Roof) not being cut  
Junk in the driveway, TVS

Comments/Notes:

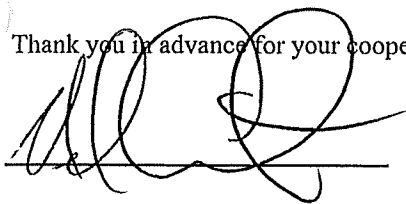




You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

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, consisting of several loops and a long horizontal stroke at the bottom, positioned over a horizontal line.

8/29/2023

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: 23-191

Date: 8/22/2023

Property Owner: Speedway LLC  
539 S Main St  
Findlay, Ohio, 45840

Address in Violation: STEHENS PL  
, OH

Parcel ID: a0300171000004

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 STEHENS PL.

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.

8/22/2023

Date



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

Case Date:	8/22/2023	Courtesy Notice Date:	8/22/2023
Fairfield Twp Violation #	23-191	NOV Issue Date:	8/22/2023
Address of Violation:	STHPENS PL	Final NOV Issue Date:	
Complainant Name:			
Description:	High Vegetation (Speedway vacant lot)		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
a0300171000004	STHPENS PL	Speedway LLC

## 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:** 8/22/2023 9:41:00 AM

**Required Actions:**



## Notes

**Date:** 8/22/2023

**By:** Nick Armstrong

**Note:** Contacted customer service as a courtesy notice. Stated she would elevate to the facility - district manager over the area.

**Date:** 9/1/2023

**By:** Nick Armstrong

**Note:** We went into the store and spoke to the store manager.

We then again contacted the cooperative office.. Still no action has been taken to resolve the overgrown vegetation