

FAIRFIELD TOWNSHIP
RESOLUTION NO. 23-147

**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

- | | |
|---------------------------|---|
| • 4192 Millikin Rd- | Vehicle Parking, Vegetation |
| • Gilmore Rd (Menards) | Vegetation |
| • 2600 Hamilton Mason Rd- | Vehicle Parking |
| • 5438 Wesley Way- | Licensing of Vehicles, Junk, 720. Objectionable, Noxious or dangerous use, practices or conditions. |
| • 4122 Tonya Trail- | Licensing of Vehicles, Junk, 720. Objectionable, Noxious or dangerous use, practices or conditions. |
| • 6659 Springmeadow Dr- | Watercraft Parking, Vehicle Parking |

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

WHEREAS: The Fairfield Township zoning resolution outlines zoning guidelines to promote public health, safety, comfort, and welfare of the residents of Fairfield Township. Violations of a provision of the resolution have been observed and proper notice has been delivered; and

WHEREAS: The Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS: In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: That this Board specifically finds and hereby determines that the unsecured property, inoperable vehicles, improperly stored vehicles, uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87.

SECTION 2: That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Administrator shall cause the nuisances to be removed, and the Township shall notify the County "Auditor to assess such cost-plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87.

SECTION 3: The Board hereby dispense with the requirement that this Resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 4: This Resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 5: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 6: This Resolution shall be declared an emergency and shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance throughout the growing season.

Adopted: November 14, 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 14th day of November, 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:	8/3/2023	Courtesy Notice Date:	8/3/2023
Fairfield Twp Violation #	23-167	NOV Issue Date:	10/16/2023
Address of Violation:	4192 MILLIKIN RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Vehicle parking in yard overgrown vegetation		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300087000008	4192 MILLIKIN RD	EDMONDS,JIM AND BRENDA

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

Required Actions: Vehicles being parked on the side and back of yard, not on paved surface

Grass and weeds over 8' (Side of yard)

Repeat Violation



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

Required Actions:



Notes

Date: 11/3/2023

By: Nick Armstrong

Note: Issue seemed to be resolved, vegetation was maintained and I did not observe any vehicles in the yard. That progress has since stopped, grass is well over 8' and vehicles again are being parked in the yard.



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: 23-167

Date: 8/3/2023

Property Owner: EDMONDS, JIM AND BRENDA
5826 MINDY DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300087000008

Property in Violation: 4192 MILLIKIN RD
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 4192 MILLIKIN RD. In accordance to the Fairfield Township Zoning Resolution, your property violates 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: Vehicles being parked on the side and back of yard, not on paved surface

Grass and weeds over 8'

Truck in driveway has a flat tire

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:

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.

A handwritten signature in black ink, appearing to be 'H. O. Q.', written over a horizontal line.

8/3/2023

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: 23-167

Date: 10/16/2023

Property Owner: EDMONDS, JIM AND BRENDA
5826 MINDY DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 4192 MILLIKIN RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300087000008

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 4192 MILLIKIN 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: Vehicles being parked on the side and back of yard, not on paved surface

Grass and weeds over 8" (Side of yard)

Repeat Violation ☒ 2

Comments/Notes:



Vehicles parked in back
over grown vegetation

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.

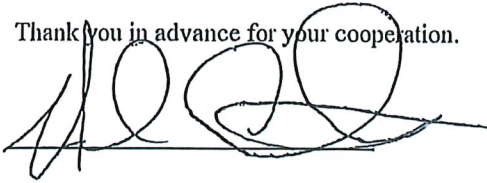
Required Actions:

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 black ink, consisting of several loops and a long horizontal stroke at the end.

10/13/2023

Date



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

Case Date:	9/19/2023	Courtesy Notice Date:	9/19/2023
Fairfield Twp Violation #	23-225	NOV Issue Date:	9/19/2023
Address of Violation:	GILMORE RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Vegetation		
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300025000086	GILMORE RD	LORVEN MENARDS 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: 9/19/2023 4:08:00 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: 23-225

Date: 9/19/2023

Property Owner: LORVEN MENARDS LLC
7106 CORPORATE WAY
DAYTON, OH 45459

Address in Violation: GILMORE RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300025000086

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 GILMORE 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:



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

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

Thank you in advance for your cooperation.

9/21/2023

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 #	23-192	NOV Issue Date:	8/30/2023
Address of Violation:	2600 HAMILTON MASON RD	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300025000026	2600 HAMILTON MASON RD	COMPSTON, MARION J II

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.

ate: 8/22/2023 11:13:00 AM

Required Actions:



Notes

Date: 8/22/2023 **By:** Nick Armstrong
Note: Continuance of multiple violations on this parcel



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: 23-192

Date: 8/22/2023

Property Owner: COMPSTON, MARION J II
2600 HAMILTON MASON RD
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 2600 HAMILTON MASON RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300025000026

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 2600 HAMILTON MASON RD.

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 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.

8/30/2023

Date



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

Case Date:	10/23/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-241	NOV Issue Date:	10/23/2023
Address of Violation:	5438 WESLEY WAY	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Inoperable vehicle parking		
Disposition:			
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300111000008	5438 WESLEY WAY	MORRELL PROPERTIES LLC

Violations

Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

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

Date: 10/23/2023 2:03:00 PM

Required Actions:

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: 10/23/2023 2:03:00 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: 10/23/2023 3:29:00 PM

Required Actions:

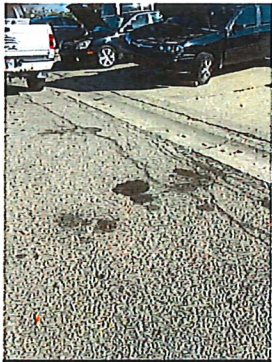
Code: 801 Off-Street Parking

Status: In Violation

801. Off-Street Parking Design Standards. All off-street facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications: 1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than one hundred sixty-two square feet in a 9 foot by 18-foot space exclusive of access drives or aisles, and shall be of usable shape and condition. 2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows: a. For one single-family, two-family, or three-family residential dwelling, the access drive shall be a minimum of nine feet in width and a maximum of twenty-four feet except in the following circumstances(s): (1.) A turnaround adjacent to an access drive may accommodate a maximum of two parking spaces. (2.) An access drive to accommodate a three-car garage may extend up to thirty feet in width. b. For all other uses, the access drive shall be a minimum of eighteen feet in width. c. All parking spaces, except those required for single-family, two-family, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion. d. Except where an access drive is required in connection with a use permitted in a residential district, no access drive shall be located in any residential district. 3. Setbacks: The location of off-street parking facilities for more than five vehicles may be located in required yards as specified elsewhere in this Resolution. However, off-street parking facilities within any "R" district are limited within the front yard to the required access drive. In no case shall any vehicle be located closer than five feet to any street, alley, or right-of-way. 9. Marking: All parking areas for ten or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Planning AND Zoning Administrator and shall be maintained in a clearly visible condition. 10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

Date: 10/23/2023 3:30:00 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: 23-241

Date: 10/23/2023

Property Owner: MORRELL PROPERTIES LLC
4142 FENTON RD
HAMILTON, OH 45013

Address in Violation: 5438 WESLEY WAY
HAMILTON, OH 45011

Parcel ID: A0300111000008

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 5438 WESLEY WAY.

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

Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

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

Required Actions:

Comments/Notes:

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

Required Actions:

Comments/Notes:

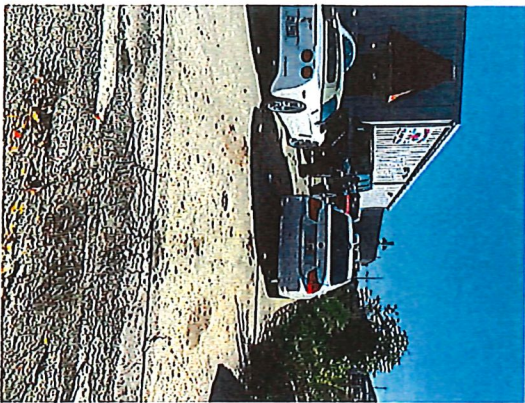
Code: 801 Off-Street Parking

Status: In Violation

801. Off-Street Parking Design Standards. All off-street facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications: 1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than one hundred sixty-two square feet in a 9 foot by 18-foot space exclusive of access drives or aisles, and shall be of usable shape and condition. 2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows: a. For one single-family, two-family, or three-family residential dwelling, the access drive shall be a minimum of nine feet in width and a maximum of twenty-four feet except in the following circumstances(s): (1.) A turnaround adjacent to an access drive may accommodate a maximum of two parking spaces. (2.) An access drive to accommodate a three-car garage may extend up to thirty feet in width. b. For all other uses, the access drive shall be a minimum of eighteen feet in width. c. All parking spaces, except those required for single-family, two-family, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion. d. Except where an access drive is required in connection with a use permitted in a residential district, no access drive shall be located in any residential district. 3. Setbacks: The location of off-street parking facilities for more than five vehicles may be located in required yards as specified elsewhere in this Resolution. However, off-street parking facilities within any "R" district are limited within the front yard to the required access drive. In no case shall any vehicle be located closer than five feet to any street, alley, or right-of-way. 9. Marking: All parking areas for ten or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Planning AND Zoning Administrator and shall be maintained in a clearly visible condition. 10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

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.

Handwritten signature of the official.

10/23/2023

Date



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

Case Date:	10/23/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-240	NOV Issue Date:	10/23/2023
Address of Violation:	4122 TONYA TRL	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Inoperable vehicle parking		
Disposition:			
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300111000017	4122 TONYA TRL	T B PROPERTIES LLC I

Violations

Code: 801 Off-Street Parking

Status: In Violation

801. Off-Street Parking Design Standards. All off-street facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications: 1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than one hundred sixty-two square feet in a 9 foot by 18-foot space exclusive of access drives or aisles, and shall be of usable shape and condition. 2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows: a. For one single-family, two-family, or three-family residential dwelling, the access drive shall be a minimum of nine feet in width and a maximum of twenty-four feet except in the following circumstances(s): (1.) A turnaround adjacent to an access drive may accommodate a maximum of two parking spaces. (2.) An access drive to accommodate a three-car garage may extend up to thirty feet in width. b. For all other uses, the access drive shall be a minimum of eighteen feet in width. c. All parking spaces, except those required for single-family, two-family, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion. d. Except where an access drive is required in connection with a use permitted in a residential district, no access drive shall be located in any residential district. 3. Setbacks: The location of off-street parking facilities for more than five vehicles may be located in required yards as specified elsewhere in this Resolution. However, off-street parking facilities within any "R" district are limited within the front yard to the required access drive. In no case shall any vehicle be located closer than five feet to any street, alley, or right-of-way. 9. Marking: All parking areas for ten or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Planning AND Zoning Administrator and shall be maintained in a clearly visible condition. 10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

Date: 10/23/2023 3:27:00 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: 10/23/2023 1:58:00 PM

Required Actions: Vehicles in disrepair



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: 10/23/2023 1:58:00 PM

Required Actions:

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

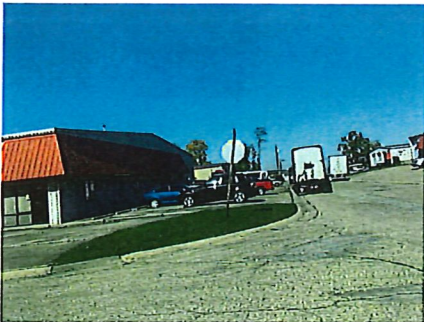
Status: In Violation

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; 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: 10/23/2023 3:29:00 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: 23-240

Date: 10/23/2023

Property Owner: T B PROPERTIES LLC I
5284 WINTON RD
FAIRFIELD, OH 45014

Address in Violation: 4122 TONYA TRL
HAMILTON, OH 45011

Parcel ID: A0300111000017

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 4122 TONYA TRL.

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

Code: 801 Off-Street Parking

Status: In Violation

801. Off-Street Parking Design Standards. All off-street facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications: 1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than one hundred sixty-two square feet in a 9 foot by 18-foot space exclusive of access drives or aisles, and shall be of usable shape and condition. 2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows: a. For one single-family, two-family, or three-family residential dwelling, the access drive shall be a minimum of nine feet in width and a maximum of twenty-four feet except in the following circumstances(s): (1.) A turnaround adjacent to an access drive may accommodate a maximum of two parking spaces. (2.) An access drive to accommodate a three-car garage may extend up to thirty feet in width. b. For all other uses, the access drive shall be a minimum of eighteen feet in width. c. All parking spaces, except those required for single-family, two-family, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion. d. Except where an access drive is required in connection with a use permitted in a residential district, no access drive shall be located in any residential district. 3. Setbacks: The location of off-street parking facilities for more than five vehicles may be located in required yards as specified elsewhere in this Resolution. However, off-street parking facilities within any "R" district are limited within the front yard to the required access drive. In no case shall any vehicle be located closer than five feet to any street, alley, or right-of-way. 9. Marking: All parking areas for ten or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Planning AND Zoning Administrator and shall be maintained in a clearly visible condition. 10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

Required Actions:

Comments/Notes:

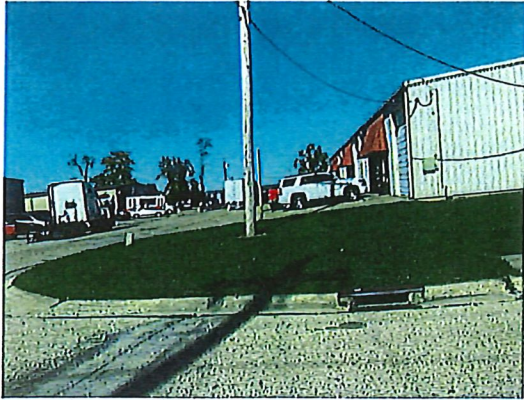
Code: 532.3 Licencing of Vehicles/Trailers

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: Vehicles in disrepair

Comments/Notes:



Code: 533 Junk

Status: In Violation

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

Required Actions:

Comments/Notes:

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.

A handwritten signature in black ink, consisting of several loops and a horizontal line at the end, positioned above a horizontal line.

10/23/2023

Date



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

Case Date:	9/11/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-216	NOV Issue Date:	9/11/2023
Address of Violation:	6659 SPRINGMEADOW DR	Final NOV Issue Date:	
Complainant Name:			
Description:	Watercraft in driveway		
Disposition:	Issued NOV		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300113000015	6659 SPRINGMEADOW DR	HILDEBRAND, TODD E

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: 9/11/2023 11:38:00 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: 9/11/2023 2:26:00 PM

Required Actions: Vehicles Parked on dirt not permitted

Boat is in violation, not 50' from ROW

Notes

Date: 11/3/2023

By: Nick Armstrong

Note: Resident had previously been in contact with resident about violation. Resident requested time to put a concrete pad down to become complaint with the parking of the watercraft. Resident has not been in contact with zoning and has made no attempt to get in compliance.

C:4/21 Working on getting a concrete slab, will call me back with more information

1st:6/145/31 completion if not in storage before

Resident did not follow up to the 5/31 Completion

6/17 Spoke to the owner, the soonest he can get concrete is August. Allowed time for a contractor to complete work.

9-1-21 Re opened case. Boat is back in the driveway, no concrete work completed.



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: 23-216

Date: 9/11/2023

Property Owner: HILDEBRAND, TODD E
6659 SPRINGMEADOW DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6659 SPRINGMEADOW DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300113000015

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 6659 SPRINGMEADOW DR.

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: Vehicles Parked on dirt not permitted

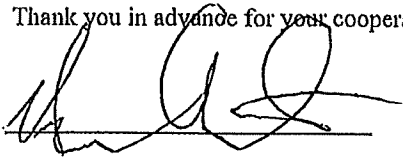
Boat is in violation, not 50' from ROW

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 'J. A. Q.', written over a horizontal line.

9/11/2023

Date