

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 23-50**

**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

- 2484 Service Ln-                      **Junk and Debris**
- 3443 Hamilton Mason Rd-        **Possible Business, Inoperable Vehicle**

**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.

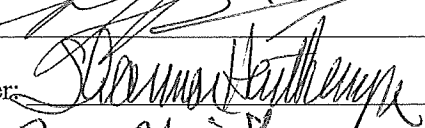
**SECTION 6:** This Resolution shall be declared an emergency and shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance throughout the growing season.

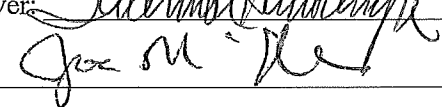
**Adopted:** March 14, 2023

**Board of Trustees**

**Vote of Trustees**

Michael Berding: 

Shannon Hartkemeyer: 

Joe McAbee: 

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 14<sup>th</sup> day of March, 2023.

**ATTEST:**

\_\_\_\_\_  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

  
Lawrence E. Barbieri, Township Assistant Law Director



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

Case Date:	1/13/2023	Courtesy Notice Date:	1/17/2023
Fairfield Twp Violation #	23-008	NOV Issue Date:	2/13/2023
Address of Violation:	2484 SERVICE LN	Final NOV Issue Date:	
Complainant Name:			
Description:	Junk and Debris		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

### Property

Parcel #	Address	Owner Name
A0300070000001	2484 SERVICE LN	AASL INVESTMENTS LLC

### 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:** 1/13/2023 12:02:00 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: 23-008

Date: 2/13/2023

Property Owner: AASL INVESTMENTS LLC  
3991 HAMILTON MIDDLETOWN RD  
HAMILTON ,OH 45011

Address in Violation: 2484 SERVICE LN  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300070000001

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 2484 SERVICE LN.

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

Code: 533 Junk

Status: In Violation

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

Required Actions:

Comments/Notes:



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.

2/13/2023

Date



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

Case Date:	3/1/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-023	NOV Issue Date:	3/1/2023
Address of Violation:	3443 HAMILTON MASON RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Possible Business In operable unregistered vehicle		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

### Property

Parcel #	Address	Owner Name
A0300077000010	3443 HAMILTON MASON RD	BSFR II OWNER I LLC

### Violations

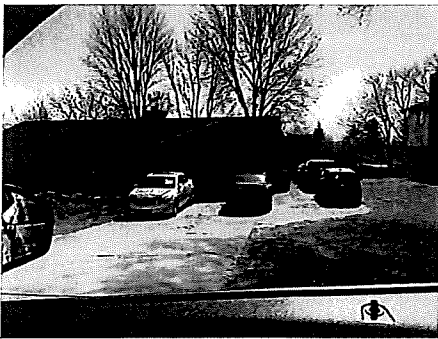
**Code:** 532.3 Licencing of Vehicles/Trailers

**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:** 3/1/2023 1:43:00 PM

**Required Actions:** Inoperable unregistered vehicles  
Possible business in R1 district



**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:** 3/1/2023 1:46:00 PM

**Required Actions:** Business not permitted in R1

### 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: 23-023

Date: 3/1/2023

Property Owner: BSFR II OWNER I LLC  
997 MORRISON DR STE 402  
CHARLESTON ,SC 29403

Address in Violation: 3443 HAMILTON MASON RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300077000010

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 3443 HAMILTON MASON RD.

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: Inoperable unregistered vehicles  
Possible business in R1 district

Comments/Notes:



Code: 611.1 PRINCIPAL PERMITTED USES. R-1

Status: In Violation

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

Required Actions: Business not permitted in R1

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

3/2/2023

Date