

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 24-45**

**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

- **2015 Milton St- Junk and Debris**
- **3443 Hamilton Mason Rd- Operating a business out of R-1 District, Licensing of
Vehicles, Junk and Debris**
- **6103 Brofield Dr- Parking of Vehicles, Junk and Debris**
- **1649 Tuley Rd- Junk and Debris**

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 19, 2024

Board of Trustees

Vote of Trustees

Michael Berding: _____

Yes

Shannon Hartkemeyer: _____

Yes

Joe McAbee: _____

Yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 19 day of March, 2024.

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:	2/27/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-017	NOV Issue Date:	2/27/2024
Address of Violation:	2015 MILTON ST	Final NOV Issue Date:	
Complainant Name:			
Description:	Trash on Property		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300037000099	2015 MILTON ST	ZENDEJAS, RODOLFO

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: 2/27/2024 2:30:00 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: 24-017

Date: 2/27/2024

Property Owner: ZENDEJAS, RODOLFO
 2015 MILTON ST
 FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 2015 MILTON ST
 FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000099

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 2015 MILTON ST.

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.

2/27/2024
 Date



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

Case Date:	2/2/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-011	NOV Issue Date:	2/2/2024
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: 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

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: 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: 2/2/2024 3:38:00 PM

Required Actions: Tires trash and inoperable vehicles on property

Repeat violation



Notes

Date: 8/10/2023 By: Chuck Goins

Note: Sent email to property maintenance company advising of violations. Email in system as an attachment.

Date: 9/20/2023 By: Nick Armstrong

Note: Sarah Withrow Called 513.545.8977. She said her mom had been emailing about the car lot being run out of the house across the street, vehicle activity seen. Will investigate. All vehicles appear to be operational, any work appears to be inside and all vehicles appear to be registered.

Date: 11/8/2023 By: Nick Armstrong

Note: This is still going on we don't care what u guys say they are operating a CAR BUSINESS on their property. Just a few minutes ago. His employer has a couple test driving this car from their property smh WE MUST HAVE TO GO THROUGH SOMEONE ELSE TO GET THIS STOPPED. 11/7/23 2:15pm



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: 24-011

Date: 2/2/2024

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):



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

Case Date:	2/9/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-015	NOV Issue Date:	2/9/2024
Address of Violation:	6103 BROFIELD DR	Final NOV Issue Date:	
Complainant Name:			
Description:	Vehicle Parking Junk and Debris		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300096000049	6103 BROFIELD DR	RUTHERFORD,ROBERT

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: 2/9/2024 9:00:00 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: 2/9/2024 9:00:00 AM

Required Actions:



Notes

Date: 2/9/2024

By: Nick Armstrong

8 GovPilot violation submissions
 No courtesy issued



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
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 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: 24-015

Date: 2/9/2024

Property Owner: RUTHERFORD,ROBERT
 6103 BROFIELD DR
 FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 6103 BROFIELD DR
 FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300096000049

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 6103 BROFIELD 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: 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:

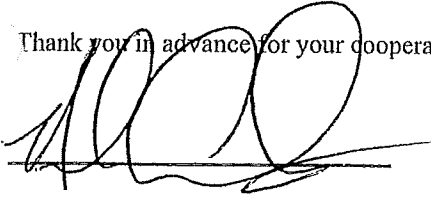
Comments/Notes:



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 large, overlapping loops and a horizontal line at the bottom.

2/9/2024

Date



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

Case Date:	3/5/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-021	NOV Issue Date:	3/7/2024
Address of Violation:	1649 TULEY RD	Final NOV Issue Date:	
Complainant Name:	Annonomous		
Description:	Construction Materials Junk And Debris		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300040000062	1649 TULEY RD	HRISTOV,MARIYAN

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: 3/5/2024 12:20:00 PM

Required Actions: Repeat Nuisance
 Construction Materials
 Junk and Debris.

Contact 785.2293 to avoid further action and resolution



Notes

Date: 3/11/2024

By: Nick Armstrong

Note: Property has had previous violations for J&D, No courtesy issued



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 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: 24-021

Date: 3/7/2024

Property Owner: HRISTOV, MARIYAN
 237 BOND AVE
 HAMILTON, OH 45011

Address in Violation: 1649 TULEY RD
 FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300040000062

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 1649 TULEY RD.

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

Code: 533 Junk

Status: In Violation

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

Required Actions: Repeat Nuisance
 Construction Materials
 Junk and Debris.

Contact 785.2293 to avoid further action and resolution

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 [redacted] with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

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:

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: 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: Tires trash and inoperable vehicles on property

Repeat violation

please call 513.887.4400

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.

2/2/2024