

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 25-50**

**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

- | | |
|----------------------------|---------------------------------------------------------------------------------------|
| • 2045 Pater Ave | Parking of inoperable vehicles |
| • 3991 Hamilton Middletown | Required refuse collection areas |
| • 3698 Connor Ct | Parking of inoperable vehicles |
| • 1916-1920 Tuley Rd | Junk and debris, objectionable, noxious or dangerous uses,
practices or conditions |
| • 5733 Green Crest Dr | Fences as accessory use (fence in disrepair) |

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: April 8, 2025

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 8th day of April, 2025.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

K.E. Barbieri

Katherine Barbieri, Township Law Director



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

Case Date:	9/23/2024	Courtesy Notice Date:	11/6/2024
Fairfield Twp Violation #	24-152	NOV Issue Date:	2/3/2025
Address of Violation:	2045 PATER AVE	Final NOV Issue Date:	
Complainant Name:	Thomas Cheatham		
Description:	They have a car that has been sitting in front of their house that has broken windows and no tires, been that way for about a year.		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300042000039	2045 PATER AVE	HANEKOM FAMILY LIVING TRUST

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: 11/6/2024 2:10:00 PM

Required Actions: In operable vehicle parked in right of way. except that such vehicle may be stored in an enclosed garage or other accessory building



Notes

Date: 11/21/2024

By: Nick Armstrong

Note: Resident called, vehicle has updated tags and they ask for extra time for the tires.



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: 24-152

Date: 2/3/2025

Property Owner: HANEKOM FAMILY LIVING TRUST
1257 BAUER RD
SOMERVILLE, OH 45064

Address in Violation: 2045 PATER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300042000039

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 2045 PATER AVE.

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: In operable vehicle parked in right of way. .except that such vehicle may be stored in an enclosed garage or other accessory building

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.

2/3/2025



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: 24-152

Date: 11/6/2024

Property Owner: HANEKOM FAMILY LIVING TRUST
1257 BAUER RD
SOMERVILLE, OH 45064

Parcel ID: A0300042000039

Property in Violation: 2045 PATER AVE
FAIRFIELD TOWNSHIP, OH 45015

This Courtesy Notice is being sent to you in regards to your property at 2045 PATER AVE. 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: In operable vehicle parked in right of way, except that such vehicle may be stored in an enclosed garage or other accessory building

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.

11/6/2024

Page 1 of 2



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

Case Date:	3/26/2025	Courtesy Notice Date:	6/14/2022
Fairfield Twp Violation #	25-044	NOV Issue Date:	3/26/2025
Address of Violation:	3991 HAMILTON MIDDLETOWN RD	Final NOV Issue Date:	
Complainant Name:	Bill Durfey		
Description:	531. Required Refuse Collection Areas. The refuse collection areas provided by all commercial, industrial, and multi-family residential uses for the collection of trash, garbage, and other refuse shall be enclosed on all four sides (three sides by a solid wall or fence of at least four feet in height and one side with a gate of matching height), unless within an enclosed building or structure. Provisions shall be made for regular and adequate vehicular access to such areas for collection purposes. In addition, the following requirements shall be met: 1. The storage of hazardous or toxic materials or waste shall not be permitted without documented approval of the Ohio Environmental Protection Agency. 2. Materials or waste which might cause fumes or dust or otherwise constitute a fire hazard, of which may attract rodents or insects, shall be stored only in closed containers constructed of impervious materials.		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
300019000023	3991 HAMILTON MIDDLETOWN RD	MKJAS CENTER LLC

Violations

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: 6/14/2022 3:30:00 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: 6/14/2022 3:30:00 PM

Required Actions: 531. Required Refuse Collection Areas.

The refuse collection areas provided by all commercial, industrial, and multi-family residential uses for the collection of trash, garbage, and other refuse shall be enclosed on all four sides (three sides by a solid wall or fence of at least four feet in height and one side with a gate of matching height), unless within an enclosed building or structure. Provisions shall be made for regular and adequate vehicular access to such areas for collection



Notes

Date: 3/26/2025

By: Nick Armstrong

Note: Working with EPA, Property was cleaned up a bit but has since become a concern again. Will meet with MR Ross at this property

Epa sent official violation 03/25/25

Note: 531. Required Refuse Collection Areas.

The refuse collection areas provided by all commercial, industrial, and multi-family residential uses for the collection of trash, garbage, and other refuse shall be enclosed on all four sides (three sides by a solid wall or fence of at least four feet in height and one side with a gate of matching height), unless within an enclosed building or structure. Provisions shall be made for regular and adequate vehicular access to such areas for collection purposes. In addition, the following requirements shall be met:

1. The storage of hazardous or toxic materials or waste shall not be permitted without documented approval of the Ohio Environmental Protection Agency.
2. Materials or waste which might cause fumes or dust or otherwise constitute a fire hazard, of which may attract rodents or insects, shall be stored only in closed containers constructed of impervious materials.



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: 25-008

Date: 2/5/2025

Property Owner: MKJAS CENTER LLC
3991 HAMILTON MIDDLETOWN RD STE A
HAMILTON, OH 45011

Address in Violation: 3991 HAMILTON MIDDLETOWN RD
HAMILTON, OH 45011

Parcel ID: A0300019000023

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 3991 HAMILTON MIDDLETOWN 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:

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.

2/5/2025

Date



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

Case Date:	2/10/2025	Courtesy Notice Date:	3/6/2025
Fairfield Twp Violation #	25-011	NOV Issue Date:	3/10/2025
Address of Violation:	3698 CONNOR CT	Final NOV Issue Date:	
Complainant Name:			
Description:	Inoperable Ford Ranger In Driveway. Tires flat		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300122000062	3698 CONNOR CT	ALEXANDERR LEE COON,CHARLES

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: 2/10/2025 12:32:00 PM

Required Actions: Inoperable Ford Ranger In driveway



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: 25-011

Date: 3/10/2025

Property Owner: ALEXANDERR LEE COON, CHARLES
3698 CONNOR CT
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3698 CONNOR CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300122000062

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 3698 CONNOR CT.

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: Inoperable Ford Ranger In driveway

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.



3/10/2025

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: 25-011

Date: 2/10/2025

Property Owner: ALEXANDERR LEE COON, CHARLES
3698 CONNOR CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300122000062

Property in Violation: 3698 CONNOR CT
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3698 CONNOR CT. 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: **Inoperable Ford Ranger In driveway**

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.

2/10/2025



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

Case Date:	3/11/2025	Courtesy Notice Date:	
Fairfield Twp Violation #	25-029	NOV Issue Date:	3/11/2025
Address of Violation:	1916 TULEY RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Junk and Debris Safety concern of building in disrepair		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300037000159	1916 TULEY RD	MCCOLLUM,KEVIN

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: 3/11/2025 12:11:00 PM

Required Actions: Junk and debris in back of property



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: 3/11/2025 12:13:00 PM

Required Actions: 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,

Building in disrepair, unsafe conditions



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: 25-028

Date: 3/11/2025

Property Owner: McCollum, Kevin

1916 TULEY RD

FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1920 TULEY RD - 1916

Parcel ID: A0300037000160

FAIRFIELD TOWNSHIP, OH 45015

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 1920 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: Junk and debris in back of property

Comments/Notes:



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

Status: In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 11 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions: 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,

Building in disrepair, unsafe conditions

Comments/Notes:





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

Case Date:	2/20/2025	Courtesy Notice Date:	3/10/2025
Fairfield Twp Violation #	25-015	NOV Issue Date:	3/20/2025
Address of Violation:	5733 GREEN CREST DR	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Fence is falling in neighbors yard. Yard is unsightly.		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300090000005	5733 GREEN CREST DR	WILLIAM W LANGE

Violations

Code: 712. Fences as Accessory Uses.

Status: In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 99 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Date: 3/10/2025 11:38:00 AM

Required Actions: It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518



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: 25-015

Date: 3/20/2025

Property Owner: WILLIAM W LANGE
5733 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5733 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300090000005

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 5733 GREEN CREST DR.

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

Code: 712. Fences as Accessory Uses.

Status: In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Required Actions: It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518

Comments/Notes: Fence on both sides of the back must be removed or repaired
Progress is being made but not complete





Fairfield Township Zoning Department

COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution

Address: 5733 Green Chase

- ☐ 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: 7th Floor

In disrepair. Safety

Concern for Neighboring Properties

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-887-4600. 785-5798 Nick

Sincerely,

[Signature]
Zoning Inspector

Date: 3-10-25