

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 25-88**

**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

- |                         |                                       |
|-------------------------|---------------------------------------|
| • 6253 Cavalcade Dr-    | Vegetation, Inoperable Vehicle        |
| • 6711 Fayette Dr-      | Vegetation                            |
| • 3940 Hickory View Dr- | Vegetation                            |
| • 2838 Rochester Ave-   | Vegetation                            |
| • 6400 Osage Dr-        | Vegetation                            |
| • 5337 Liberty FF Rd-   | Vegetation, Junk, Inoperable Vehicles |

**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:** June 2, 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 2nd day of June, 2025.

**ATTEST:**

Shelly Schultz  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

Katherine Barbieri  
Katherine Barbieri, Township Law Director



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

Case Date:	5/9/2025	Courtesy Notice Date:	5/12/2025
Fairfield Twp Violation #	25-094	NOV Issue Date:	5/12/2025
Address of Violation:	6253 CAVALCADE DR	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	High grass abandoned home broken down vehicle		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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## Property

Parcel #	Address	Owner Name
A0300080000013	6253 CAVALCADE DR	LAWSON,ANGELENA

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## Violations

**Code:** 534 High grass

**Status:** In Violation

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

**Date:** 5/9/2025 1:02:00 PM

**Required Actions:**



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## Notes

Date: 5/9/2025 By: Nick Armstrong

Note: Good Morning,  
We have no record of this being paid on our end.

Nick Armstrong  
Zoning Inspector  
6032 Morris Road  
Fairfield Township, OH 45011  
(513)785-2293

From: Gary.Kraber@wellsfargo.com  
Sent: Tuesday, January 3, 2023 2:59 PM  
To: Chuck Goins  
Cc: Nick Armstrong  
Subject: FW: 6253 CAVALCADE DR, HAMILTON, OH 45011

Good Afternoon,

I just wanted to follow up on my email below. Please advise if the attached invoice has been paid by the homeowner?

Thank you,

Gary Kraber

Escalations Representative

Date: 5/12/2025 By: Nick Armstrong  
Note: Attempted to contact daughter, new home owner Amy Lawson 513.502.5520

Two attempts, no call back.



# FAIRFIELD TOWNSHIP

Great History. Bright Future.

Fairfield Township Zoning Department

## COURTESY NOTICE OF VIOLATION

*Under Fairfield Township Zoning Resolution*

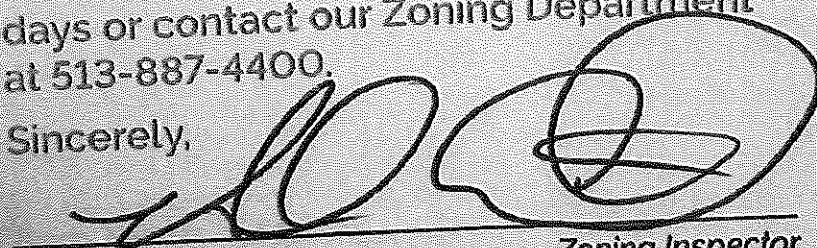
Address: 6253 Cavalcade

- ☐ 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: Repeat

Violation

We would appreciate your cooperation in  
this matter. Please address this within 10  
days or contact our Zoning Department  
at 513-887-4400.

Sincerely,



Zoning Inspector

Date: 5-12-25



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

Case Date:	5/7/2025	Courtesy Notice Date:	5/8/2025
Fairfield Twp Violation #	25-085	NOV Issue Date:	5/16/2025
Address of Violation:	6711 FAYETTA DR	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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## Property

Parcel #	Address	Owner Name
A0300151000015	6711 FAYETTA DR	DIAZ,ROBERTO VELASQUEZ

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## Violations

**Code:** 534 High grass

**Status:** In Violation

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

**Date:** 5/7/2025 8:43:00 AM

**Required Actions:**



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## Notes

Date: 5/16/2025

By: Nick Armstrong

Note: Hello! I was dispatched to 6711 Fayette Dr earlier today for a welfare check of a Hispanic male living at this residence. Upon arrival, I noticed that the grass around the residence is extremely tall. During further investigation, Fairfield Twp Zoning had left a note on the front door handle earlier this month. The note is still there along with a package addressed to the owner of the home. Per the Butler CO Auditor site, the homeowner is named Roberto Velasquez. I was unable to find any contact information for the male in our system. I was able to walk around the residence and could not see inside of any windows as there are blackout curtains throughout the home. The home was also secured. I spoke with a neighbor who advised he had only seen the male once or twice since he moved in. The neighbor also works shift work and advised he has not seen any lights on inside of the residence and really has not had any indicators that the male is home.

At this time, the neighborhood is concerned about the yard and the issues that may come from the yard not being taken care of. Please let me know if there is anything you would like officers to handle or if this is strictly a zoning matter. Thank you!

Officer Ashtyn Fath #694  
Fairfield Township Police Department  
Office: 513.887.4406 ext.4187  
Fax: 513.887.4407  
afath@fairfieldtwp.org



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: 25-085

Date: 5/16/2025

Property Owner: DIAZ, ROBERTO VELASQUEZ  
6711 FAYETTA DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6711 FAYETTA DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300151000015

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 6711 FAYETTA DR.

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

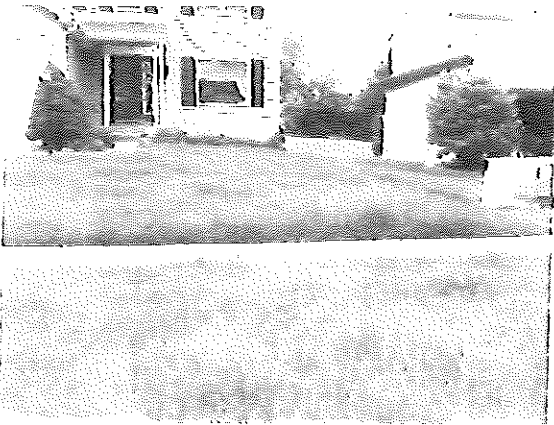
Code: 534 High grass

Status: In Violation

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

Required Actions:

Comments/Notes:



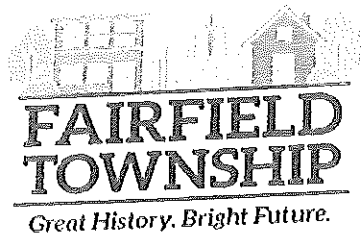
You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

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

Thank you in advance for your cooperation.

5/16/2025

Date



Fairfield Township Zoning Department  
**COURTESY NOTICE  
OF VIOLATION**

*Under Fairfield Township Zoning Resolution*

Address: 6711 Fayette

- ☐ 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: \_\_\_\_\_

We would appreciate your cooperation in  
this matter. Please address this within 10  
days or contact our Zoning Department  
at 513-887-4400.

Sincerely,

Zoning Inspector

Date: 5-8-25



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

Case Date:	5/9/2025	Courtesy Notice Date:	5/9/2025
Fairfield Twp Violation #	25-095	NOV Issue Date:	5/15/2025
Address of Violation:	3940 HICKORY VIEW DR	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:			

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## Property

Parcel #	Address	Owner Name
A0300114000050	3940 HICKORY VIEW DR	LAWSON,LAWRENCE V AND DAVID G

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## Violations

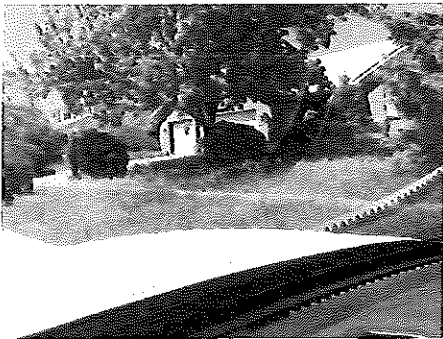
Code: 534 High grass

Status: In Violation

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

Date: 5/9/2025 2:45:00 PM

Required Actions:



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## 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: 25-095

Date: 5/15/2025

Property Owner: LAWSON, LAWRENCE V AND DAVID G  
3940 HICKORY VIEW DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3940 HICKORY VIEW DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300114000050

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 3940 HICKORY VIEW DR.

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

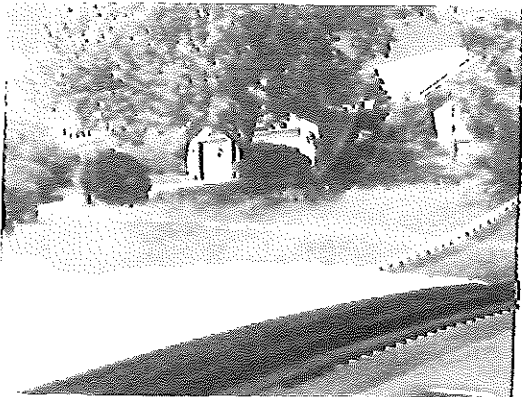
Code: 534 High grass

Status: In Violation

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

Required Actions:

Comments/Notes:



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

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

Thank you in advance for your cooperation.

5/15/2025

Date



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

Case Date:	5/5/2025	Courtesy Notice Date:	5/7/2025
Fairfield Twp Violation #	25-079	NOV Issue Date:	5/12/2025
Address of Violation:	2838 ROCHESTER AVE	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300144000058	2838 ROCHESTER AVE	MCH SFR PROPERTY OWNER 1 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: 5/5/2025 1:36:00 PM

Required Actions:



## Notes

Date: 5/7/2025 By: Nick Armstrong  
Note: MCH SFR PROPERTY OWNER 1 LLC is the property owner of 2838 ROCHESTER AVE. The grass has not been cut this year, I have posted a violation on the property and we will begin the process of cutting the grass and assessing the property tax. Please reach out to me asap. 513.785.2293 or nickarmstrong@fairfieldtwp.org. Thank you

Date: 5/12/2025 By: Nick Armstrong  
Note: 4 ATTEMPTS TO CALL AND EMAIL COMPANY, WEBSITE DOES NOT SEEM TO BE REAL. CANT EMAIL THEM, ALL NUMBERS DO NOT WORK, LEFT 3 VOICEMAILS



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: 25-079

Date: 5/12/2025

Property Owner: MCH SFR PROPERTY OWNER I LLC  
14355 COMMERCE WAY  
MIAMI LAKES, FL 33016

Address in Violation: 2838 ROCHESTER AVE  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300144000058

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 2838 ROCHESTER AVE.

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

Code: 534 High grass

Status: In Violation

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

Required Actions:

Comments/Notes: 4 attempts to contact with no callbacks



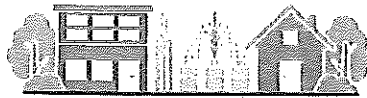
You must remedy the situation within TEN (10) days before further action is taken by Fairfield Township.

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.

5/12/2025

Date



**FAIRFIELD  
TOWNSHIP**

*Great History. Bright Future.*

Fairfield Township Zoning Department  
**COURTESY NOTICE  
OF VIOLATION**

*Under Fairfield Township Zoning Resolution*

Address: 2838 Rocker


- ☐ 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: \_\_\_\_\_

We would appreciate your cooperation in  
this matter. Please address this within 10  
days or contact our Zoning Department  
at 513-887-4400.

Sincerely,

  
\_\_\_\_\_  
Zoning Inspector

Date: 5-5-28



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

Case Date:	5/14/2025	Courtesy Notice Date:	5/15/2025
Fairfield Twp Violation #	25-101	NOV Issue Date:	5/15/2025
Address of Violation:	6400 OSAGE DR	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300064000012	6400 OSAGE DR	EMERY C BLADES

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### Violations

**Code:** 534 High grass

**Status:** In Violation

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

**Date:** 5/15/2025 8:45:00 AM

**Required Actions:** Please Contact Nick at 513.785.2293



**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:** 5/15/2025 8:45:00 AM

**Required Actions:**



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## Notes

**Date:** 5/19/2025

**By:** Nick Armstrong

**Note:** Randy Blades  
513.805.9354

Working on getting parts for mower, father passed away and it was his home



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: 25-101

Date: 5/15/2025

Property Owner: EMERY C BLADES  
6400 OSAGE DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6400 OSAGE DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300064000012

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 6400 OSAGE DR.

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

**Code: 534 High grass**

**Status: In Violation**

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

**Required Actions:** Please Contact Nick at 513.785.2293

**Comments/Notes:**



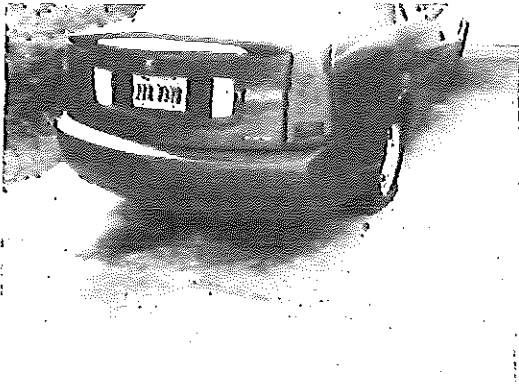
**Code: 805. Parking of Inoperable Vehicles.**

**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.

5/15/2025

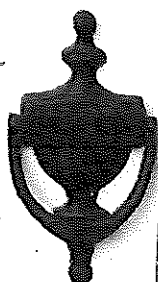
Date



COURTESY NOTICE  
OF VIOLATION

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_

*[Signature]*  
DATE: \_\_\_\_\_





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

Case Date:	5/20/2025	Courtesy Notice Date:	5/20/2025
Fairfield Twp Violation #	25-107	NOV Issue Date:	5/20/2025
Address of Violation:	5337 LIBERTY FAIRFIELD RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Repeat nuisance		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300020000016	5337 LIBERTY FAIRFIELD RD	BASTIN,KAREN S

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### Violations

**Code: 534 High grass**

**Status: In Violation**

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

**Date:** 5/20/2025 12:24:00 PM

**Required Actions:**



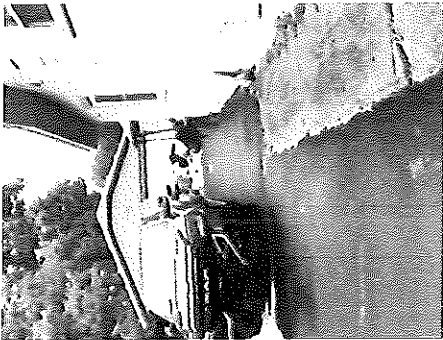
**Code: 533 Junk**

**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:** 5/20/2025 12:39:00 PM

**Required Actions:**



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**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: 25-107

Date: 5/20/2025

Property Owner: BASTIN, KAREN S  
5337 LIBERTY FAIRFIELD RD  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5337 LIBERTY FAIRFIELD RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300020000016

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 5337 LIBERTY FAIRFIELD 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:



Back of property Grass

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.

A handwritten signature in black ink, appearing to be "D. G. G.", written over a horizontal line.

5/20/2025

Date