

**FAIRFIELD TOWNSHIP  
RESOLUTION NO. 26-48**

**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

- |                      |  |
|----------------------|--|
| • 2697 Lenox Ave-    | Building Permit, Junk and Debris               |
| • 3010 Canal Rd-     | No Living Quarters in Vehicle, Vehicle Parking |
| • 6387 Walden Ponds- | Vegetation                                     |
| • 7525 Vinnedge Rd-  | Recreational Vehicle Parking                   |
| • 6320 Sara Ct-      | Vegetation                                     |

**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:** May 12, 2026

**Board of Trustees**

**Vote of Trustees**

Michael Berding: [Signature]  
Shannon Hartkemeyer: [Signature]  
Joe McAbee: [Signature]

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 May, 2026.

**ATTEST:**

[Signature]  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

[Signature]  
Katherine Barbieri, Township Law Director



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

Case Date:	4/17/2026	Courtesy Notice Date:	
Fairfield Twp Violation #	26-053	NOV Issue Date:	4/17/2026
Address of Violation:	2697 LENOX AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	Repeat nuisance property Resident built an unpermitted fence in their front yard Resident extended the fence beyond their property and completely across property owned by Fairfield Township, Our crews cannot maintain the vegetation due to fence.		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300037000193	2697 LENOX AVE	AFFORDABLE HOUSING IN 513 INC

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### 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:** 4/17/2026 1:44:00 PM

**Required Actions:** 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

All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning

Fence on township property

Junk and debris on property



**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:** 4/17/2026 1:49:00 PM

**Required Actions:**

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## Notes

Date: 4/17/2026  
Note: Repeat nuisance

By: Nick Armstrong

47204/17/2026 01:46:26 PM  
2697 LENOX AVE  
Repeat nuisance property  
04/17/2026 01:45:00 PM  
Zoning Department  
RAC-2026-00053

New  
147104/17/2026 01:31:11 PM  
2697 LENOX AVE  
04/17/2026 01:02:00 PM  
Zoning Department  
RAC-2026-00052

New  
61212/15/2022 04:01:45 PM  
2697 LENOX AVE  
Veg, Junk and Debris  
07/19/2022 02:39:00 PM  
Zoning Department  
RAC-2022-00234

Closed  
72612/15/2022 04:01:34 PM  
2697 LENOX AVE  
10/25/2022 11:26:00 AM  
Zoning Department  
RAC-2022-00349

Closed  
43103/25/2022 09:01:57 AM  
2697 LENOX AVE  
Trash, Junk And Debris  
Debris on Property

10/05/2021 12:00:00 AM  
Zoning Department  
RAC-2021-281  
Closed

26810/22/2021 12:12:52 PM  
2697 LENOX AVE  
Trash, Junk and Debris  
10/05/2021 02:39:00 PM  
Zoning Department

Date: 4/22/2026  
Note: Owner replied to email

By: Nick Armstrong



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: 26-053

Date: 4/17/2026

Property Owner: AFFORDABLE HOUSING IN 513 INC  
350 S C ST  
HAMILTON ,OH 45013

Address in Violation: 2697 LENOX AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000193

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 2697 LENOX AVE.

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. 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.

Required Actions: 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

All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning

Fence on township property

Junk and debris on property

Comments/Notes:



Township Property →



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.

4/17/2026

Date



Case Date:	4/9/2026	Courtesy Notice Date:	
Fairfield Twp Violation #	26-032	NOV Issue Date:	4/14/2026
Address of Violation:	3010 CANAL RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Resident states someone is living in the camper, on the parcel behind his house.		
Disposition:			
Assigned to:	Nick Armstrong		

### Property

Parcel #	Address	Owner Name
A0300024000030	3010 CANAL RD	ARM T INC

### 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.

4/13/2026 3:32:00 PM

**Required Actions:**



**Code:** 532.5 No living quarters in vehicle **Status:** In Violation

No living quarters shall be maintained, or any business conducted, in said vehicle, while vehicle is so parked.

**Date:** 4/13/2026 3:33:00 PM

**Required Actions:** Reports of people residing in a camper

This is the second notice of violation

### Notes

Date: 4/9/2026  
Note: Mr. Thompson 513-925-2289

By: Nick Armstrong

513.885.3611

Michael Thompson  
'mthompson25171906@gmail' <mthompson25171906@gmail>

Note: Michael Thompson (513-805-2112) \*\*Possible Number  
inspected and took photos on 4/9  
Note: Email to Property Owner

Good afternoon Mr. Thompson,

I have your email from previous communication in regard to your property at 3010 Canal Rd. We again are receiving complaints that someone is living out of a camper on the camper on the far back side of this property.

Would there be a good time to set a up a call with you? Or could you please call the number listed below?

Thank you in advance.



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: 26-032

Date: 4/14/2026

Property Owner: ARM T INC  
5190 DEE ALVA DR  
FAIRFIELD ,OH 45014

Address in Violation: 3010 CANAL RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300024000030

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 3010 CANAL 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:



Camper on Canal Rd

Code: 532.5 No living quarters in vehicle

Status: In Violation

No living quarters shall be maintained, or any business conducted, in said vehicle, while vehicle is so parked.

Required Actions: Reports of people residing in a camper

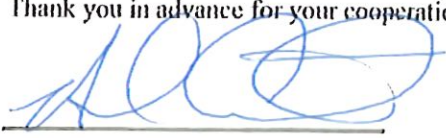
This is the second notice of violation

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 blue ink, appearing to be "AOC", is written over a horizontal line.

4/13/2026

Date



Case Date:	3/24/2026	Courtesy Notice Date:	4/13/2026
Fairfield Twp Violation #	26-024	NOV Issue Date:	4/23/2026
Address of Violation:	6387 WALDEN PONDS CIR	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

**Property**

Parcel #	Address	Owner Name
A0300144000106	6387 WALDEN PONDS CIR	POWELL,DWAYNE

**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:** 4/1/2026 11:03:00 AM

**Required Actions:**

**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:** 4/13/2026 3:35:00 PM

**Required Actions:** weeds on all properties shall be kept at less than eight (8) inches in height.

Fence must be repaired to a good, working, safe condition





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: 26-024

Date: 4/13/2026

Property Owner: POWELL,DWAYNE  
6387 WALDEN PONDS CIR  
FAIRFIELD TOWNSHIP ,OH 45011

Parcel ID: A0300144000106

Property in Violation: 6387 WALDEN PONDS CIR  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6387 WALDEN PONDS CIR. In accordance to the Fairfield Township Zoning Resolution, your property violates 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. 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.

Required Actions:

Comments/Notes: It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518.

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

Fence must be repaired to a good, working, safe condition

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]*

4/13/2026

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: 26-024

Date: 4/23/2026

Property Owner: POWELL,DWAYNE  
6387 WALDEN PONDS CIR  
FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 6387 WALDEN PONDS CIR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300144000106

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 6387 WALDEN PONDS CIR.

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. 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.

Required Actions:

Comments/Notes: It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518.

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

Fence must be repaired to a good, working, safe condition

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]*

4/23/2026

Date



Case Date:	3/17/2026	Courtesy Notice Date:	3/17/2026
Fairfield Twp Violation #	26-020	NOV Issue Date:	4/16/2026
Address of Violation:	7525 VINNEDGE RD	Final NOV Issue Date:	
Complainant Name:			
Description:	RV in driveway		
Disposition:	Send to Trustees		
Assigned to:			

**Property**

Parcel #	Address	Owner Name
A0300083000053	7525 VINNEDGE RD	RAMHAP CHRISTOPHER T

**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.

**Required Actions:** minimum of fifty (50) feet from any Right of Way.

RV~ camper not permitted 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: 26-020

Date: 4/16/2026

Property Owner: RAMHAP CHRISTOPHER T  
 7525 VINNEDGE RD  
 FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 7525 VINNEDGE RD  
 FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300083000053

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 7525 VINNEDGE RD.

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: minimum of fifty (50) feet from any Right of Way.

RV-- camper not permitted in driveway

Comments/Notes: minimum of fifty (50) feet from any Right of Way.



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.

4/16/2026



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: 26-020

Date: 3/17/2026

Property Owner: RAMHAP CHRISTOPHER T  
7525 VINNEDGE RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300083000053

Property in Violation: 7525 VINNEDGE RD  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 7525 VINNEDGE RD. In accordance to the Fairfield Township Zoning Resolution, your property violates 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:** minimum of fifty (50) feet from any Right of Way.

RV- camper not permitted in driveway

**Comments/Notes:** minimum of fifty (50) feet from any Right of Way.



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.

3-17-26



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

Case Date:	4/14/2026	Courtesy Notice Date:	4/14/2026
Fairfield Twp Violation #	26-040	NOV Issue Date:	5/4/2026
Address of Violation:	6320 SARA CT	Final NOV Issue Date:	
Complainant Name:	Albert Slaughter		
Description:	Vegetation		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

**Property**

Parcel #	Address	Owner Name
A0300154000011	6320 SARA CT	JACKSON,RAISHAUNA L

**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:** 4/14/2026 11:13:00 AM

**Required Actions:** BACK OF PROPERTY IS NOT BEING MAINTAINED.  
 GRASS BETWEEN THE FENCE LINE.  
 WEEDS BETWEEN THE FENCE.

2nd notice, if not fully cut in 10 days further action will be taken to maintain the grass and asses the property tax




**Notes**

**Date:** 4/27/2026 **By:** Nick Armstrong

**Note:** Grass was cut, neighbor called and said the back was not cut well 'bad haircut'. From what I could see from another street it looked like one section was not cut in far corner, perhaps a patio.

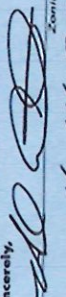
Difficult to determine, will send another letter and try to establish a dialog


  
 Fairfield Township Zoning Department  
**COURTESY NOTICE OF VIOLATION**  
 Under Fairfield Township Zoning Resolution 2020

For the Address: 6320 SARA CT

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: FRONT GRASS OVER 8"

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: 4-14-26



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: 26-040

Date: 5/4/2026

Property Owner: JACKSON,RAISHAUNA L  
6320 SARA CT  
FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 6320 SARA CT  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300154000011

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 6320 SARA CT.

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: BACK OF PROPERTY IS NOT BEING MAINTAINED.  
GRASS BETWEEN THE FENCE LINE.  
WEEDS BETWEEN THE FENCE.

2nd notice, if not fully cut in 10 days further action will be taken to maintain the grass and asses the property tax

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.

5/4/2026