

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 24-129**

**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

- 3675 Dust Commander Dr- **Junk, Parking of Vehicles, High Grass**
- 4121 Stony Brook Dr- **Principally Permitted Uses (short term rental)**
- 1506 Exeter Ave- **Recreational Vehicle Parking, Junk, High Grass, Zoning Permit Required**

- 1945 Pater Ave- **High Grass**
- 2929 Jamil Ct- **Junk, Parking of Inoperable Vehicles, High Grass**

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.

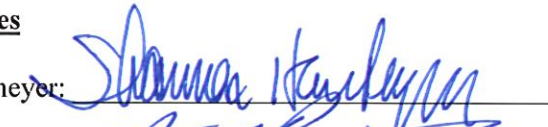
SECTION 6: This Resolution shall be declared an emergency and shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance throughout the growing season.

Adopted: September 10, 2024

Board of Trustees

Vote of Trustees

Shannon Hartkemeyer:



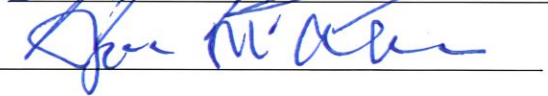
yes

Michael Berding:



yes

Joe McAbee:

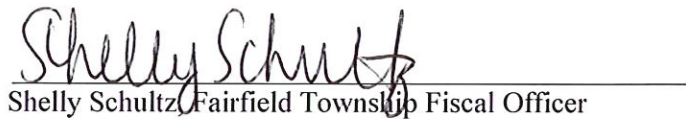


yes

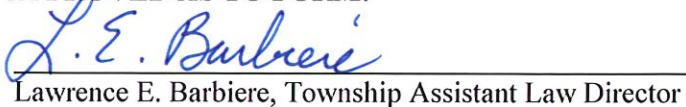
AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 16th day of September, 2024.

ATTEST:


Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:


Lawrence E. Barbieri, Township Assistant Law Director



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

Case Date:	7/29/2024	Courtesy Notice Date:	7/29/2024
Fairfield Twp Violation #	24-123	NOV Issue Date:	8/9/2024
Address of Violation:	3675 DUST COMMANDER DR	Final NOV Issue Date:	
Complainant Name:	Lynn Stephens		
Description:	Nobody is upkeeping the property, weeds and grass are growing up over everything, junk cars in driveway and junk around house		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300082000027	3675 DUST COMMANDER DR	JOHNSON, CHARLES R AND SANDRA 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: 7/29/2024 2:03:00 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: 7/29/2024 2:06:00 PM

Required Actions:



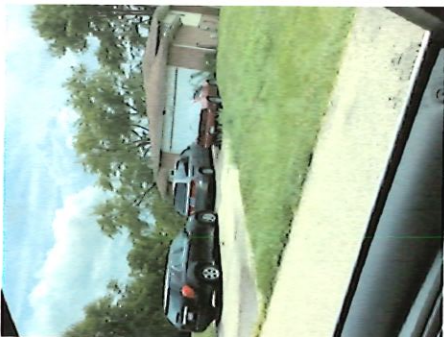
Code: 805. Parking of Inoperable Vehicles.

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: 7/29/2024 2:04:00 PM

Required Actions:



Notes



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: 24-123

Date: 7/29/2024

Property Owner: JOHNSON, CHARLES R AND SANDRA L
3675 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300082000027

Property in Violation: 3675 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3675 DUST COMMANDER DR. In accordance to the Fairfield Township Zoning Resolution, your property violates 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:



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:



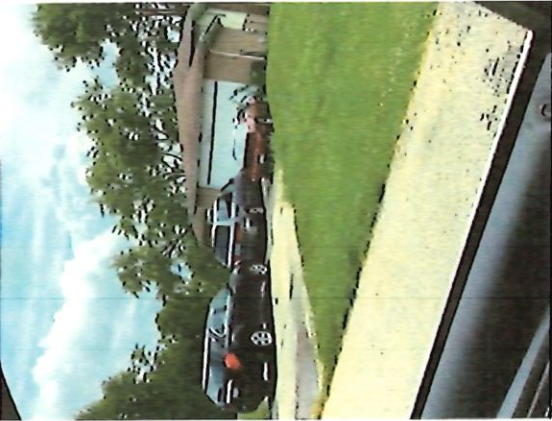
Code: 805. Parking of Inoperable Vehicles.

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: Red vehicle missing back driver's side tire



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.

Hay Sot

7/29/2024
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: 24-123

Date: 8/9/2024

Property Owner: JOHNSON, CHARLES R AND SANDRA L
3675 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3675 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300082000027

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 3675 DUST COMMANDER 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:



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: 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: Red vehicle held in place by blocks behind tires
Grey van missing license plate



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.

8/9/2024

Date



Case Date:	8/1/2024	Courtesy Notice Date:	8/1/2024
Fairfield Twp Violation #	24-125	NOV Issue Date:	8/13/2024
Address of Violation:	4121 STONY BROOK DR	Final NOV Issue Date:	
Complainant Name:	Yiwei Cheng		
Description:			
Disposition:	Issued NOV		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300045000022	4121 STONY BROOK DR	SHELL,ANERA

Violations

Code: 612.1 PRINCIPAL PERMITTED USES. **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 an R-District or a recorded residential subdivision.



Notes

Date: 8/13/2024 By: Hailey Sellet
 Note: https://www.airbnb.com/rooms/883419690006393944?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-08-22&check_out=2024-08-27&source_impression_id=p3_1723551489_P3EIzgWPjit6GmBS&previous_page_section_name=1000&federated_search_id=2669c84b-e7ad-406a-a186-7a686a1f6ae8



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: 24-125

Date: 8/1/2024

Property Owner: SHELL, ANERA
 3707 WARSAW AVE
 CINCINNATI, OH 45205

Parcel ID: A0300045000022

Property in Violation: 4121 STONY BROOK DR
 FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 4121 STONY BROOK DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

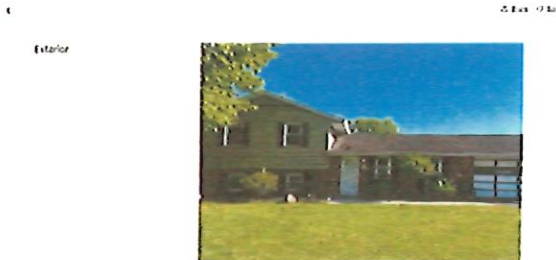
Code: 612.1 PRINCIPAL PERMITTED USES.

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 an R-District or a recorded residential subdivision.

Required Actions:

Comments/Notes: Running Airbnb



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.



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: 24-125

Date: 8/13/2024

Property Owner: SHELL,ANERA
3707 WARSAW AVE
CINCINNATI,OH 45205

Address in Violation: 4121 STONY BROOK DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300045000022

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 4121 STONY BROOK DR.

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

Code: 612.1 PRINCIPAL PERMITTED USES.

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 an R-District or a recorded residential subdivision.

Required Actions:

Comments/Notes: Running Airbnb

Exterior



Airbnb

Fairfield Top Holiday!



Entire home in Hamilton, Ohio

4.85 (485 reviews) 71 beds

Add dates for prices

10/10/2023 - 10/15/2023 \$1200

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.

8/13/2024



Case Date:	8/2/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-129	NOV Issue Date:	8/2/2024
Address of Violation:	1506 EXETER AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	REPEAT VIOLATION NO COURTESY SENT		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300036000074	1506 EXETER AVE	MICHAEL EARNEST

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.

Date: 8/2/2024 11:00:00 AM



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: 8/2/2024 11:01:00 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: 8/2/2024 11:01:00 AM

Required Actions:



Code: 210. Zoning Permit Required

Status: In Violation

building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area.

UNLAWFUL STRUCTURE OR STRUCTURES, OR STRUCTURE OR USE

Date: 8/2/2024 11:01:00 AM

Required Actions:



Date: 8/2/2024 By: Hailey Sellet

Note: REPEAT VIOLATION NO COURTESY SENT

Date: 8/13/2024 By: Chuck Goins

Note: Went out to the site and talked to a gentleman who was burning some brush. He stated that the owner of the property had him cutting some grass. I provided him with a copy of the NOV and walked the property with him and showed him all of the issues. He called the property owner, 'Mike' and informed him that we were on site. I provided my number to discuss the issues further.



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: 24-129

Date: 8/2/2024

Property Owner: MICHAEL EARNEST
1506 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1506 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000074

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 1506 EXETER AVE.

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:

Comments/Notes: HORSE TRAILER/ REGULAR TRAILER PARKED ON GRSS ON SIDE OF HOUSE



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: 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:



Code: 210. Zoning Permit Required

Status: In Violation

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.

Required Actions:

Comments/Notes: ZONING PERMIT DENIED FOR SHED





Case Date:	8/8/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-133	NOV Issue Date:	8/8/2024
Address of Violation:	1945 PATER AVE	Final NOV Issue Date:	
Complainant Name:	Timothy Stimetz		
Description:	Back yard vegetation		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300041000025	1945 PATER AVE	JUNG,NICOLE

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: 8/8/2024 11:25:00 AM

Required Actions:



Notes

Date: 8/8/2024 **By:** Hailey Sellet

Note: Repeat violation. No courtesy sent



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: 24-133

Date: 8/8/2024

Property Owner: JUNG, NICOLE
1945 PATER AVE
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1945 PATER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000025

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 1945 PATER 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: Both front and back yard grass



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.



8/8/2024
Date



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

Case Date:	8/26/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-142	NOV Issue Date:	8/26/2024
Address of Violation:	2929 JAMIL CT	Final NOV Issue Date:	
Complainant Name:	Annonomous		
Description:			
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300144000096	2929 JAMIL CT	AMH 2014 2 BORROWER LLC

Violations

Code: 533 Junk

Status: In Violation

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

Date: 8/26/2024 8:06:00 AM

Required Actions:

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: 8/26/2024 8:43:00 AM

Required Actions: Vehicle repairs must be inside a garage not in the driveway

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: 8/26/2024 8:07:00 AM

Required Actions: REPEAT NUSIANCE PROPERTY



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: 8/26/2024 8:07:00 AM

Required Actions: Trailer on side of house, repeat violation

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: 24-142

Date: 8/26/2024

Property Owner: AMH 2014 2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS ,CA 91302

Address in Violation: 2929 JAMIL CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300144000096

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 2929 JAMIL CT.

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: 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: Vehicle repairs must be inside a garage not in the driveway

Comments/Notes:

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: REPEAT NUSIANCE PROPERTY

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: Trailer on side of house, repeat 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.

8/26/2024

Date