

**RESOLUTION 2025-036**

**A RESOLUTION DECLARING NUISANCE AND ORDERING THE ABATEMENT OF THE SYCAMORE TOWNSHIP PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT.**

**WHEREAS:** Uncontrolled (tall) vegetation, and/or refuse, junk, and debris were reported at the properties listed below; and

<b>Address</b>	<b>Parcel ID</b>	<b>Page Number</b>	<b>Nuisance</b>	<b>CE-2025-</b>
12164 1 <sup>ST</sup> Ave	060000111103	4	<i>Tall Vegetation/ Junk</i>	102
12095 1 <sup>st</sup> Ave	060000111274	4	<i>Tall Vegetation</i>	105
11928 2 <sup>nd</sup> Ave	060000110993	5	<i>Tall Vegetation</i>	132
11946 2 <sup>nd</sup> Ave	060000110987	5	<i>Tall Vegetation</i>	133
12098 3 <sup>rd</sup> Ave	060000110765	5	<i>Tall Vegetation</i>	129
12121 3 <sup>rd</sup> Ave	060000110888	6	<i>Tall Vegetation</i>	128
12152 3 <sup>rd</sup> Ave	060000111507	6	<i>Tall Vegetation</i>	100
12159 3 <sup>rd</sup> Ave	060000110899	7	<i>Tall Vegetation</i>	125
12166 3 <sup>rd</sup> Ave	060000111510	7	<i>Tall Vegetation/ Junk</i>	127
12195 4 <sup>th</sup> Ave	060000110732	7	<i>Tall Vegetation</i>	120
11944 5 <sup>th</sup> Ave	060000110450	8	<i>Tall Vegetation</i>	112
12020 5 <sup>th</sup> Ave	060000110427	8	<i>Tall Vegetation</i>	113
12051 5 <sup>th</sup> Ave	060000111512	8	<i>Tall Vegetation</i>	114
12119 5 <sup>th</sup> Ave	060000110528	9	<i>Tall Vegetation</i>	115
12157 5 <sup>th</sup> Ave	060000110539	9	<i>Tall Vegetation</i>	116
12161 5 <sup>th</sup> Ave	060000110542	9	<i>Tall Vegetation</i>	117
12192 5 <sup>th</sup> Ave	060000110375	10	<i>Tall Vegetation</i>	119
12190 6 <sup>th</sup> Ave	060000110196	10	<i>Tall Vegetation</i>	110
12152 7 <sup>th</sup> Ave	060000110017	11	<i>Tall Vegetation</i>	108
12060 7 <sup>th</sup> Ave	060000110049	11	<i>Tall Vegetation</i>	096
7817 Cincinnati Ave	060000110681	11	<i>Tall Vegetation</i>	121
7870 Evans St	060000111523	12	<i>Tall Vegetation</i>	048
7806 School Rd	060000110821	12	<i>Tall Vegetation</i>	130
11358 Kemper Knoll Rd	060000220080	13	<i>Tall Vegetation</i>	081
8144 School Rd	060000140122	13	<i>Tall Vegetation/ Junk</i>	095
12185 Snider Rd	060000150008	14	<i>Tall Vegetation</i>	136
11437 Snider Rd	060000220037	14	<i>Tall Vegetation</i>	079
12162 Cedarbreaks Ln	060000140118	15	<i>Tall Vegetation</i>	149
8609 Wicklow Ave	060002320005	15	<i>Tall Vegetation</i>	150
8636 Wicklow Ave	060002320085	15	<i>Tall Vegetation</i>	138
8785 Wicklow Ave	060002320035	16	<i>Tall Vegetation</i>	151
8960 Paw Paw Ln	060001000125	16	<i>Tall Vegetation</i>	152
6510 Kugler Mill Rd	060000920080	16	<i>Tall Vegetation</i>	070
4701 Kugler Mill Rd	060002020258	17	<i>Tall Vegetation</i>	084
4649 Kugler Mill Rd	060002020333	17	<i>Fallen Tree on Ground (Trash)</i>	033
4201 Widhoff Ln	060002030655	17	<i>Tall Vegetation/ Junk</i>	076
4111 Jud Dr	060002030619	18	<i>Tall Vegetation</i>	141
4034 Mantell Ave	060002320395	18	<i>Tall Vegetation</i>	144
4051 Mantell Ave	060002320394	18	<i>Tall Vegetation</i>	145
3663 Donegal Dr	060002300147	19	<i>Tall Vegetation</i>	153

4671 Caralee Dr	060002010402	19	Tall Vegetation	094
8614 Pine Rd	060002010214	19	Tall Vegetation	088
8487 Smallwood Ln	060002030723	20	Tall Vegetation	147
8570 Plainfield Rd	060002030765	20	Tall Vegetation	075
4110 Larchview Dr	060002000109	20	Tall Vegetation	148
4565 Elizabeth PL	060002010174	21	Tall Vegetation	046
4753 Sycamore Rd	060002020233	21	Tall Vegetation	142

**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 Sycamore Township zoning resolution outlines zoning guidelines to promote public health, safety, comfort, and welfare of the residents of Sycamore 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 Sycamore Township, Hamilton County, Ohio, as follows;

**SECTION 1:** That this Board specifically finds and hereby determines uncontrolled growth of vegetation, and/or the refuse, junk, 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 the owners of the said property and lienholders in 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. If said nuisances are not removed and abated by the said owners, or if no agreement for the removal and abatement is reached between the Township and the owners and lienholders of record within 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 dispenses 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.

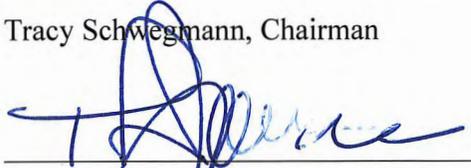
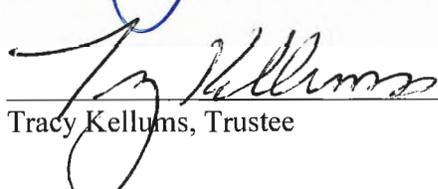
**SECTION 5:** That it is hereby found and determined that all formal actions of this Board concerning And relating to the passage of this Resolution were taken in meetings open to the public, incompliance with all legal requirements including §121.22 of the Ohio Revised Code.

**SECTION 6:** This Resolution shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance.

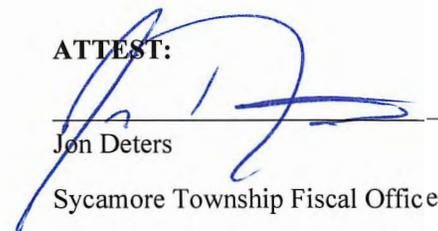
**VOTE RECORD:**

Mr. Kellums Aye Ms. Schwegmann ABSENT Mr. Weidman Aye

**PASSED** this 6<sup>th</sup> day of May, 20 25.

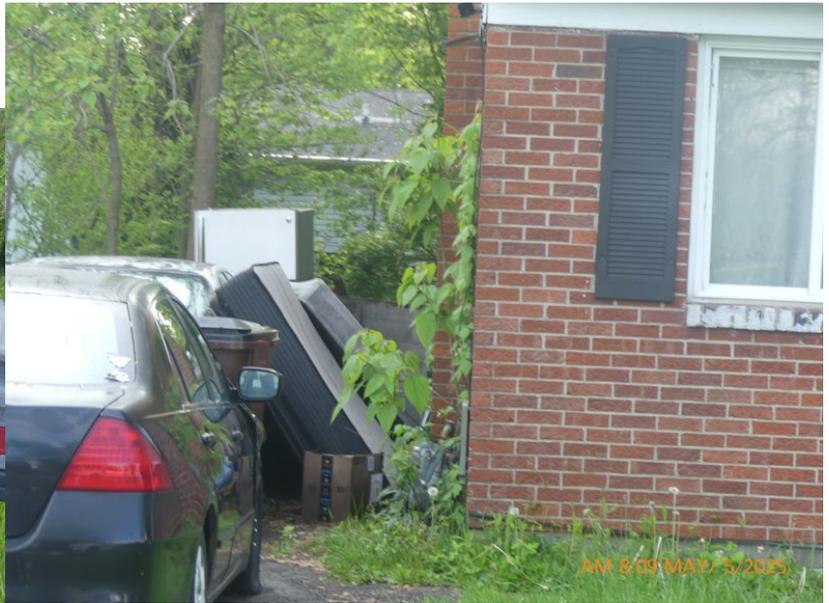
Absent  
\_\_\_\_\_  
Tracy Schwegmann, Chairman  
  
\_\_\_\_\_  
Thomas J. Weidman, Vice Chairman  
  
\_\_\_\_\_  
Tracy Kellums, Trustee

**AUTHENTICATION**  
This is to certify that this is a resolution which was duly passed and filed with the Sycamore Township Fiscal Officer this 6 day of May, 20 25.

**ATTEST:**  
  
\_\_\_\_\_  
Jon Deters  
Sycamore Township Fiscal Officer

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Lawrence E. Barbieri  
Township Law Director

12164 1<sup>st</sup> Ave



12095 1<sup>st</sup> Ave



11928 2<sup>nd</sup> Ave



11946 2<sup>nd</sup> Ave



12098 3rd Ave



12121 3<sup>rd</sup> Ave



12152 3<sup>rd</sup> Ave



12159 3<sup>rd</sup> Ave



12166 3<sup>rd</sup> Ave



12195 4<sup>th</sup> Ave



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12152 7<sup>th</sup> Ave



7817 Cincinnati Ave



7870 Evans St



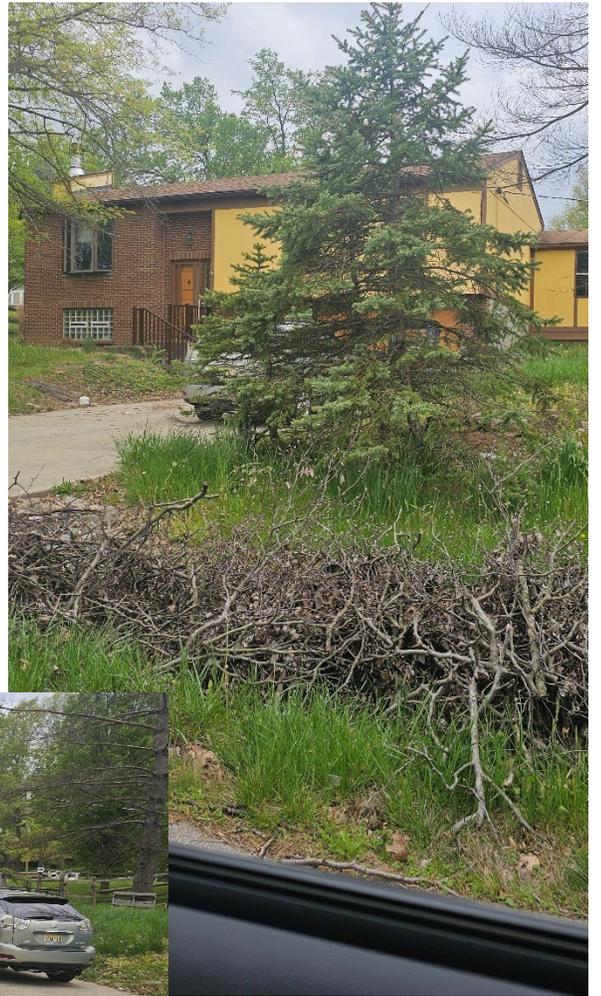
7806 School Rd



11358 Kemperknoll Rd



8144 School Rd



12185 Snider Rd



11437 Snider Rd



12162 Cederbreaks Ln  
(Rear yard to Fields Ertle  
ROW)



8609 Wicklow Ave



8636 Wicklow Ave



8785 Wicklow Ave



8960 Paw Paw Ln



6510 Kugler Mill Rd



4701 Kugler Mill Rd



4649 Kugler Mill Rd



4201 Widhoff Ln



4111 Jud Dr



4034 Mantell Ave



4051 Mantell Ave



3663 Donegal Dr



4671 Caralee Dr



8614 Pine Rd



8487 Smallwood Ln



8570 Plainfield Rd



4110 Larchview Dr



4565 Elizabeth Pl



4753 Sycamore Road

