

**RESOLUTION 2025- 060**

**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:** The following nuisances were reported at the properties listed below; and

Address	Parcel ID	Page	Nuisance	CE-2025-
4412 E. Galbraith Rd	060002020034	3	Tall Vegetation	228
8407 St Clair Ave	060002020123	3	Tall Vegetation	256
4502 Kugler Mill Rd	060002020271	4	Tall Vegetation	240
12090 3 <sup>rd</sup> Ave	060000111502	4	Tall Vegetation	260
8344 Kenwood Rd	060000940024	5	Tall Vegetation	259
7870 Evans St	060000111523	6	Tall Vegetation	262
11946 2 <sup>nd</sup> Ave	060000110987	6	Tall Vegetation/ Trash	263
4546 Buxton Ave	060002010148	7	Tall Vegetation	264
7714 School Rd	060000111268	7	Tall Vegetation	265
7977 Bearcreek Dr	060000140215	8	Tall Vegetation	266

**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 that the 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 a 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.

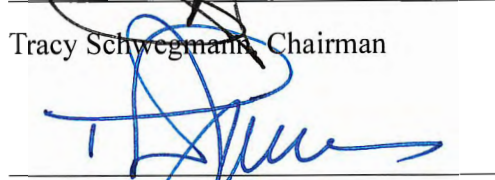
**VOTE RECORD:**

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

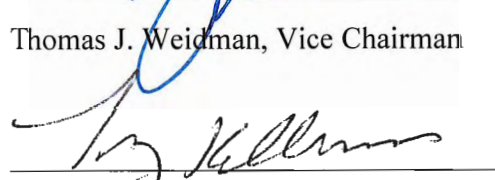
**PASSED** this 15th day of July, 2025.



Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice Chairman



Tracy Kellums, Trustee

**AUTHENTICATION**

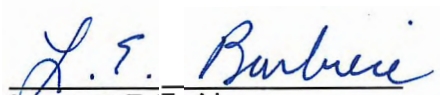
This is to certify that this is a resolution which was duly passed and filed with the Sycamore Township Fiscal Officer this 15 day of July, 2025.

**ATTEST:**



Jonathan T. Deters  
Sycamore Township Fiscal Officer

**APPROVED AS TO FORM**



Lawrence E. Barbieri  
Township Law Director

4412 E. Galbraith Rd



8407 St Clair Ave



4502 Kugler Mill Rd



12090 3<sup>rd</sup> Ave

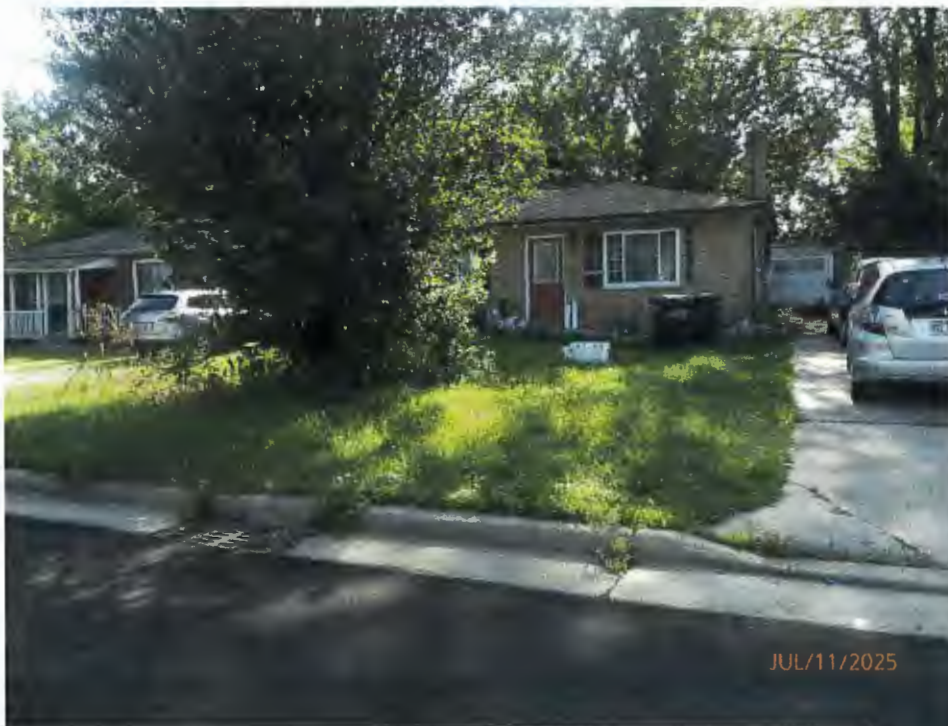




7870 Evans St



11946 2<sup>nd</sup> Ave



4546 Buxton Ave



7714 School Rd



