

RESOLUTION 2025- 100

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-
4322 Williams Ave	60002030063	3	<i>Junk</i>	405
8461 St Clair Ave	60002020394	3	<i>Junk</i>	433
12179 5 th Ave	60000110547	4	<i>Junk</i>	428
12111 5 th Ave	60000110525	4	<i>Junk</i>	429
12181 6 th Ave	60000110368	4	<i>Junk</i>	432
11949 3 rd Ave	60000111531	5	<i>Junk</i>	422
11941 3 rd Ave	60000110835	5	<i>Junk</i>	423
11933 3 rd Ave	60000110831	5	<i>Junk/ Tall Vegetation</i>	424
11983 4 th Ave	60000110669	6	<i>Junk</i>	426

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, in compliance 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.

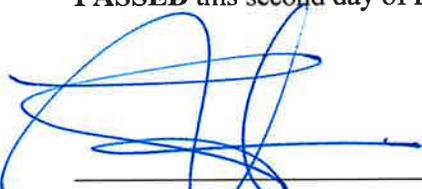
VOTE RECORD:

Mr. Kellums Aye

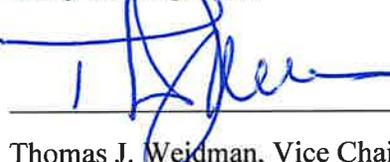
Ms. Schwegmann Aye

Mr. Weidman Aye

PASSED this second day of December, 2025.



Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice Chairman

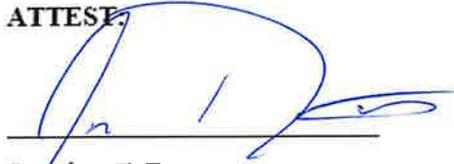


Tracy Kellums, Trustee

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Sycamore Township Fiscal Officer this 2nd day of December, 2025.

ATTEST:



Jonathan T. Deters
Sycamore Township Fiscal Officer

APPROVED AS TO FORM



Lawrence E. Barbieri
Township Law Director

4322 Williams Ave



8461 St Clair Ave



12179 5th Ave



12111 5th Ave



12181 6th Ave



11949 3rd Ave



11941 3rd Ave



11933 3rd Ave



11983 4th Ave

