CONSTRUCTION AND PROPERTY MAINTENANCE
CODE BOARD OF APPEALS

The Construction and Property Maintenance Code Board of Appeals meeting was held on September 23, 2026, at 3:30 p.m. with Mr. Rocha presiding. The members present were Mr. Boggerty and Mr. Campana. Staff members present were Mr. Kopp, Ms. Brown, Mr. Wood, Ms. Duca, Ms. Rivera, and Ms. Martin.

ADOPTION OF AGENDA

Mr. Campana moved for approval of the agenda. The motion was seconded by Mr. Boggerty and unanimously carried.

Appeal of Case #25-00003259 and Related Fines - 118 Mitscher Road

Ms. Sierra Brown, Code Enforcement Officer, reviewed the case history for 118 Mitscher Road.

Mr. Rodger Detrick stated that he was working to bring the property into compliance and that substantial improvements had been made. He explained that poison ivy and poison oak in the backyard caused a medical reaction that delayed manual removal. He also applied commercial-grade vegetation treatment and intended to remove the dead growth during the fall.

Mr. Detrick stated that the fence fell during a windstorm because the posts had rotted. He had removed the fallen portion from the neighboring property and placed it in the center of his yard for disposal. He stated that a backhoe had also been used to clear part of the backyard, but vegetation had grown over the resulting pile.

Mr. Detrick described financial and family circumstances that had limited his ability to complete the work. He stated that he recently changed jobs and now had a more regular schedule, which would allow him to work on the property on weekends. He emphasized that he had not ignored the notices and requested additional time rather than further fines.

Responding to the Board, Ms. Brown clarified that deteriorated or fallen sections of the six-foot wooden privacy fence had to be replaced or the fence had to be removed. Replacement with a different material would require a permit. She further stated that all overgrown vegetation in the front, rear, and side yards had to be removed. The neighboring chain-link fence was not part of the violation.

Mr. Eddie Kopp recommended pausing enforcement and the $1,000 citation for 90 days to allow the property to be brought into full compliance. He explained that no additional fines would be issued during this time. If the violations remain after 90 days, the $1,000 citation would be reinstated and enforcement would resume.

Mr. Campana moved to stay enforcement and hold the $1,000 citation in abeyance for 90 days. If the property is not in compliance at the end of the 90-day period, the citation will be reinstated, and Code Enforcement action will resume. The motion was seconded by Mr. Boggerty and unanimously carried.

Appeal of Case #25-00005073 and Related Fines - 1200 North Dupont Highway

Ms. Brown reviewed the case history for the Thomasson Building at 1200 North Dupont Highway.

Khalid Zerrad, a DSU representative, stated that the University had been working in good faith but had to complete the State funding, design, and procurement processes. He stated that bid documents were submitted to the State on June 22, 2026, and the project was advertised in July, but the proposal was not received until September 15, 2026. A meeting with the lowest bidder was scheduled for September 25, 2026. Mr. Zerrad stated that the contractor proposed completing the demolition within 60 days and that DSU expected the project to be completed by the end of the year.

Responding to Ms. Brown, Mr. Zerrad acknowledged that monthly updates had not been provided and agreed to send updates to Ms. Brown going forward.

Mr. Campana moved to stay enforcement and hold related fines in abeyance until December 31, 2026, with DSU providing monthly progress updates to Code Enforcement. The motion was seconded by Mr. Boggerty and unanimously carried.

Appeal of Case #26-00002654 and Related Fines - 151 North Queen Street

Mr. Kopp, Chief Code Enforcement Officer, presented the case on behalf of Code Enforcement Officer John England.

Ms. Mosley, appearing remotely for Elaine and Coleman Investments LLC, stated that the property was a rental and had been involved in an eviction. The owner regained possession on July 7, 2026, and appealed after receiving notice that the property had been placed on the Vacant Building Registry. She stated that the property was ready to rent except for an exterior door issue, but utilities and the rental license could not be restored because outstanding charges on another property triggered the City's Clean Hands requirements.

Mr. Kopp stated that the property met the definition of a vacant building because it lacked utilities and did not have a current rental license. He explained that the Board could decide whether the property was vacant and whether to retain or waive the $375 fee, but the Board could not override the Clean Hands requirements associated with other outstanding taxes, utilities, or fees.

Mr. Kopp explained that the owner could contact Customer Service to establish a formal payment agreement for the outstanding charges. A formal agreement could provide a path toward resolving the Clean Hands restriction, restoring utilities, and obtaining the required rental license.

Mr. Campana moved to accept staff's recommendation to stay enforcement and hold the $375 vacant building fee in abeyance for 30 days, allowing the property owner time to establish a payment agreement with Customer Service and restore utilities. If a payment agreement is not established and utilities are not restored within 30 days, enforcement will resume and the $375 fee will be reinstated. The motion was seconded by Mr. Boggerty and unanimously carried.

Appeal of Case #26-00000341 and Related Fines - 36 Arbor Drive

Mr. Kopp, Chief Code Enforcement Officer, presented the case on behalf of Code Enforcement Officer John England.

Mr. Kopp clarified that Case #26-00000341 concerned the dangerous building and condemnation matter, while a separate vacant building case also existed. The condemnation was based on the

lack of active utilities and conditions observed at the property. An interior inspection was required to lift the condemnation and verify that the property was safe.

Mr. Dennis described the circumstances surrounding his wife's illness and death and his extended periods away from the property. He stated that the electric service had been disconnected over a small unpaid balance and that frozen plumbing caused damage during the winter. He further stated that electricity and heat had since been restored and that the property was being repaired, including drywall, carpet, and flooring work.

Ms. Brown and Mr. Kopp explained that a property without active utilities could be condemned as uninhabitable under the 2009 International Property Maintenance Code, as adopted by the City.

Responding to Mr. Dennis, Mr. Kopp stated that the current work described appeared cosmetic and might not prevent the condemnation from being lifted. He recommended a visual interior inspection to confirm that utilities had been restored and that no life-safety or structural concerns remained. The required vacant building inspection could be conducted at the same time.

Mr. Campana moved to accept staff's recommendation to stay enforcement and allow 30 days to schedule an interior inspection with Code Enforcement. If the inspection confirms that the property is in compliance, the citation associated with the condemnation case will be lifted. The motion was seconded by Mr. Boggerty and unanimously carried.

The meeting adjourned at 5:09 p.m.

Andre M. Boggerty
Chairman

City of Dover

OFFICIAL CITATION

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

RE: Property address: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Case Number: 25-00003259-05

Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: July 29, 2026
Date of Issue: July 29, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **August 28, 2026**.

Every citation issued is a separate offense/fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this citation.

(X) Violation: DCO 22-221/2009 SECTION PM 302.7 ACCESSORY STRUCTURES

Fine as per code: $ 1,000.00

If you have any questions regarding this case, please contact me directly.

Sincerely,

Sierra Brown
Code Enforcement Officer

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

SIXTH NOTICE

July 29, 2026

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

RE: Property Address: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Case Number: 25-00003259

Dear SIR/MADAM:

On July 01, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 118 MITSCHER RD. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **August 28, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

Sierra Brown
Code Enforcement Officer

cc: File

CASE NUMBER 25-00003259
PROPERTY ADDRESS 118 MITSCHER RD

VIOLATION: 715 QUANTITY: 1
DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 7/01/25
LOCATION: EXTERIOR

NARRATIVE :
REMOVE THE HIGH GRASS/WEEDS/OVERGROWTHS FROM THE EXTERIOR OF THE PROPERTY AND PROPERLY DISPOSE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE OVERGROWN VEGETATION ALONG ALL FENCES ON THE PROPERTY AND AROUND THE DWELLING AND FRONT AND REAR YARDS.

ORDINANCE DESCRIPTION :
SECTION PM 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

DCO 114-32 Maximum height.It shall be unlawful and a nuisance for the owner, occupant or tenant of any premises, or any agent caring for or in charge of the premises, to permit any weeds, underbrush, deleterious or unhealthful growths, or other noxious matter to grow to a height of eight inches or more.

CORRECTIVE ACTION REQUIRED :
Remove all high grass, vegetation, weeds, underbrush and/or noxious weeds from the exterior areas of the property.

VIOLATION: 386 QUANTITY: 1
DESCRIPTION: 386 REPAIR FENCE DATE: 7/01/25
LOCATION: SIDE

NARRATIVE :
REPAIR/REPLACE THE DAMAGED FENCE AT THE REAR/SIDE OF THE PROPERTY AND ENSURE THAT THERE ARE NO MISSING SLATS AND THAT THE FENCE IS FREE FROM DAMAGE AND PROPERLY ERECTED.

ORDINANCE DESCRIPTION :
SECTION PM 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

CORRECTIVE ACTION REQUIRED :
Repair, replace or remove the damaged/deteriorated fence. A building permit will be required if replacing the fence.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

OFFICIAL CITATION

Citation # 25-00003259-04

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

Location of Offense: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: June 25, 2026
Date of Issue: June 25, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **July 23, 2026.**

Appeals for this citation may be submitted in writing to the City Clerk's Office at the above address. This appeal must be made within 30 days of the date of the offense.

If the violation is not corrected, the City reserves the right to use its resources or those of a contractor to abate the below violation(s) and to bill the property owner for such cost-plus administrative fees.

Every citation issued is a separate offense or fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. *For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.*

Sierra Brown
Code Enforcement Officer

Violation: (X) FAILURE TO REPAIR/REPLACE/REMOVE FENCE

Sec No: DCO 22-221/2009 SECTION PM 302.7 ACCESSORY STRUCTURES

Fine as per code: $500.00

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

FIFTH NOTICE

June 25, 2026

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

RE: Property Address: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Case Number: 25-00003259

Dear SIR/MADAM:

On July 01, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 118 MITSCHER RD. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **July 23, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

Sierra Brown
Code Enforcement Officer

cc: File

CASE NUMBER 25-00003259
PROPERTY ADDRESS 118 MITSCHER RD

VIOLATION: 715 QUANTITY: 1
DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 7/01/25
LOCATION: EXTERIOR

NARRATIVE :
REMOVE THE HIGH GRASS/WEEDS/OVERGROWTHS FROM THE EXTERIOR OF THE PROPERTY AND PROPERLY DISPOSE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE OVERGROWN VEGETATION ALONG ALL FENCES ON THE PROPERTY AND AROUND THE DWELLING AND FRONT AND REAR YARDS.

ORDINANCE DESCRIPTION :
SECTION PM 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

DCO 114-32 Maximum height.It shall be unlawful and a nuisance for the owner, occupant or tenant of any premises, or any agent caring for or in charge of the premises, to permit any weeds, underbrush, deleterious or unhealthful growths, or other noxious matter to grow to a height of eight inches or more.

CORRECTIVE ACTION REQUIRED :
Remove all high grass, vegetation, weeds, underbrush and/or noxious weeds from the exterior areas of the property.

VIOLATION: 386 QUANTITY: 1
DESCRIPTION: 386 REPAIR FENCE DATE: 7/01/25
LOCATION: SIDE

NARRATIVE :
REPAIR/REPLACE THE DAMAGED FENCE AT THE REAR/SIDE OF THE PROPERTY AND ENSURE THAT THERE ARE NO MISSING SLATS AND THAT THE FENCE IS FREE FROM DAMAGE AND PROPERLY ERECTED.

ORDINANCE DESCRIPTION :
SECTION PM 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

CORRECTIVE ACTION REQUIRED :
Repair, replace or remove the damaged/deteriorated fence. A building permit will be required if replacing the fence.


06/25/2026 10:39


06/25/2026 10:39


06/25/2026 10:39

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

OFFICIAL CITATION

Citation # 25-00003259-03

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

Extension
~~5-18-2026~~
6-18-2026

Location of Offense: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: March 2, 2026
Date of Issue: March 2, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **April 02, 2026.**

Appeals for this citation may be submitted in writing to the City Clerk's Office at the above address. This appeal must be made within 30 days of the date of the offense.

If the violation is not corrected, the City reserves the right to use its resources or those of a contractor to abate the below violation(s) and to bill the property owner for such cost-plus administrative fees.

Every citation issued is a separate offense or fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. *For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.*

Sierra Brown
Code Enforcement Officer

Violation: (X) **FAILURE TO REPAIR/REPLACE/REMOVE FENCE**

Sec No: **DCO 22-221/2009 SECTION PM 302.7 ACCESSORY STRUCTURES**

Fine as per code: **$300.00**

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

FOURTH NOTICE

March 2, 2026

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

RE: Property Address: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Case Number: 25-00003259

Dear SIR/MADAM:

On July 01, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 118 MITSCHER RD. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **April 02, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

Sierra Brown
Code Enforcement Officer

cc: File

CASE NUMBER 25-00003259
PROPERTY ADDRESS 118 MITSCHER RD

VIOLATION: 715 QUANTITY: 1
DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 7/01/25
LOCATION: EXTERIOR

NARRATIVE :
REMOVE THE HIGH GRASS/WEEDS/OVERGROWTHS FROM THE EXTERIOR OF THE PROPERTY AND PROPERLY DISPOSE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE OVERGROWN VEGETATION ALONG ALL FENCES ON THE PROPERTY AND AROUND THE DWELLING AND FRONT AND REAR YARDS.

ORDINANCE DESCRIPTION :
SECTION PM 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

DCO 114-32 Maximum height.It shall be unlawful and a nuisance for the owner, occupant or tenant of any premises, or any agent caring for or in charge of the premises, to permit any weeds, underbrush, deleterious or unhealthful growths, or other noxious matter to grow to a height of eight inches or more.

CORRECTIVE ACTION REQUIRED :
Remove all high grass, vegetation, weeds, underbrush and/or noxious weeds from the exterior areas of the property.

VIOLATION: 386 QUANTITY: 1
DESCRIPTION: 386 REPAIR FENCE DATE: 7/01/25
LOCATION: SIDE

NARRATIVE :
REPAIR/REPLACE THE DAMAGED FENCE AT THE REAR/SIDE OF THE PROPERTY AND ENSURE THAT THERE ARE NO MISSING SLATS AND THAT THE FENCE IS FREE FROM DAMAGE AND PROPERLY ERECTED.

ORDINANCE DESCRIPTION :
SECTION PM 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

CORRECTIVE ACTION REQUIRED :
Repair, replace or remove the damaged/deteriorated fence. A building permit will be required if replacing the fence.


03/02/2026 10:27


03/02/2026 10:27

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

OFFICIAL CITATION

Citation # 25-00003259-02

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

Extension
2-24-2026

Location of Offense: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: December 23, 2025
Date of Issue: December 23, 2025

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **January 28, 2026.**

Appeals for this citation may be submitted in writing to the City Clerk's Office at the above address. This appeal must be made within 30 days of the date of the offense.

If the violation is not corrected, the City reserves the right to use its resources or those of a contractor to abate the below violation(s) and to bill the property owner for such cost-plus administrative fees.

Every citation issued is a separate offense or fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. *For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.*

Sierra Brown
Code Enforcement Officer

Violation: (X) FAILURE TO REMOVE ALL OVERGROWN VEGETATION FROM PROPERTY

Sec No: DCO 22-221/2009 SECTION PM 302.4 WEEDS

Fine as per code: $200.00

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

THIRD NOTICE

December 23, 2025

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

RE: Property Address: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Case Number: 25-00003259

Dear SIR/MADAM:

On July 01, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 118 MITSCHER RD. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **January 28, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

Sierra Brown
Code Enforcement Officer

cc: File

CASE NUMBER 25-00003259
PROPERTY ADDRESS 118 MITSCHER RD

VIOLATION: 715 QUANTITY: 1
DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 7/01/25
LOCATION: EXTERIOR

NARRATIVE :
REMOVE THE HIGH GRASS/WEEDS/OVERGROWTHS FROM THE EXTERIOR OF THE PROPERTY AND PROPERLY DISPOSE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE OVERGROWN VEGETATION ALONG ALL FENCES ON THE PROPERTY AND AROUND THE DWELLING AND FRONT AND REAR YARDS.

ORDINANCE DESCRIPTION :
SECTION PM 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

DCO 114-32 Maximum height.It shall be unlawful and a nuisance for the owner, occupant or tenant of any premises, or any agent caring for or in charge of the premises, to permit any weeds, underbrush, deleterious or unhealthful growths, or other noxious matter to grow to a height of eight inches or more.

CORRECTIVE ACTION REQUIRED :
Remove all high grass, vegetation, weeds, underbrush and/or noxious weeds from the exterior areas of the property.

VIOLATION: 386 QUANTITY: 1
DESCRIPTION: 386 REPAIR FENCE DATE: 7/01/25
LOCATION: SIDE

NARRATIVE :
REPAIR/REPLACE THE DAMAGED FENCE AT THE REAR/SIDE OF THE PROPERTY AND ENSURE THAT THERE ARE NO MISSING SLATS AND THAT THE FENCE IS FREE FROM DAMAGE AND PROPERLY ERECTED.

ORDINANCE DESCRIPTION :
SECTION PM 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

CORRECTIVE ACTION REQUIRED :
Repair, replace or remove the damaged/deteriorated fence. A building permit will be required if replacing the fence.


12/23/2025 11:53


12/23/2025 11:51


12/23/2025 11:51

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

OFFICIAL CITATION

Citation # 25-00003259-01

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

Location of Offense: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: October 09, 2025
Date of Issue: October 10, 2025

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, prior to **November 07, 2025**.

Appeals for this citation may be submitted in writing to the City Clerk's Office at the above address. This appeal must be made within 30 days of the date of the offense.

If the violation is not corrected, the City reserves the right to use its resources or those of a contractor to abate the below violation(s) and to bill the property owner for such cost-plus administrative fees.

Every citation issued is a separate offense or fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. *For the total balance owed for this case, please get in touch with the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.*

Sierra Brown
Code Enforcement Officer

Violation: (X) FALURE TO REMOVE ALL OVERGROWN VEGETATION FROM PROPERTY

Sec No: DCO 22-221/2009 SECTION PM 302.4 WEEDS

Fine as per code: $100.00

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

SECOND NOTICE

October 10, 2025

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

RE: Property Address: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Case Number: 25-00003259

Dear SIR/MADAM:

On July 01, 2025, Code Enforcement Officer Sierra Brown with the City of Dover, Department of Inspections conducted an inspection at 118 MITSCHER RD. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is a Citation for failure to correct the violation(s). An additional inspection must be scheduled by **November 07, 2025**. Failure to comply will result in an additional citation and if the property is a rental unit, may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

Please contact this office with a date and time to conduct your re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

Sierra Brown
Code Enforcement Officer

cc: File

CASE NUMBER 25-00003259
PROPERTY ADDRESS 118 MITSCHER RD

VIOLATION: 715 QUANTITY: 1
DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 7/01/25
LOCATION: EXTERIOR

NARRATIVE :
REMOVE THE HIGH GRASS/WEEDS/OVERGROWTHS FROM THE EXTERIOR OF THE PROPERTY AND PROPERLY DISPOSE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE OVERGROWN VEGETATION ALONG ALL FENCES ON THE PROPERTY AND AROUND THE DWELLING AND FRONT AND REAR YARDS.

ORDINANCE DESCRIPTION :
SECTION PM 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

DCO 114-32 Maximum height.It shall be unlawful and a nuisance for the owner, occupant or tenant of any premises, or any agent caring for or in charge of the premises, to permit any weeds, underbrush, deleterious or unhealthful growths, or other noxious matter to grow to a height of eight inches or more.

CORRECTIVE ACTION REQUIRED :
Remove all high grass, vegetation, weeds, underbrush and/or noxious weeds from the exterior areas of the property.

VIOLATION: 386 QUANTITY: 1
DESCRIPTION: 386 REPAIR FENCE DATE: 7/01/25
LOCATION: SIDE

NARRATIVE :
REPAIR/REPLACE THE DAMAGED FENCE AT THE REAR/SIDE OF THE PROPERTY AND ENSURE THAT THERE ARE NO MISSING SLATS AND THAT THE FENCE IS FREE FROM DAMAGE AND PROPERLY ERECTED.

ORDINANCE DESCRIPTION :
SECTION PM 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

CORRECTIVE ACTION REQUIRED :
Repair, replace or remove the damaged/deteriorated fence. A building permit will be required if replacing the fence.


10/09/2025 12:15


10/09/2025 12:15


10/09/2025 12:18


10/09/2025 12:15


10/09/2025 12:18


10/09/2025 12:18

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

July 2, 2025

RODGER S & CAROL A DETRICK
118 MITSCHER RD
DOVER DE 19901

Extension
~~8-1-2025~~
10-6-2025

RE: Property address: 118 MITSCHER RD
Tax Parcel Number: ED-05-068.18-03-420.000-000
Case Number: 25-00003259

Dear SIR/MADAM:

On July 01, 2025, Code Enforcement Officer Sierra Brown with the City of Dover, Department of Inspections conducted an inspection at 118 MITSCHER RD.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **August 01, 2025**, to ensure compliance. Failure to comply will result in citation(s) being issued.

It is the responsibility of the property owner/agent to contact this office to schedule all inspections.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Mrs. Detrick
(302) 666-9235

Sincerely,

Sierra Brown
Code Enforcement Officer

cc: File

CASE NUMBER 25-00003259
PROPERTY ADDRESS 118 MITSCHER RD

VIOLATION: 715 QUANTITY: 1
DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 7/01/25
LOCATION: EXTERIOR

NARRATIVE :
REMOVE THE HIGH GRASS/WEEDS/OVERGROWTHS FROM THE EXTERIOR OF THE PROPERTY AND PROPERLY DISPOSE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE OVERGROWN VEGETATION ALONG ALL FENCES ON THE PROPERTY AND AROUND THE DWELLING AND FRONT AND REAR YARDS.

ORDINANCE DESCRIPTION :
SECTION PM 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

DCO 114-32 Maximum height.It shall be unlawful and a nuisance for the owner, occupant or tenant of any premises, or any agent caring for or in charge of the premises, to permit any weeds, underbrush, deleterious or unhealthful growths, or other noxious matter to grow to a height of eight inches or more.

CORRECTIVE ACTION REQUIRED :
Remove all high grass, vegetation, weeds, underbrush and/or noxious weeds from the exterior areas of the property.

VIOLATION: 386 QUANTITY: 1
DESCRIPTION: 386 REPAIR FENCE DATE: 7/01/25
LOCATION: SIDE

NARRATIVE :
REPAIR/REPLACE THE DAMAGED FENCE AT THE REAR/SIDE OF THE PROPERTY AND ENSURE THAT THERE ARE NO MISSING SLATS AND THAT THE FENCE IS FREE FROM DAMAGE AND PROPERLY ERECTED.

ORDINANCE DESCRIPTION :
SECTION PM 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

CORRECTIVE ACTION REQUIRED :
Repair, replace or remove the damaged/deteriorated fence. A building permit will be required if replacing the fence.


07/01/2025 09:29


07/01/2025 09:24


07/01/2025 09:25


07/01/2025 09:28


07/01/2025 09:29

City of Dover

OFFICIAL CITATION

DELAWARE STATE UNIVERSITY
255 COLLEGE RD
DOVER DE 19904

CONDEMNATION

RE: Property address: 1200 N DUPONT HWY
Tax Parcel Number: ED-05-057.00-01-210.000-000
Case Number: 25-00005073-02

Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: August 7, 2026
Date of Issue: August 7, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **September 05, 2026**.

Every citation issued is a separate offense/fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this citation.

(X) Violation: DCO 22-221/2009 SECTION 108.1 GENERAL & DCO ART. XI DANGEROUS BLDG

Fine as per code: $200.00

If you have any questions regarding this case, please contact me directly.

Sincerely,

Sierra Brown
Code Enforcement Officer

City of Dover

FORTH NOTICE

DELAWARE STATE UNIVERSITY
255 COLLEGE RD
DOVER DE 19904

RE: Property address: 1200 N DUPONT HWY
Tax Parcel Number: ED-05-057.00-01-210.000-000
Case Number: 25-00005073

August 7, 2026

Dear SIR/MADAM:

On December 11, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 1200 N DUPONT HWY. The inspection revealed one or more City Code Violations on the property.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is a Citation for failure to correct the violation(s). An additional inspection must be scheduled by **September 05, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license.

It is the responsibility of the property owner or property manager to contact this office to schedule all inspections.

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office for exterior violations that are visible from the public right-of-way.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this notice.

Attached are the violations found during the inspection.

If you have any questions, please contact me directly.

Sincerely,

Sierra Brown
Code Enforcement Officer

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
THE BUILDING LOCATED AT 1200 N DUPONT HWY DELAWARE STATE UNIVERSITY, KNOW AS THE THOMASSON BUILDING, IS HEREBY CONDEMNED AND IS CONSIDERED UNFIT FOR HUMAN OCCUPANCY DUE TO THE VARIOUS LIFE SAFETY CONCERNS, PROPERTY MAINTENANCE CONCERNS AND CODE VIOLATIONS. THE VIOLATIONS INCLUDE BUT ARE NOT LIMITED TO THOSE LISTED BELOW. ALL VIOLATIONS NEED TO BE BROUGHT INTO COMPLIANCE AND A REINSPECTION PERFORMED BY CODE ENFORCEMENT BEFORE THE CONDEMNATION CAN BE LIFTED AND THE BUILDING CAN BE INHABITED AGAIN. APPLY FOR AND OBTAIN PROPER CITY OF DOVER BUILDING PERMITS FOR THE REPAIRS THAT ARE REQUIRED TO BE PERFORMED TO BRING THE VIOLATIONS INTO COMPLIANCE. THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING DEMOLISHING THE BUILDING IN LIEU OF MAKING REPAIRS, WILL ALSO BRING THE VIOLATIONS INTO COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :
The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
ALL REPAIRS MADE MUST BE MADE IN A CRAFTSMAN LIKE MANNER.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 004 QUANTITY: 1
DESCRIPTION: 004 CERTIFIED REPORT NEEDED DATE: 12/11/25
LOCATION: ATTENTION

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE : CONTINUED

DUE TO THE DAMAGE OBSERVED IN THE BUILDING, A STRUCTURAL ENGINEERING REPORT IS REQUIRED. ALL RECOMMENDED REPAIRS ARE REQUIRED TO BE COMPLETED. A COPY OF THE REPORT MUST BE RECEIVED BY CODE ENFORCEMENT FOR THIS VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :

SECTION PM 104.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

SECTION PM 105.3 Required Testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

CORRECTIVE ACTION REQUIRED :

A certified copy of the inspection results or report must be forwarded to Planning and Inspections. All deficiencies noted must be corrected in compliance with the City of Dover adopted codes and ordinances.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :

THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING. THIS INCLUDES ENSURING THAT ACCESS DOORS ARE LOCKED AND ANY FIRST FLOOR WINDOWS ARE LOCKED AND IF UNABLE TO BE LOCKED, THEY ARE TO BE BOARDED.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :
Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
AN ELECTRICAL INSPECTION IS REQUIRED TO BE PERFORMED FOR THE BUILDING BY A LICENSED AND APPROVED ELECTRICAL INSPECTION AGENCY. A COPY OF THE REPORT IS REQUIRED TO BE SUBMITTED TO CODE ENFORCEMENT FOR THE VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 614 QUANTITY: 1
DESCRIPTION: 614 ELECTRICAL SYSTEM HAZARD DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR ANY HAZARDS WITHIN THE ELECTRICAL SYSTEM WITHIN THE BUILDING. REPAIRS ARE TO BE COMPLETED BY A LICENSED ELECTRICIAN.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Eliminate all electrical system hazards, all hazards are to be repaired by a licensed electrician.

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
PROPERLY REMEDIATE WHAT APPEARS TO BE MOLD/MILDEW FROM THE BUILDING AND CORRECT THE SOURCE OF THE MOLD/MILDEW.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

CORRECTIVE ACTION REQUIRED :
Remove all mold/mildew and correct the cause.

VIOLATION: 103 QUANTITY: 1
DESCRIPTION: 103 REPAIR DETERIORATED FLOOR DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR THE AREAS OF DETERIORATED FLOOR THROUGHOUT THE BUILDING.

ORDINANCE DESCRIPTION :
SECTION PM 305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

CORRECTIVE ACTION REQUIRED :
Repair or replace deteriorated flooring.

VIOLATION: 778 QUANTITY: 1
DESCRIPTION: 778 BUILDING PERMIT REQUIRED DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
OBTAIN THE PROPER BUILDING PERMITS FOR THE RENOVATIONS AND REPAIRS THAT ARE NEEDED FOR THE PROPERTY. PERMITS CAN BE APPLIED FOR AND OBTAINED AT CITY HALL, 15 LOOCKERMAN PLAZA. IF A DEMOLISH IS BEING PERFORMED IN LIEU OF REPAIRS, OBTAIN

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE :
THE PROPER DEMOLISH PERMITS FROM THE CITY OF DOVER.

ORDINANCE DESCRIPTION :
SECTION IRC R105 PERMIT REQUIRED

CORRECTIVE ACTION REQUIRED :
PRIOR TO THE BUILDING PERMIT BEING OBTAINED, APPROVAL IS NEEDED FROM THE PLANNING AND INSPECTIONS STAFF. A BUILDING PERMIT APPLICATION IS REQUIRED TO BE SUBMITTED AT DOVER CITY HALL. PLEASE ATTACH A COPY OF THIS VIOLATION NOTICE TO THE APPLICATION. THE BUILDING PERMIT MUST BE FINALIZED FOR THIS VIOLATION TO BE IN COMPLIANCE.

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
THOROUGHLY CLEAN THE INTERIOR OF THE BUILDING AND BRING TO A SAFE AND SANITARY CONDITION.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Every owner of a structure containing a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure.

CORRECTIVE ACTION REQUIRED :
Clean interior.

City of Dover

OFFICIAL CITATION

DELAWARE STATE UNIVERSITY
255 COLLEGE RD
DOVER DE 19904

CONDEMNATION

RE: Property address: 1200 N DUPONT HWY
Tax Parcel Number: ED-05-057.00-01-210.000-000
Case Number: 25-00005073-02

Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: August 7, 2026
Date of Issue: August 7, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **September 05, 2026**.

Every citation issued is a separate offense/fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this citation.

(X) Violation: DCO 22-221/2009 SECTION 108.1 GENERAL & DCO ART. XI DANGEROUS BLDG

Fine as per code: $200.00

If you have any questions regarding this case, please contact me directly.

Sincerely,

Sierra Brown
Code Enforcement Officer

City of Dover

FORTH NOTICE

DELAWARE STATE UNIVERSITY
255 COLLEGE RD
DOVER DE 19904

RE: Property address: 1200 N DUPONT HWY
Tax Parcel Number: ED-05-057.00-01-210.000-000
Case Number: 25-00005073

August 7, 2026

Dear SIR/MADAM:

On December 11, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 1200 N DUPONT HWY. The inspection revealed one or more City Code Violations on the property.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is a Citation for failure to correct the violation(s). An additional inspection must be scheduled by **September 05, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license.

It is the responsibility of the property owner or property manager to contact this office to schedule all inspections.

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office for exterior violations that are visible from the public right-of-way.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this notice.

Attached are the violations found during the inspection.

If you have any questions, please contact me directly.

Sincerely,

Sierra Brown
Code Enforcement Officer

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
THE BUILDING LOCATED AT 1200 N DUPONT HWY DELAWARE STATE UNIVERSITY, KNOW AS THE THOMASSON BUILDING, IS HEREBY CONDEMNED AND IS CONSIDERED UNFIT FOR HUMAN OCCUPANCY DUE TO THE VARIOUS LIFE SAFETY CONCERNS, PROPERTY MAINTENANCE CONCERNS AND CODE VIOLATIONS. THE VIOLATIONS INCLUDE BUT ARE NOT LIMITED TO THOSE LISTED BELOW. ALL VIOLATIONS NEED TO BE BROUGHT INTO COMPLIANCE AND A REINSPECTION PERFORMED BY CODE ENFORCEMENT BEFORE THE CONDEMNATION CAN BE LIFTED AND THE BUILDING CAN BE INHABITED AGAIN. APPLY FOR AND OBTAIN PROPER CITY OF DOVER BUILDING PERMITS FOR THE REPAIRS THAT ARE REQUIRED TO BE PERFORMED TO BRING THE VIOLATIONS INTO COMPLIANCE. THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING DEMOLISHING THE BUILDING IN LIEU OF MAKING REPAIRS, WILL ALSO BRING THE VIOLATIONS INTO COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :
The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
ALL REPAIRS MADE MUST BE MADE IN A CRAFTSMAN LIKE MANNER.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 004 QUANTITY: 1
DESCRIPTION: 004 CERTIFIED REPORT NEEDED DATE: 12/11/25
LOCATION: ATTENTION

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE : CONTINUED

DUE TO THE DAMAGE OBSERVED IN THE BUILDING, A STRUCTURAL ENGINEERING REPORT IS REQUIRED. ALL RECOMMENDED REPAIRS ARE REQUIRED TO BE COMPLETED. A COPY OF THE REPORT MUST BE RECEIVED BY CODE ENFORCEMENT FOR THIS VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :

SECTION PM 104.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

SECTION PM 105.3 Required Testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

CORRECTIVE ACTION REQUIRED :

A certified copy of the inspection results or report must be forwarded to Planning and Inspections. All deficiencies noted must be corrected in compliance with the City of Dover adopted codes and ordinances.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :

THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING. THIS INCLUDES ENSURING THAT ACCESS DOORS ARE LOCKED AND ANY FIRST FLOOR WINDOWS ARE LOCKED AND IF UNABLE TO BE LOCKED, THEY ARE TO BE BOARDED.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :
Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
AN ELECTRICAL INSPECTION IS REQUIRED TO BE PERFORMED FOR THE BUILDING BY A LICENSED AND APPROVED ELECTRICAL INSPECTION AGENCY. A COPY OF THE REPORT IS REQUIRED TO BE SUBMITTED TO CODE ENFORCEMENT FOR THE VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 614 QUANTITY: 1
DESCRIPTION: 614 ELECTRICAL SYSTEM HAZARD DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR ANY HAZARDS WITHIN THE ELECTRICAL SYSTEM WITHIN THE BUILDING. REPAIRS ARE TO BE COMPLETED BY A LICENSED ELECTRICIAN.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Eliminate all electrical system hazards, all hazards are to be repaired by a licensed electrician.

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
PROPERLY REMEDIATE WHAT APPEARS TO BE MOLD/MILDEW FROM THE BUILDING AND CORRECT THE SOURCE OF THE MOLD/MILDEW.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

CORRECTIVE ACTION REQUIRED :
Remove all mold/mildew and correct the cause.

VIOLATION: 103 QUANTITY: 1
DESCRIPTION: 103 REPAIR DETERIORATED FLOOR DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR THE AREAS OF DETERIORATED FLOOR THROUGHOUT THE BUILDING.

ORDINANCE DESCRIPTION :
SECTION PM 305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

CORRECTIVE ACTION REQUIRED :
Repair or replace deteriorated flooring.

VIOLATION: 778 QUANTITY: 1
DESCRIPTION: 778 BUILDING PERMIT REQUIRED DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
OBTAIN THE PROPER BUILDING PERMITS FOR THE RENOVATIONS AND REPAIRS THAT ARE NEEDED FOR THE PROPERTY. PERMITS CAN BE APPLIED FOR AND OBTAINED AT CITY HALL, 15 LOOCKERMAN PLAZA. IF A DEMOLISH IS BEING PERFORMED IN LIEU OF REPAIRS, OBTAIN

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE :
THE PROPER DEMOLISH PERMITS FROM THE CITY OF DOVER.

ORDINANCE DESCRIPTION :
SECTION IRC R105 PERMIT REQUIRED

CORRECTIVE ACTION REQUIRED :
PRIOR TO THE BUILDING PERMIT BEING OBTAINED, APPROVAL IS NEEDED FROM THE PLANNING AND INSPECTIONS STAFF. A BUILDING PERMIT APPLICATION IS REQUIRED TO BE SUBMITTED AT DOVER CITY HALL. PLEASE ATTACH A COPY OF THIS VIOLATION NOTICE TO THE APPLICATION. THE BUILDING PERMIT MUST BE FINALIZED FOR THIS VIOLATION TO BE IN COMPLIANCE.

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
THOROUGHLY CLEAN THE INTERIOR OF THE BUILDING AND BRING TO A SAFE AND SANITARY CONDITION.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Every owner of a structure containing a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure.

CORRECTIVE ACTION REQUIRED :
Clean interior.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

OFFICIAL CITATION

Citation # 25-00005073-01

CONDEMNATION

DELAWARE STATE UNIVERSITY
255 COLLEGE RD
DOVER DE 19904

Location of Offense: 1200 N DUPONT HWY
Tax Parcel Number: ED-05-057.00-01-210.000-000
Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: June 25, 2026
Date of Issue: June 25, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **July 29, 2026.**

Appeals for this citation may be submitted in writing to the City Clerk's Office at the above address. This appeal must be made within 30 days of the date of the offense.

If the violation is not corrected, the City reserves the right to use its resources or those of a contractor to abate the below violation(s) and to bill the property owner for such cost-plus administrative fees.

Every citation issued is a separate offense or fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. *For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.*

Sierra Brown
Code Enforcement Officer

Violation: (X) HSG/BLDG CONDEMNATION

Sec No: DCO 22-221/2009 SECTION 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BLDG

Fine as per code: $100.00

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

THIRD NOTICE

June 25, 2026

DELAWARE STATE UNIVERSITY
255 COLLEGE RD
DOVER DE 19904

RE: Property Address: 1200 N DUPONT HWY
Tax Parcel Number: ED-05-057.00-01-210.000-000
Case Number: 25-00005073

Dear SIR/MADAM:

On December 11, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 1200 N DUPONT HWY. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is a citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **July 29, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

Sierra Brown
Code Enforcement Officer

cc: File

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
THE BUILDING LOCATED AT 1200 N DUPONT HWY DELAWARE STATE UNIVERSITY, KNOW AS THE THOMASSON BUILDING, IS HEREBY CONDEMNED AND IS CONSIDERED UNFIT FOR HUMAN OCCUPANCY DUE TO THE VARIOUS LIFE SAFETY CONCERNS, PROPERTY MAINTENANCE CONCERNS AND CODE VIOLATIONS. THE VIOLATIONS INCLUDE BUT ARE NOT LIMITED TO THOSE LISTED BELOW. ALL VIOLATIONS NEED TO BE BROUGHT INTO COMPLIANCE AND A REINSPECTION PERFORMED BY CODE ENFORCEMENT BEFORE THE CONDEMNATION CAN BE LIFTED AND THE BUILDING CAN BE INHABITED AGAIN. APPLY FOR AND OBTAIN PROPER CITY OF DOVER BUILDING PERMITS FOR THE REPAIRS THAT ARE REQUIRED TO BE PERFORMED TO BRING THE VIOLATIONS INTO COMPLIANCE. THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING DEMOLISHING THE BUILDING IN LIEU OF MAKING REPAIRS, WILL ALSO BRING THE VIOLATIONS INTO COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :
The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
ALL REPAIRS MADE MUST BE MADE IN A CRAFTSMAN LIKE MANNER.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 004 QUANTITY: 1
DESCRIPTION: 004 CERTIFIED REPORT NEEDED DATE: 12/11/25
LOCATION: ATTENTION

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE : CONTINUED

DUE TO THE DAMAGE OBSERVED IN THE BUILDING, A STRUCTURAL ENGINEERING REPORT IS REQUIRED. ALL RECOMMENDED REPAIRS ARE REQUIRED TO BE COMPLETED. A COPY OF THE REPORT MUST BE RECEIVED BY CODE ENFORCEMENT FOR THIS VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :

SECTION PM 104.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

SECTION PM 105.3 Required Testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

CORRECTIVE ACTION REQUIRED :

A certified copy of the inspection results or report must be forwarded to Planning and Inspections. All deficiencies noted must be corrected in compliance with the City of Dover adopted codes and ordinances.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :

THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING. THIS INCLUDES ENSURING THAT ACCESS DOORS ARE LOCKED AND ANY FIRST FLOOR WINDOWS ARE LOCKED AND IF UNABLE TO BE LOCKED, THEY ARE TO BE BOARDED.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :
Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
AN ELECTRICAL INSPECTION IS REQUIRED TO BE PERFORMED FOR THE BUILDING BY A LICENSED AND APPROVED ELECTRICAL INSPECTION AGENCY. A COPY OF THE REPORT IS REQUIRED TO BE SUBMITTED TO CODE ENFORCEMENT FOR THE VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 614 QUANTITY: 1
DESCRIPTION: 614 ELECTRICAL SYSTEM HAZARD DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR ANY HAZARDS WITHIN THE ELECTRICAL SYSTEM WITHIN THE BUILDING. REPAIRS ARE TO BE COMPLETED BY A LICENSED ELECTRICIAN.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Eliminate all electrical system hazards, all hazards are to be repaired by a licensed electrician.

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
PROPERLY REMEDIATE WHAT APPEARS TO BE MOLD/MILDEW FROM THE BUILDING AND CORRECT THE SOURCE OF THE MOLD/MILDEW.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

CORRECTIVE ACTION REQUIRED :
Remove all mold/mildew and correct the cause.

VIOLATION: 103 QUANTITY: 1
DESCRIPTION: 103 REPAIR DETERIORATED FLOOR DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR THE AREAS OF DETERIORATED FLOOR THROUGHOUT THE BUILDING.

ORDINANCE DESCRIPTION :
SECTION PM 305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

CORRECTIVE ACTION REQUIRED :
Repair or replace deteriorated flooring.

VIOLATION: 778 QUANTITY: 1
DESCRIPTION: 778 BUILDING PERMIT REQUIRED DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
OBTAIN THE PROPER BUILDING PERMITS FOR THE RENOVATIONS AND REPAIRS THAT ARE NEEDED FOR THE PROPERTY. PERMITS CAN BE APPLIED FOR AND OBTAINED AT CITY HALL, 15 LOOCKERMAN PLAZA. IF A DEMOLISH IS BEING PERFORMED IN LIEU OF REPAIRS, OBTAIN

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE :
THE PROPER DEMOLISH PERMITS FROM THE CITY OF DOVER.

ORDINANCE DESCRIPTION :
SECTION IRC R105 PERMIT REQUIRED

CORRECTIVE ACTION REQUIRED :
PRIOR TO THE BUILDING PERMIT BEING OBTAINED, APPROVAL IS NEEDED FROM THE PLANNING AND INSPECTIONS STAFF. A BUILDING PERMIT APPLICATION IS REQUIRED TO BE SUBMITTED AT DOVER CITY HALL. PLEASE ATTACH A COPY OF THIS VIOLATION NOTICE TO THE APPLICATION. THE BUILDING PERMIT MUST BE FINALIZED FOR THIS VIOLATION TO BE IN COMPLIANCE.

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
THOROUGHLY CLEAN THE INTERIOR OF THE BUILDING AND BRING TO A SAFE AND SANITARY CONDITION.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Every owner of a structure containing a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure.

CORRECTIVE ACTION REQUIRED :
Clean interior.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

SECOND NOTICE

May 15, 2026

DELAWARE STATE UNIVERSITY
255 COLLEGE RD
DOVER DE 19904

CONDEMNATION

RE: Property Address: 1200 N DUPONT HWY
Tax Parcel Number: ED-05-057.00-01-210.000-000
Case Number: 25-00005073

Dear SIR/MADAM:

On December 11, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 1200 N DUPONT HWY. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. An additional inspection must be scheduled by **June 17, 2026**. Failure to comply will result in a citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

Sierra Brown
Code Enforcement Officer

cc: File

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
THE BUILDING LOCATED AT 1200 N DUPONT HWY DELAWARE STATE UNIVERSITY, KNOW AS THE THOMASSON BUILDING, IS HEREBY CONDEMNED AND IS CONSIDERED UNFIT FOR HUMAN OCCUPANCY DUE TO THE VARIOUS LIFE SAFETY CONCERNS, PROPERTY MAINTENANCE CONCERNS AND CODE VIOLATIONS. THE VIOLATIONS INCLUDE BUT ARE NOT LIMITED TO THOSE LISTED BELOW. ALL VIOLATIONS NEED TO BE BROUGHT INTO COMPLIANCE AND A REINSPECTION PERFORMED BY CODE ENFORCEMENT BEFORE THE CONDEMNATION CAN BE LIFTED AND THE BUILDING CAN BE INHABITED AGAIN. APPLY FOR AND OBTAIN PROPER CITY OF DOVER BUILDING PERMITS FOR THE REPAIRS THAT ARE REQUIRED TO BE PERFORMED TO BRING THE VIOLATIONS INTO COMPLIANCE. THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING DEMOLISHING THE BUILDING IN LIEU OF MAKING REPAIRS, WILL ALSO BRING THE VIOLATIONS INTO COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :
The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
ALL REPAIRS MADE MUST BE MADE IN A CRAFTSMAN LIKE MANNER.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 004 QUANTITY: 1
DESCRIPTION: 004 STRUCTURAL REPORT NEEDED DATE: 12/11/25
LOCATION: ATTENTION

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE : CONTINUED

DUE TO THE DAMAGE OBSERVED IN THE BUILDING, A STRUCTURAL ENGINEERING REPORT IS REQUIRED. ALL RECOMMENDED REPAIRS ARE REQUIRED TO BE COMPLETED. A COPY OF THE REPORT MUST BE RECEIVED BY CODE ENFORCEMENT FOR THIS VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :

SECTION PM 104.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

SECTION PM 105.3 Required Testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

CORRECTIVE ACTION REQUIRED :

A certified copy of the inspection results must be forwarded to this department. All inspection deficiencies must be corrected to the structural engineering report recommendations.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :

THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING. THIS INCLUDES ENSURING THAT ACCESS DOORS ARE LOCKED AND ANY FIRST FLOOR WINDOWS ARE LOCKED AND IF UNABLE TO BE LOCKED, THEY ARE TO BE BOARDED.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :
Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
AN ELECTRICAL INSPECTION IS REQUIRED TO BE PERFORMED FOR THE BUILDING BY A LICENSED AND APPROVED ELECTRICAL INSPECTION AGENCY. A COPY OF THE REPORT IS REQUIRED TO BE SUBMITTED TO CODE ENFORCEMENT FOR THE VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 614 QUANTITY: 1
DESCRIPTION: 614 ELECTRICAL SYSTEM HAZARD DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR ANY HAZARDS WITHIN THE ELECTRICAL SYSTEM WITHIN THE BUILDING. REPAIRS ARE TO BE COMPLETED BY A LICENSED ELECTRICIAN.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Eliminate all electrical system hazards, all hazards are to be repaired by a licensed electrician.

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
PROPERLY REMEDIATE WHAT APPEARS TO BE MOLD/MILDEW FROM THE BUILDING AND CORRECT THE SOURCE OF THE MOLD/MILDEW.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

CORRECTIVE ACTION REQUIRED :
Remove all mold/mildew and correct the cause.

VIOLATION: 103 QUANTITY: 1
DESCRIPTION: 103 REPAIR DETERIORATED FLOOR DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR THE AREAS OF DETERIORATED FLOOR THROUGHOUT THE BUILDING.

ORDINANCE DESCRIPTION :
SECTION PM 305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

CORRECTIVE ACTION REQUIRED :
Repair or replace deteriorated flooring.

VIOLATION: 778 QUANTITY: 1
DESCRIPTION: 778 BUILDING PERMIT REQUIRED DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
OBTAIN THE PROPER BUILDING PERMITS FOR THE RENOVATIONS AND REPAIRS THAT ARE NEEDED FOR THE PROPERTY. PERMITS CAN BE APPLIED FOR AND OBTAINED AT CITY HALL, 15 LOOCKERMAN PLAZA. IF A DEMOLISH IS BEING PERFORMED IN LIEU OF REPAIRS, OBTAIN

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE :
THE PROPER DEMOLISH PERMITS FROM THE CITY OF DOVER.

ORDINANCE DESCRIPTION :
SECTION IRC R105 PERMIT REQUIRED

CORRECTIVE ACTION REQUIRED :
PRIOR TO THE BUILDING PERMIT BEING OBTAINED, APPROVAL IS NEEDED FROM THE PLANNING AND INSPECTIONS STAFF. A BUILDING PERMIT APPLICATION IS REQUIRED TO BE SUBMITTED AT DOVER CITY HALL. PLEASE ATTACH A COPY OF THIS VIOLATION NOTICE TO THE APPLICATION. THE BUILDING PERMIT MUST BE FINALIZED FOR THIS VIOLATION TO BE IN COMPLIANCE.

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
THOROUGHLY CLEAN THE INTERIOR OF THE BUILDING AND BRING TO A SAFE AND SANITARY CONDITION.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Every owner of a structure containing a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure.

CORRECTIVE ACTION REQUIRED :
Clean interior.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

December 11, 2025

DELAWARE STATE UNIVERSITY
255 COLLEGE RD
DOVER DE 19904

CONDEMNATION

RE: Property address: 1200 N DUPONT HWY
Tax Parcel Number: ED-05-057.00-01-210.000-000
Case Number: 25-00005073

Dear SIR/MADAM:

On December 11, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 1200 N DUPONT HWY.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **January 13, 2026**, to ensure compliance. Failure to comply will result in citation(s) being issued.

It is the responsibility of the property owner/agent to contact this office to schedule all inspections.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

Sierra Brown
Code Enforcement Officer

Khalid Zerrad
kzerrad@desu.edu
(302) 535-3809

cc: File

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
THE BUILDING LOCATED AT 1200 N DUPONT HWY DELAWARE STATE UNIVERSITY, KNOW AS THE THOMASSON BUILDING, IS HEREBY CONDEMNED AND IS CONSIDERED UNFIT FOR HUMAN OCCUPANCY DUE TO THE VARIOUS LIFE SAFETY CONCERNS, PROPERTY MAINTENANCE CONCERNS AND CODE VIOLATIONS. THE VIOLATIONS INCLUDE BUT ARE NOT LIMITED TO THOSE LISTED BELOW. ALL VIOLATIONS NEED TO BE BROUGHT INTO COMPLIANCE AND A REINSPECTION PERFORMED BY CODE ENFORCEMENT BEFORE THE CONDEMNATION CAN BE LIFTED AND THE BUILDING CAN BE INHABITED AGAIN. APPLY FOR AND OBTAIN PROPER CITY OF DOVER BUILDING PERMITS FOR THE REPAIRS THAT ARE REQUIRED TO BE PERFORMED TO BRING THE VIOLATIONS INTO COMPLIANCE. THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING DEMOLISHING THE BUILDING IN LIEU OF MAKING REPAIRS, WILL ALSO BRING THE VIOLATIONS INTO COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :
The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
ALL REPAIRS MADE MUST BE MADE IN A CRAFTSMAN LIKE MANNER.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 004 QUANTITY: 1
DESCRIPTION: 004 STRUCTURAL REPORT NEEDED DATE: 12/11/25
LOCATION: ATTENTION

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE : CONTINUED

DUE TO THE DAMAGE OBSERVED IN THE BUILDING, A STRUCTURAL ENGINEERING REPORT IS REQUIRED. ALL RECOMMENDED REPAIRS ARE REQUIRED TO BE COMPLETED. A COPY OF THE REPORT MUST BE RECEIVED BY CODE ENFORCEMENT FOR THIS VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :

SECTION PM 104.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

SECTION PM 105.3 Required Testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

CORRECTIVE ACTION REQUIRED :

A certified copy of the inspection results must be forwarded to this department. All inspection deficiencies must be corrected to the structural engineering report recommendations.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :

THE BUILDING IS TO STAY SECURE AT ALL TIMES TO PREVENT ANY UNLAWFUL ENTRY INTO THE BUILDING. THIS INCLUDES ENSURING THAT ACCESS DOORS ARE LOCKED AND ANY FIRST FLOOR WINDOWS ARE LOCKED AND IF UNABLE TO BE LOCKED, THEY ARE TO BE BOARDED.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :
Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/11/25
LOCATION: BUILDING

NARRATIVE :
AN ELECTRICAL INSPECTION IS REQUIRED TO BE PERFORMED FOR THE BUILDING BY A LICENSED AND APPROVED ELECTRICAL INSPECTION AGENCY. A COPY OF THE REPORT IS REQUIRED TO BE SUBMITTED TO CODE ENFORCEMENT FOR THE VIOLATION TO BE IN COMPLIANCE.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 614 QUANTITY: 1
DESCRIPTION: 614 ELECTRICAL SYSTEM HAZARD DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR ANY HAZARDS WITHIN THE ELECTRICAL SYSTEM WITHIN THE BUILDING. REPAIRS ARE TO BE COMPLETED BY A LICENSED ELECTRICIAN.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

ORDINANCE DESCRIPTION :
and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CORRECTIVE ACTION REQUIRED :
Eliminate all electrical system hazards, all hazards are to be repaired by a licensed electrician.

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
PROPERLY REMEDIATE WHAT APPEARS TO BE MOLD/MILDEW FROM THE BUILDING AND CORRECT THE SOURCE OF THE MOLD/MILDEW.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

CORRECTIVE ACTION REQUIRED :
Remove all mold/mildew and correct the cause.

VIOLATION: 103 QUANTITY: 1
DESCRIPTION: 103 REPAIR DETERIORATED FLOOR DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
REPAIR THE AREAS OF DETERIORATED FLOOR THROUGHOUT THE BUILDING.

ORDINANCE DESCRIPTION :
SECTION PM 305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

CORRECTIVE ACTION REQUIRED :
Repair or replace deteriorated flooring.

VIOLATION: 778 QUANTITY: 1
DESCRIPTION: 778 BUILDING PERMIT REQUIRED DATE: 12/11/25
LOCATION: ATTENTION

NARRATIVE :
OBTAIN THE PROPER BUILDING PERMITS FOR THE RENOVATIONS AND REPAIRS THAT ARE NEEDED FOR THE PROPERTY. PERMITS CAN BE APPLIED FOR AND OBTAINED AT CITY HALL, 15 LOOCKERMAN PLAZA. IF A DEMOLISH IS BEING PERFORMED IN LIEU OF REPAIRS, OBTAIN

CASE NUMBER 25-00005073
PROPERTY ADDRESS 1200 N DUPONT HWY

NARRATIVE :
THE PROPER DEMOLISH PERMITS FROM THE CITY OF DOVER.

ORDINANCE DESCRIPTION :
SECTION IRC R105 PERMIT REQUIRED

CORRECTIVE ACTION REQUIRED :
PRIOR TO THE BUILDING PERMIT BEING OBTAINED, APPROVAL IS NEEDED FROM THE PLANNING AND INSPECTIONS STAFF. A BUILDING PERMIT APPLICATION IS REQUIRED TO BE SUBMITTED AT DOVER CITY HALL. PLEASE ATTACH A COPY OF THIS VIOLATION NOTICE TO THE APPLICATION. THE BUILDING PERMIT MUST BE FINALIZED FOR THIS VIOLATION TO BE IN COMPLIANCE.

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 12/11/25
LOCATION: THROUGHOUT

NARRATIVE :
THOROUGHLY CLEAN THE INTERIOR OF THE BUILDING AND BRING TO A SAFE AND SANITARY CONDITION.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Every owner of a structure containing a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure.

CORRECTIVE ACTION REQUIRED :
Clean interior.


12/11/2025 09:57


12/11/2025 09:57


12/11/2025 09:56


12/11/2025 09:57


12/11/2025 09:57

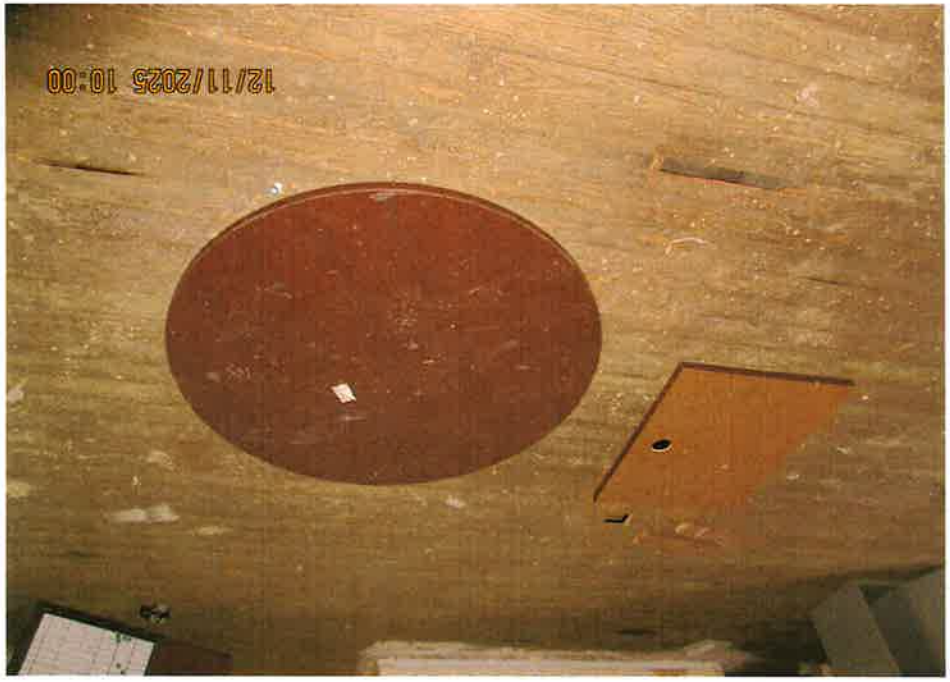

12/11/2025 09:58


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12/11/2025 09:59


12/11/2025 09:58


12/11/2025 10:00


12/11/2025 09:59


12/11/2025 10:00


CONDEMNED
This Structure is Declared Dangerous and Unsafe for Human Occupancy or Use. It is Unlawful for Any Person to Use or Occupy This Building After
10:00 AM PM December 11th 20 25
Any Unauthorized Person Entering This Building or Removing This Sign
WILL BE PROSECUTED
1200 N DuPont Hwy
CE2
12-11-25
REFER TO ORDINANCE(S) VII SECTION 22-221 & XI- DANGEROUS BUILDINGS
If you have any questions, please contact the City of Dover Department of Inspections at (302) 736-7010
12/11/2025 11:23

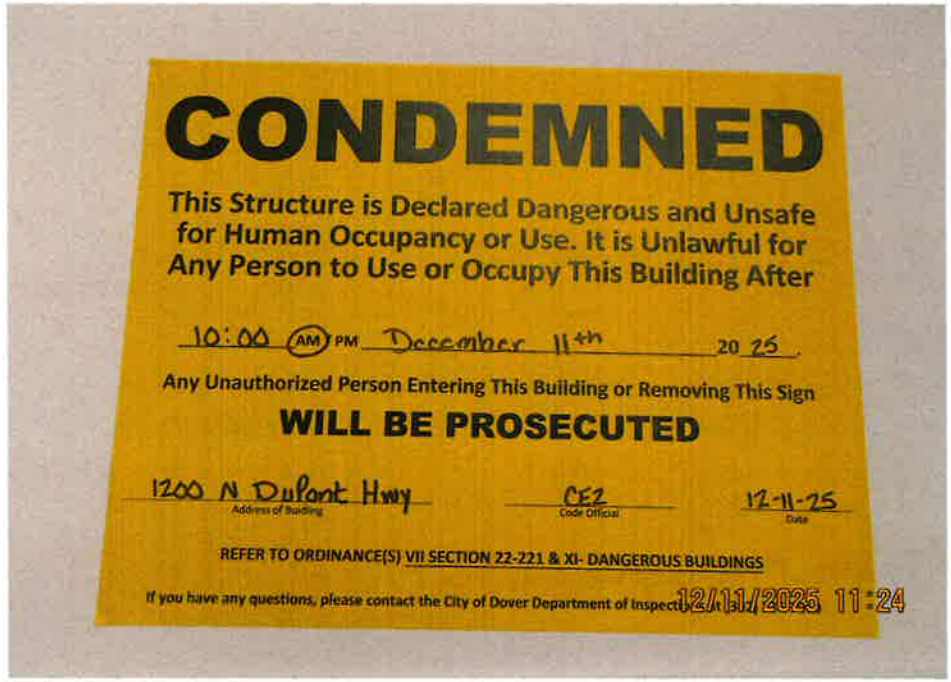

12/11/2025 10:00


12/11/2025 10:01

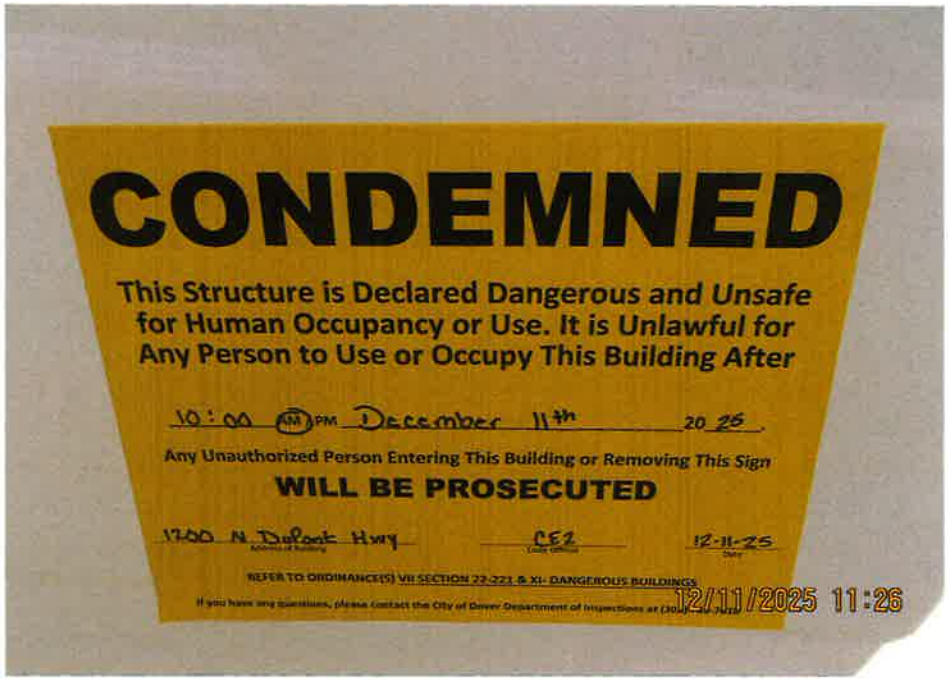

DO
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12/11/2025 11:23

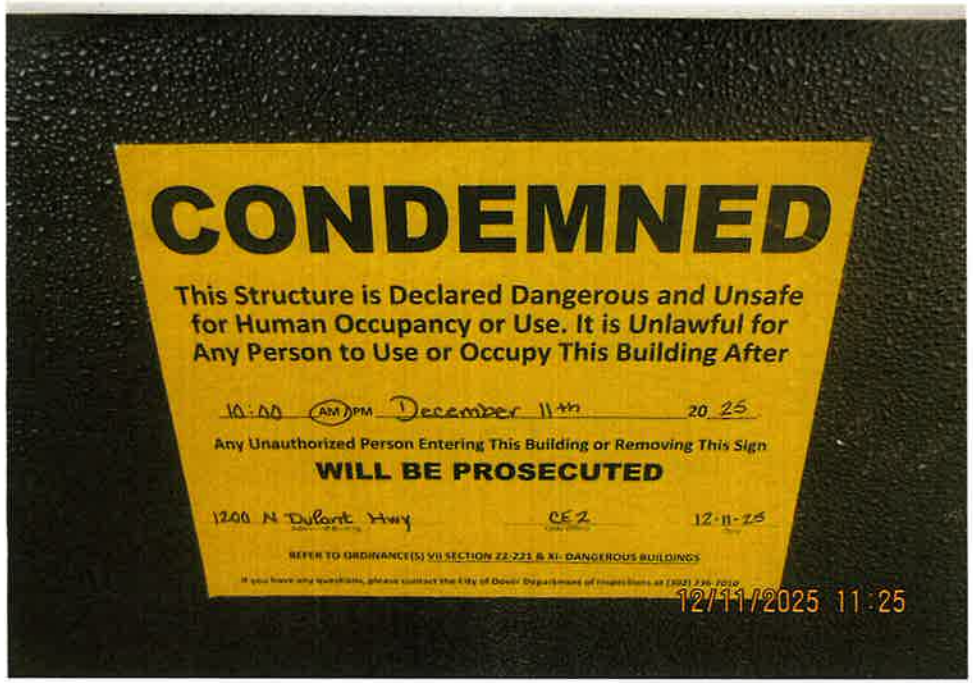

DO
NOT
ENTER
12/11/2025 11:25


DO
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12/11/2025 11:23


CONDEMNED
This Structure is Declared Dangerous and Unsafe for Human Occupancy or Use. It is Unlawful for Any Person to Use or Occupy This Building After
10:00 AM PM December 11th 2025
Any Unauthorized Person Entering This Building or Removing This Sign
WILL BE PROSECUTED
1200 N Dupont Hwy
Address of Building
CEZ
Code Official
12-11-25
Date
REFER TO ORDINANCE(S) VII SECTION 22-221 & XI- DANGEROUS BUILDINGS
If you have any questions, please contact the City of Dover Department of Inspect
12/11/2025 11:24


DO NOT ENTER
12/11/2025 11:25


CONDEMNED
This Structure is Declared Dangerous and Unsafe for Human Occupancy or Use. It is Unlawful for Any Person to Use or Occupy This Building After
10:00 AM PM December 11th 20 25
Any Unauthorized Person Entering This Building or Removing This Sign
WILL BE PROSECUTED
1200 N Dulant Hwy
CE2
12-11-25
REFER TO ORDINANCE(S) VII SECTION 22-221 & XI- DANGEROUS BUILDINGS
12/11/2025 11:26


CONDEMNED
This Structure is Declared Dangerous and Unsafe for Human Occupancy or Use. It is Unlawful for Any Person to Use or Occupy This Building After
10:00 AM PM December 11th 20 25
Any Unauthorized Person Entering This Building or Removing This Sign
WILL BE PROSECUTED
1200 N Dulant Hwy
CE2
12-11-25
REFER TO ORDINANCE(S) VII SECTION 22-221 & XI- DANGEROUS BUILDINGS
12/11/2025 11:25


DO NOT ENTER
DO NOT ENTER
12/11/2025 11:25


CONDEMNED
This Structure is Declared Dangerous and Unsafe for Human Occupancy or Use. It is Unlawful for Any Person to Use or Occupy This Building After
10:00 AM PM December 11th 20 25
Any Unauthorized Person Entering This Building or Removing This Sign
WILL BE PROSECUTED
1200 N DuPont Hwy
CEZ
12-11-25
REFER TO ORDINANCE(S) VII SECTION 22-221 & XI- DANGEROUS BUILDINGS
If you have any questions, please contact the City of Dover Department of Inspections
12/11/2025 11:27


ADULT
AND
CONTINUING
EDUCATION
12/11/2025 11:27


DO NOT ENTER
12/11/2025 11:26


CONDEMNED
DO NOT ENTER
12/11/2025 11:27


12/11/2025 11:27


DO
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ENTER
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12/11/2025 09:56


12/11/2025 09:56


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12/11/2025 09:56

Brown, Sierra D

From:	Brown, Sierra D
Sent:	Thursday, December 11, 2025 3:55 PM
To:	Khalid Zerrad; Lewis, Phillip M.
Cc:	Shenequa T. Harris; Kenisha Ringgold; bpratt@desu.edu
Subject:	RE: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building
Attachments:	0515_001.pdf

Khalid,

Thank you for ensuring that we could perform our inspection this morning. I wanted to reach out to you with a recap of where the building stands in regard to Code Enforcement and provide you with an electronic copy of the notice that has been generated from my office. (it has also been mailed via certified mail)

After the inspection this morning, as you are already aware, the building is not fit for human habitation. This meaning that due to the life safety concerns and unsanitary conditions, this building cannot be occupied for any reason other than safe guarding the building. A condemnation placard has been posted on all exterior access doors of the building. These placards are to stay in place until the condemnation is lifted or until the building is demolished.

I know that you mentioned to Phil Lewis that the ultimate plan is to demolish the building but that it might take a few months before that happens. You will notice a date on the first page of the notice that I have sent, this January 13, 2026 date is my follow up date. At that time, I will reach out to you and reassess the status of the building. If you are actively working toward the demolition or repairs, I will then be able to schedule my next 30 day follow up date without any citations being issued. If there are no open lines of communication and no progress forward in ensuring that the building is demolished or repaired, then I will move forward with sending citations for failure to comply.

In the meantime, it is imperative that the building stays secure at all times. Securing the building properly would mean that all first floor windows are to be shut and locked or boarded. All exterior access doors are also to remain locked, but they are not to be boarded. (Phil Lewis will elaborate on this subject) Please ensure that if a demolition is being pursued that a demolition permit is obtained from the City of Dover.

Please let me know if you have any questions or need anything from me at all. I can be reached via email, the phone number listed below in my signature or on my cell phone at (302) 270-9878. Thank you for your time and assistance in this matter.

Sierra Brown, CCEO
Code Enforcement Officer
NFPA-CFI I
City of Dover Delaware
(302) 736-7014
sbrown@dover.de.us

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Wednesday, December 10, 2025 3:46 PM
To: Lewis, Phillip M. <plewis@dover.de.us>
Cc: Brown, Sierra D <sbrown@dover.de.us>; Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; bpratt@desu.edu
Subject: RE: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

That should work.

Khalid
Capital Planning

From: Lewis, Phillip M. <plewis@dover.de.us>
Sent: Wednesday, December 10, 2025 3:13 PM
To: Khalid Zerrad <KZerrad@desu.edu>
Cc: Brown, Sierra D <sbrown@dover.de.us>; Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; Bernard Pratt <bpratt@desu.edu>
Subject: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

We can do 8:30 tomorrow morning.

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Wednesday, December 10, 2025 3:06 PM
To: Lewis, Phillip M. <plewis@dover.de.us>
Cc: Brown, Sierra D <sbrown@dover.de.us>; Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; bpratt@desu.edu
Subject: RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

Phil,
At a minimum, protective clothing, N95, Gloves, and eye protection should be worn.

I'm not able to meet today; however, tomorrow in the am will work.

Thanks

Khalid
Capital Planning

From: Lewis, Phillip M. <plewis@dover.de.us>
Sent: Wednesday, December 10, 2025 11:54 AM
To: Khalid Zerrad <KZerrad@desu.edu>
Cc: Brown, Sierra D <sbrown@dover.de.us>; Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold

<kringgold@desu.edu>; Bernard Pratt <bpratt@desu.edu>
Subject: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

Khalid,

Sierra and I have availability this afternoon if that works for you. Also, what are you considering "proper PPE"?

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Wednesday, December 10, 2025 9:36 AM
To: Lewis, Phillip M. <plewis@dover.de.us>
Cc: Brown, Sierra D <sbrown@dover.de.us>; Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; bpratt@desu.edu
Subject: EXTERNAL: RE: [EXTERNAL] - Thommason Building

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Phil,
You can definitely visit the building; however, proper PPE will be required before you enter.
I am adding Shenequa and our Legal Counsel so they're aware.

Thanks

Khalid
Capital Planning

From: Lewis, Phillip M. <plewis@dover.de.us>
Sent: Tuesday, December 9, 2025 3:23 PM
To: Khalid Zerrad <KZerrad@desu.edu>
Cc: Brown, Sierra D <sbrown@dover.de.us>
Subject: [EXTERNAL] - Thommason Building

Khalid,

I just wanted to follow up on our conversation from a little bit ago. We received a complaint due to extreme mold and floors that are in a poor condition. I know you advised me that the building is in the process of going to demo. We would like to still put our eyes in the building. Please let me know when a good time for us to come to the building is. Thank you.

Phillip Lewis
Deputy Fire Marshal (FM-4)
IAAI-FIT(V), NFPA-CFI I
City of Dover Fire Marshal's Office
15 Loockerman Plaza
Dover, DE 19901
Office: 302-736-7013
Fax: 302-736-4217


FIRE MARSHAL
CITY OF DOVER
DELAWARE

Brown, Sierra

From: Wheeler, Crystal
Sent: Thursday, August 27, 2026 4:46 PM
To: Khalid Zerrad; Brown, Sierra; Lewis, Phillip; City Clerks Office
Cc: Shenequa T. Harris; Kenisha Ringgold; bpratt@desu.edu
Subject: RE: EXTERNAL: Thommason Building Demo Request to Appeal Fine

Good afternoon

This has been received.

Thank you,

Crystal Wheeler
Assistant to the Director of Council Affairs and Constituent Services/FOIA Coordinator
City Clerk's Office – City of Dover
15 Loockerman Plaza
P.O. Box 475
Dover, DE 19901
P: (302) 736-4462
cwheeler@doverde.gov

Please note: My email address is changing from **cwheeler@dover.de.us** to cwheeler@doverde.gov**.** Please update your records accordingly.

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Thursday, August 27, 2026 1:36 PM
To: Brown, Sierra <sbrown@doverde.gov>; Lewis, Phillip <plewis@doverde.gov>; City Clerks Office <CityClerk@doverde.gov>
Cc: Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; bpratt@desu.edu
Subject: EXTERNAL: Thommason Building Demo Request to Appeal Fine
Importance: High

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Sierra.

I am reaching out regarding the fine we received today. Please see the attached for reference.

Thank you for providing this update. The next follow up will be scheduled for 4-10-2026. I look forward to hearing from you on or before that date. Thank you again.

Sierra Brown, CCEO
Code Enforcement Officer
NFPA-CFI I
City of Dover Delaware
(302) 736-7014
sbrown@dover.de.us

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Monday, March 9, 2026 8:36 AM
To: Brown, Sierra D <sbrown@dover.de.us>; Lewis, Phillip M. <plewis@dover.de.us>
Cc: Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; bpratt@desu.edu
Subject: RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

Good morning, Sierra.

A quick update on the Thomasson Building.
BMG is finalizing the Dwgs and specs, and we should have a complete bid package by the end of this month. Then we'll publish with the state OMB.

Access remains prohibited for all. No exceptions.

Thanks

Khalid
Capital Planning

From: Brown, Sierra D <sbrown@dover.de.us>
Sent: Thursday, January 15, 2026 4:02 PM
To: Khalid Zerrad <KZerrad@desu.edu>; Lewis, Phillip M. <plewis@dover.de.us>
Cc: Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; Bernard Pratt <bpratt@desu.edu>
Subject: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

Okay, great. Thank you for the update. Based off of this information, I will be able to extend my next follow up date out until 2-19-2026. I look forward to hearing from you then. Thank you again.

Sierra Brown, CCEO
Code Enforcement Officer

NFPA-CFI I
City of Dover Delaware
(302) 736-7014
sbrown@dover.de.us

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Monday, December 15, 2025 8:54 AM
To: Lewis, Phillip M. <plewis@dover.de.us>; Brown, Sierra D <sbrown@dover.de.us>
Cc: Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; bpratt@desu.edu
Subject: RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

Good morning, Phil.
It should all be turned off, and the building winterized.

I will double-check and get back to you.

Thanks

Khalid
Capital Planning

From: Lewis, Phillip M. <plewis@dover.de.us>
Sent: Friday, December 12, 2025 7:54 AM
To: Khalid Zerrad <KZerrad@desu.edu>; Brown, Sierra D <sbrown@dover.de.us>
Cc: Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; Bernard Pratt <bpratt@desu.edu>
Subject: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

Khalid,

On the Fire Marshal side of things, what utilities are still active in this building?

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Thursday, December 11, 2025 8:22 PM
To: Brown, Sierra D <sbrown@dover.de.us>; Lewis, Phillip M. <plewis@dover.de.us>
Cc: Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; bpratt@desu.edu
Subject: RE: [EXTERNAL] - RE: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

Hi Sierra,

In the meantime, it is imperative that the building stays secure at all times. Securing the building properly would mean that all first floor windows are to be shut and locked or boarded. All exterior access doors are also to remain locked, but they are not to be boarded. (Phil Lewis will elaborate on this subject) Please ensure that if a demolition is being pursued that a demolition permit is obtained from the City of Dover.

Please let me know if you have any questions or need anything from me at all. I can be reached via email, the phone number listed below in my signature or on my cell phone at (302) 270-9878. Thank you for your time and assistance in this matter.

Sierra Brown, CCEO
Code Enforcement Officer
NFPA-CFI I
City of Dover Delaware
(302) 736-7014
sbrown@dover.de.us

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Wednesday, December 10, 2025 3:46 PM
To: Lewis, Phillip M. <plewis@dover.de.us>
Cc: Brown, Sierra D <sbrown@dover.de.us>; Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; bpratt@desu.edu
Subject: RE: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

That should work.

Khalid
Capital Planning

From: Lewis, Phillip M. <plewis@dover.de.us>
Sent: Wednesday, December 10, 2025 3:13 PM
To: Khalid Zerrad <KZerrad@desu.edu>
Cc: Brown, Sierra D <sbrown@dover.de.us>; Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold <kringgold@desu.edu>; Bernard Pratt <bpratt@desu.edu>
Subject: [EXTERNAL] - RE: [EXTERNAL] - RE: EXTERNAL: RE: [EXTERNAL] - Thommason Building

We can do 8:30 tomorrow morning.

From: Khalid Zerrad <KZerrad@desu.edu>
Sent: Wednesday, December 10, 2025 3:06 PM
To: Lewis, Phillip M. <plewis@dover.de.us>
Cc: Brown, Sierra D <sbrown@dover.de.us>; Shenequa T. Harris <stharris@desu.edu>; Kenisha Ringgold

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Phillip Lewis

Deputy Fire Marshal (FM-4)
IAAI-FIT(V), NFPA-CFI I
City of Dover Fire Marshal's Office
15 Loockerman Plaza
Dover, DE 19901
Office: 302-736-7013
Fax: 302-736-4217

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ELAINE & COLEMAN INVESTMENTS LLC
922 WILSON DR SUITE 1
DOVER DE 19904

9590 9402 9866 5335 3897 75

2. Article Number *(Transfer from service label)*

9589 0710 5270 3911 0475 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JE
26-2654

9/10

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery ($500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 3911 0475 50

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

JE
26-2654

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 10.98

AUG 11 2026 Postmark Here

USPS OFFICE OF INSPECTIONS DEPARTMENT DOVER DE 19901

ELAINE & COLEMAN INVESTMENTS LLC
922 WILSON DR SUITE 1
DOVER DE 19904

9/10

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

City of Dover

VACANT BUILDING REGISTRATION INFORMATION

ELAINE & COLEMAN INVESTMENTS LLC
922 WILSON DR SUITE 1
DOVER DE 19904

RE: Property address: 151 N QUEEN ST
Tax Parcel Number: ED-05-076.08-03-440.000-000
Case Number: 26-00002654

August 10, 2026

Dear Sir/Madam:

This letter is to inform you that your building has been found to be vacant as defined under Chapter 22, Article XII-Vacant Buildings of the Dover Code of Ordinances. In accordance with this ordinance, the Code Enforcement Officer has registered this building as vacant in the City of Dover.

An annual registration fee shall be paid at the time of registration. Please read the enclosed leaflet for more information on fees. **The total amount due at this time will be $375.00.**

The Code Enforcement Officer shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the Code Enforcement Officer, the owner shall provide access to all interior portions of a vacant building to permit a complete inspection.

IF THE REGISTRATION FEE IS NOT PAID BY RSPDAT IT WILL BE PLACED ON THE NEXT TAX BILLING.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this notice.

I can be reached by phone at 302-736-7011 or email at jengland@doverde.gov if you have any questions or concerns.

Sincerely,

John England
Code Enforcement Officer

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$375.00	LID#:	17340	Amount Paid:	
Date Due:	9-10-2026	Case #	26-00002654	Date Registered:	8-10-2026
Vacant Since:	3-31-2026	Tax Parcel #	ED-05-076.08-03-440.000-000		
Property Address:	151 N Queen St. Dover Delaware DE. 19904				
Current Property Owner:	Elaine & Coleman Investments LLC				
Address:	922 Wilson Dr Suite 1 Dover DE 19904				
Phone:		Cellular:			
E-Mail:					

2. **** Local agent is required for any owner residing outside of Kent County Delaware**

Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ■

4. Explanation of Exemption if granted: Staff Registered
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ☐	N ■
GAS SERVICE:	Y ☐	N ☐
BASEMENT:	Y ☐	N ☐
SECURED:	Y ☐	N ☐
PHOTO:	Y ☐	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

City of Dover

INVOICE

Date: August 10, 2026

ELAINE & COLEMAN INVESTMENTS
LLC
922 WILSON DR SUITE 1
DOVER DE 19904

RE: Property address: 151 N QUEEN ST
Tax Parcel Number: ED-05-076.08-03-440.000-000
Case Number: 26-00002654-01

DESCRIPTION	AMOUNT
Vacant Building Registration Fee. (1st Year)	$375.00
TOTAL	**$375.00**

Please make all checks payable to City of Dover
Payment must be received before September 10, 2026.

Website: www.cityofdover.gov/codeenforcement Phone: (302) 736-7010

City of Dover
PO BOX 475
DOVER, DE 19903-0475

9589 0710 5270 3911 0422 41

PHILADELPHIA PA 190
13 JUL 2026 PM 6

FIRST-CLASS

7/15/2026
US POSTAGE PITNEY BOWES
ZIP 19904
02 7W
0008035008 JUL 09 2026
$ 010.44⁰

ELAINE & COLEMAN INVESTMENTS LLC
922 WILSON DR SUITE 1
DOVER DE 19904

POSTED
8/19/26
@ 9:53

UTF FWD

NIXIE 171 DE 1 0008/15/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 19903047575 *2597-05500-13-37

9589 0710 5270 3911 0422 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

JE
26-2054

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 10.44

USPS
JUL 09 2026
Postmark Here
DOVER DE 199

ELAINE & COLEMAN INVESTMENTS LLC
922 WILSON DR SUITE 1
DOVER DE 19904

8/7

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ELAINE & COLEMAN INVESTMENTS LLC
922 WILSON DR SUITE 1
DOVER DE 19904



9590 9402 9866 5335 3845 89

9589 0710 5270 3911 0422 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DE
26-2654

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

9/10

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

July 7, 2026

ELAINE & COLEMAN INVESTMENTS LLC
922 WILSON DR SUITE 1
DOVER DE 19904

RE: Property Address: 151 N QUEEN ST
Tax Parcel #: ED-05-076.08-03-440.000-000
Case Number: 26-00002654

Dear Sir/Madam:

On June 26, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact vacant buildings have on the surrounding businesses and neighborhoods. This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances.

In accordance with this ordinance, this building must be registered with the City of Dover. Enclosed with this notice is a registration form. Please return this form by **August 07, 2026** to the City of Dover Department of Planning and Inspections. Failure to return the form within 30 days of mailing will result in the building being registered by this department.

An annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. Please read the enclosed leaflet for more information on fees and any exemptions that may apply to the fees. You have the right to appeal to the construction and property maintenance code board of appeals. Such an appeal must be filed, in writing, on or before 5pm **August 7, 2026**.

The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, the owner shall provide access to all interior portions of a vacant building to permit a complete inspection.

Please contact this office between the hours of 8:30 a.m. and 4:30 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

John England
Code Enforcement Officer

cc: file

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$375.00	LID#:	17340	Amount Paid:	
Date Due:	8-7-2026	Case #	26-00002654	Date Registered:	
Vacant Since:	3-31-2026	Tax Parcel #	ED-05-076.08-03-440.000-000		
Property Address:	151 N Queen St. Dover Delaware DE. 19904				
Current Property Owner:	Elaine & Coleman Investments LLC				
Address:	922 Wilson Dr Suite 1 Dover DE 19904				
Phone:		Cellular:			
E-Mail:					

2. **** Local agent is required for any owner residing outside of Kent County Delaware**

Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ☐	N ■
GAS SERVICE:	Y ☐	N ☐
BASEMENT:	Y ☐	N ☐
SECURED:	Y ☐	N ☐
PHOTO:	Y ☐	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

Address Information

Address:	151 N QUEEN ST
City, state, zip:	DOVER DE 199043149
Carrier route:	C003
Delivery point:	514
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
General location:	DIST1 DISTRICT 1
DRS from Location Master	11613800
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	CLP
Last change date:	4/08/2004

Parcel Information

Tax Map Number	ED-05-076.08-03-440.000-000
Parcel status:	Active

Zoning Information

Zoning:	GENERAL RESIDENCE RG-1
Commissioner district:	COUNCIL DISTRICT 4
Undivided interest %:	.00%
Longitude/latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	RES

Current Owner

Name:	ELAINE & COLEMAN INVESTMENTS
Address:	LLC 922 WILSON DR SUITE 1 DOVER DE 19904

License Information

Classification:	SINGLE FAMILY DETACHED DWELLING SFD
License status:	SECOND RENEWAL MAILED 2N
Status date:	3/02/2026
Application date:	2/14/2025
Issue date:	2/13/2025
Expiration date:	1/31/2026
Valid through date:	1/31/2026
Date renewal printed:	3/02/2026
Date license printed:	2/13/2025
Previous license:	25-00006459
Print flag:	N
Pin number:	3803
Created:	2/13/2025 by TMB

Business Information

Business number:	6532
Business name:	ELAINE & COLEMAN INVESTMENTS LLC
Mailing address:	922 WILSON DR STE 1
	DOVER DE 19904
Location address:	151 N QUEEN ST
Business phone:	(302) 257-2142
EMERGENCY PHONE:	(516) 507-7231

Applicant Information

Applicant/qualifier:	
Address:	
Phone:	
Social Security:	
Drivers license:	
Date of birth:	
Email address:	

Charges/Renewal Summary

Charges summary	Lic/Transfr	Add'l Chrg	Penalty	Interest
Amount charged:	200.00	.00	.00	.00
Amount paid:	200.00	.00	.00	.00
Amount due:	.00	.00	.00	.00

Unposted/Unapplied receipts

New/transfer unposted:	.00
New/transfer unapplied:	.00
Renewal unposted:	.00
Renewal unapplied:	.00

Renewal Summary

Month:	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
Year:	25	25	25	25	25	25	25	25	25	25	25	26
Renewal status:	R	R	R	R	R	R	R	R	R	R	R	R

Property Information - 151 N QUEEN ST, DOVER - (2 05 07608 03 4400 000)

Summary | Buildings (../../Buildings/2 05 07608 03 4400 000) | Transfers (../../Transfers/2 05 07608 03 4400 000) | Billing (../../Billing/2 05 07608 03 4400 000) | Permits (../../Permits/2 05 07608 03 4400 000) | Map (../../Map/2 05 07608 03 4400 000) | Taxable Assessment (../../TaxableAssessment/2 05 07608 03 4400 000)

PRINT

Parcel Information

Map Number: 2 05 07608 03 4400 000
Location ID/User Account#: 16926
Property Type: R
Account Type:
Lot#: 10
Subdivision:
Legal Description:
151 N. QUEEN ST.

Tax Account ID: 16926
GIS Coord: E-467409 N-423468
Deed BVP: D 5095/270
Plat Book: 00000
Acres: 0.0830
Total Living Area: 1372 SQFT
Total Bedrooms: 3 **Full BA:** 1 **Half BA:** 0

District Information

Levy Court District: 3RD
(https://www.kentcountyde.gov/Elected-Officials/Third-District-Commissioner)
Fire: 46_F Robbins Hose (Dover)
School District: SC18 CAPITAL
Ambulance: 63_A Dover Ambulance
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
ELAINE & COLEMAN INVESTMENTS, LLC
Owners Mailing Address:
922 WILSON DR, STE 1
DOVER, DE 19904

Location Information

Location Addresses:
151 N QUEEN ST, DOVER, DE 19901

Zoning Information

Zone:
RG1 - General Residence

Assessed Values

Land : $36,500
Buildings: $98,200
Total: $134,700

« Back | New Search »

© 2026 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

Property Information - 151 N QUEEN ST, DOVER - (2 05 07608 03 4400 000)

Summary (../../General/2 05 07608 03 4400 000)
Buildings (../../Buildings/2 05 07608 03 4400 000)
Transfers
Billing (../../Billing/2 05 07608 03 4400 000)
Permits (../../Permits/2 05 07608 03 4400 000)
Map (../../Map/2 05 07608 03 4400 000)
Taxable Assessment (../../TaxableAssessment/2 05 07608 03 4400 000)
PRINT

Transfer Information

Recorded Date: 8/12/2009	**Sale Price:** $10	**Sold as Vacant:** Yes
Sale Date: 7/5/2009	**Land Value:**	**Legal Ref:** D 5095-270
LUC at Sale:	**Building Value:**	**Doc/Cert#:** 2009-154198
Instrument Type: ID	**Grantor:** MOSLEY, COLEMAN W.	
	Grantee:	

Recorded Date: 1/1/1900	**Sale Price:** $0	**Sold as Vacant:** Yes
Sale Date: 1/1/1900	**Land Value:**	**Legal Ref:** IS24-130
LUC at Sale:	**Building Value:**	**Doc/Cert#:**
Instrument Type: ID	**Grantor:**	
	Grantee:	

Recorded Date: 1/1/1900	**Sale Price:** $0	**Sold as Vacant:** Yes
Sale Date: 1/1/1900	**Land Value:**	**Legal Ref:** D 239-204
LUC at Sale:	**Building Value:**	**Doc/Cert#:**
Instrument Type: ID	**Grantor:**	
	Grantee:	

« Back New Search »

© 2026 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

UT220G01 CITY OF DOVER 7/07/26
A Customer at a Glance Cust exempt 08:40:13

Acct #: 179947 17340 Status: F NSF #: Tax: N Penalty: N
Service Address Cyc/Rte: 10 16 Mailing Address Phone: 302 - 6741369
ELAINE & COLEMAN INVESTMENTS 922 WILSON DR STE 1 Cash?: N
151 N QUEEN ST Enote: N
DOVER DE 199043149 DOVER DE 199042437
SS#: *****9194 DL#: **2687 Reinst.: Y A-pay: N Dep.: N
EL MT I Start: 8/10/18 Term: 11/22/21 D /R /I 37212146E
More...

Amt due: $.00 Pending: $.00 Delq amt: $.00
Last notice: Cut date: Payment plan: Budget:

Bill Date	Amount	Pymt Date	Amount	Current A/R Code/Desc/Amount	
11/27/21	$92.17	1/19/22	$37.33	C CURRENT	$.00
11/03/21	$54.84	11/29/21	$54.84	30 OVER 30	$.00

More...

Comment	NOTE	4/14/26	KNOWS SHE OWES $100 GB CUST # 5523 &
	NOTE	4/14/26	# 5593 $5K + $2,750 TX BLL # 2507831=

More...

F3=Exit F10=Zoom F12=Cancel F20=Cst/loc functions

UT300I01 **CITY OF DOVER** 7/07/26
Customer/Location Consumption History Inquiry 08:40:32

Customer ID: 179947 Name: ELAINE & COLEMAN INVESTMENTS
Location ID: 17340 Addr: 151 N QUEEN ST
Cycle/Route: 10 16 Amount due: $.00
Initiation date : 8/10/18 Pending : $.00
Termination date: 11/22/21 Customer status: A Customer/Location status: F

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	FIN	11/22/21	.00	.00	24	35767321W		
_	WA	REG	10/29/21	1.00	.00	29	35767321W		N *
_	WA	REG	9/30/21	.00	.00	31	35767321W		N
_	WA	REG	8/30/21	.00	.00	32	35767321W		N
_	WA	REG	7/29/21	.00	.00	30	35767321W		N
_	WA	REG	6/29/21	.00	.00	32	35767321W		N
_	WA	REG	5/28/21	1.00-	.00	30	35767321W		N *
_	WA	REG	4/28/21	.00	.00	30	35767321W	C	+

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 7/07/26
Customer/Location Consumption History Inquiry 08:40:22

Customer ID: 179947 Name: ELAINE & COLEMAN INVESTMENTS
Location ID: 17340 Addr: 151 N QUEEN ST
Cycle/Route: 10 16 Amount due: $.00
Initiation date : 8/10/18 Pending : $.00
Termination date: 11/22/21 Customer status: A Customer/Location status: F

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	FIN	11/22/21	39.00	.00	24	37212146E		
_	EL	REG	10/29/21	18.00	.00	30	37212146E		N
_	EL	REG	9/29/21	31.00	.00	30	37212146E		N
_	EL	REG	8/30/21	46.00	.00	32	37212146E		N
_	EL	REG	7/29/21	66.00	.00	30	37212146E		N
_	EL	REG	6/29/21	65.00	.00	32	37212146E		N
_	EL	REG	5/28/21	62.00	.00	30	37212146E		N
_	EL	REG	4/28/21	79.00	.00	30	37212146E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT220G01 **CITY OF DOVER** 7/07/26
A Customer at a Glance **Cust exempt** 08:39:24

Acct #: 235157 17340 **Status:** F **NSF #:** Tax: N Penalty: N
Service Address **Cyc/Rte:** 10 16 **Mailing Address** **Phone:** 302 - 6127737
JONES, SARAH & ROGER 151 N QUEEN ST **Cash?:** N
151 N QUEEN ST **Enote:** Y
DOVER DE 199043149 DOVER DE 199043149
SS#: *****0661 **DL#:** ******4 DE **Reinst.:** Y **A-pay:** N **Dep.:** N
EL MT I Start: 11/22/21 Term: 4/07/26 D /R /I 37212146E
More...

Amt due: $1,052.67 **Pending:** $.00 **Delq amt:** $1,052.67
Last notice: 4/28/26 **Cut date:** **Payment plan:** R **Budget:**

Bill Date	Amount	Pymt Date	Amount	Current A/R Code/Desc/Amount	
4/10/26	$1,052.67	4/09/26	$500.00	C CURRENT	$.00
4/06/26	$1,549.15	4/09/26	$15.60	30 OVER 30	$.00

More...

Comment	NOTE	2/09/26	***OWNR ELAINE & COLEMAN INVSTMNTS LLC
	NOTE	2/09/26	CLLD CNFRM IF ELECTRIC STILL ON TENANTS

More...

F3=Exit **F10=Zoom** **F12=Cancel** **F20=Cst/loc functions**

LMBC1011 **City of Dover** 7/07/26
Special Notes **Address Misc. Information Inquiry** 08:39:08

Location ID/Subdivision . : 17340
Tax Map Number . . . . . : ED-05-076.08-03-440.000-000
DRS from Location Master 11613800
Location address . . . . : 151 N QUEEN ST
Primary related party . . : ELAINE & COLEMAN INVESTMENTS

Press Enter to continue.

Code	App	Date	Note	Text
NOTE	UT	6/11/26	S	LIENS $172.89 Cust #235157-JLC
NOTE	UT	12/21/23	S	elaine & coleman investments llc owes gb cust # 3821 $200, kb
NOTE	UT	3/08/17	S	P D WHITTINGTON #130027-RPY*NDS TO PAY $38.68 COLL*J BOLDEN DEP $180 - MH
NOTE	UT	8/07/12	S	*** NO NEW SERVICE TILL WTR PAID *** DOSTER $118.07 **********CS
NOTE	UT	4/04/11	S	faith doster #121629 moving here 500.00 dep 100.00 down, has rental license acc
NOTE	UT	6/25/09	S	NO NEW SERV TILL OW MOSLEY BAL PD-CS

F2=Address F3=Exit F5=All notes F9=Parcel notes
F12=Cancel F13=Display description F16=Rel pty data F17=Subset

UT300I01 **CITY OF DOVER** 7/07/26
Customer/Location Consumption History Inquiry 08:39:38

Customer ID: 235157 Name: JONES, SARAH & ROGER
Location ID: 17340 Addr: 151 N QUEEN ST
Cycle/Route: 10 16 Amount due: $1,052.67
Initiation date : 11/22/21 Pending : $.00
Termination date: 4/07/26 Customer status: A Customer/Location status: F

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	FIN	4/07/26	.00	.00	7	24018364W		
_	WA	REG	3/31/26	1.00	.00	32	24018364W		N
_	WA	REG	2/27/26	.00	.00	28	24018364W		N
_	WA	REG	1/30/26	1.00	.00	32	24018364W		N
_	WA	REG	12/29/25	.00	.00	28	24018364W		N
_	WA	REG	12/01/25	.00	.00	32	24018364W		N
_	WA	REG	10/30/25	1.00	.00	31	24018364W		N
_	WA	REG	9/29/25	1.00	.00	27	24018364W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 7/07/26
Customer/Location Consumption History Inquiry 08:39:32

Customer ID: 235157 Name: JONES, SARAH & ROGER
Location ID: 17340 Addr: 151 N QUEEN ST
Cycle/Route: 10 16 Amount due: $1,052.67
Initiation date : 11/22/21 Pending : $.00
Termination date: 4/07/26 Customer status: A Customer/Location status: F

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	FIN	4/07/26	.00	.00	7	37212146E		
_	EL	REG	3/31/26	1440.00	.00	32	37212146E		N *
_	EL	REG	2/27/26	2535.00	.00	28	37212146E		N *
_	EL	REG	1/30/26	961.00	.00	32	37212146E		N *
_	EL	REG	12/29/25	306.00	.00	28	37212146E		N
_	EL	REG	12/01/25	286.00	.00	32	37212146E		N
_	EL	REG	10/30/25	301.00	.00	31	37212146E		N
_	EL	REG	9/29/25	415.00	.00	31	37212146E		N +
_									

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

England, John

From: Kopp, Edward
Sent: Thursday, September 10, 2026 3:04 PM
To: England, John
Cc: City Clerks Office
Subject: FW: #26-00000341 - Appeal for 36 Arbor Drive
Attachments: Dennis Appeal.pdf

John,

Please provide the case file for this appeal.

Eddie Kopp, CCEO

Chief Code Enforcement Officer
City of Dover, Delaware
302-760-4929 Office
302-270-8156 Cell
ekopp@doverde.gov

This message and any attachments are solely for the use of the intended recipients. The information contained herein may include trade secrets, protected health or personal information, privileged or otherwise confidential information. Unauthorized review, forwarding, printing, copying, distribution, or use of such information is strictly prohibited and may be unlawful. If you are not an intended recipient, you are hereby notified that you received this email in error and that any review, dissemination, distribution, or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachments from your system. Thank you for your cooperation.

"Please note: My email address is changing from ekopp@dover.de.us to ekopp@doverde.gov. Please update your records accordingly."

From: Wheeler, Crystal <cwheeler@doverde.gov>
Sent: Thursday, September 10, 2026 2:43 PM
To: Kopp, Edward <ekopp@doverde.gov>
Cc: City Clerks Office <CityClerk@doverde.gov>
Subject: #26-00000341 - Appeal for 36 Arbor Drive

Good afternoon

Attached is an appeal that the City Clerk's Office has received from Lee Dennis regarding the property located at 36 Arbor Drive. The citation number provided is #26-00000341. Please provide the citation that was issued in this matter so that we can either schedule a Construction and Property Maintenance Board of Appeals meeting or a Code Board of Appeals Meeting.

Mr. Dennis did not provide the name of the Code Enforcement Officer assigned to this case.

Thank you,

Crystal Wheeler
Assistant to the Director of Council Affairs and Constituent Services/FOIA Coordinator
City Clerk's Office – City of Dover
15 Loockerman Plaza
P.O. Box 475
Dover, DE 19901
P: (302) 736-4462
cwheeler@doverde.gov

Please note: My email address is changing from **cwheeler@dover.de.us** to **cwheeler@doverde.gov**. Please update your records accordingly.

9-1-2026

City Clerk's Office for Dover
15 Loockerman Plaza
Dover, Delaware 19901

RE: Property Address: 36 Arbor Drive
CASE Number: 26-00000341

Dear Sir/Madam

I am requesting an Appeal of the violation at the above Address. The property is undergo renovations currently. My wife's death has contributed to the time taken to this point.

Thank You

Lee M. Dennis
36 Arbor Drive
Dover, DE 19904

RECEIVED
SEP 10 2026
OFFICE OF THE CITY CLERK

City of Dover
Department of Inspections
15 Loockerman PLAZA
Dover, DELAWARE 19901

RECEIVED
SEP 08 2026
BY: .....

RE: CASE Number 26-0000034 1
Property Address: 36 Arbor Drive

DEAR SIR/MADAM

I recently received what is Label Third Notice. I have been in contact with your OFFICE over these month, so we have had CONTACT and NOTICE more than three times. I disagree with the violations, but also impossible to correct without more specific information as to the areas and the findings that need correction The VIOLATION of VANCANT, electrical power and property security have not been an issue over this time frame. The renovations and cleaning for these improvement should be completed soon if the weather cooperates. You are always invited to do the same level of ~~evaluation~~ as you initial did in Feb 2026

Lee M Dennis
36 ARBOR DR
Dover, DE 19904

City of Dover

FORTH NOTICE

LEE M & DENNIS
DENNIS,JANETTE L
36 ARBOR DR
DOVER DE 19904

RE: Property address: 36 ARBOR DR
Tax Parcel Number: ED-05-067.17-04-530.000-000
Case Number: 26-00000341

September 8, 2026

Dear Sir/Madam:

On February 02, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 36 ARBOR DR. The inspection revealed one or more City Code Violations on the property.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is a Citation for failure to correct the violation(s). An additional inspection must be scheduled by **October 08, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license.

It is the responsibility of the property owner or property manager to contact this office to schedule all inspections.

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office for exterior violations that are visible from the public right-of-way.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this notice.

Attached are the violations found during the inspection.

If you have any questions, please contact me directly.

Sincerely,

John England
Code Enforcement Officer

CASE NUMBER 26-00000341
PROPERTY ADDRESS 36 ARBOR DR

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 2/02/26
LOCATION: DWELLING

NARRATIVE :
This property is condemned due to the lack of active utilities and unsanitary conditions observed at the front door windows.
Make all necessary repairs and contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :
SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :
The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 2/02/26
LOCATION: DWELLING

NARRATIVE :
Properly maintain a secure property.

ORDINANCE DESCRIPTION :
SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :
Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 2/02/26
LOCATION: INTERIOR

CASE NUMBER 26-00000341
PROPERTY ADDRESS 36 ARBOR DR

NARRATIVE : CONTINUED

Clean property interior and bring to a safe & sanitary condition.

ORDINANCE DESCRIPTION :

SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Every owner of a structure containing a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure.

CORRECTIVE ACTION REQUIRED :

Clean interior.

City of Dover

OFFICIAL CITATION

LEE M & DENNIS
DENNIS,JANETTE L
36 ARBOR DR
DOVER DE 19904

RE: Property address: 36 ARBOR DR
Tax Parcel Number: ED-05-067.17-04-530.000-000
Case Number: 26-00000341-02

Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: September 8, 2026
Date of Issue: September 8, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **October 08, 2026**.

Every citation issued is a separate offense/fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this citation.

(X) Violation: DCO 22-225 (h) Non-Compliance

Fine as per code: $200.00

If you have any questions regarding this case, please contact me directly.

Sincerely,

John England
Code Enforcement Officer

City of Dover
PO BOX 475
DOVER, DE 19903-0475

INSPECTIONS
Delivered - PINT

9589 0710 5270 3911 0466 38

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 19904 $ 010.98⁰
02 7W
0008035008 AUG 10 2026

Posted
8/18/26
@ 10:54

LEE M DENNIS &
JANETTE L DENNIS
36 ARBOR DR
DOVER DE 19904

NIXIE 171 FE 1 0008/13/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 19903047575 *0319-02104-13-11

UTF
19903>0475

9589 0710 5270 3911 0466 38

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

JE
26-341

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees

AUG 10 2026
Postmark Here
DOVER DE 19901

DEPARTMENT
INSPECTIONS

LEE M DENNIS &
JANETTE L DENNIS
36 ARBOR DR
DOVER DE 19904

9/7

See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LEE M DENNIS &
JANETTE L DENNIS
36 ARBOR DR
DOVER DE 19904

9590 9402 9866 5335 3885 01

9589 0710 5270 3911 0466 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JE
26-341

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ed Mail
- ☐ ed Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

9/7

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

City of Dover

THIRD NOTICE

LEE M & DENNIS
DENNIS,JANETTE L
36 ARBOR DR
DOVER DE 19904

RE: Property address: 36 ARBOR DR
Tax Parcel Number: ED-05-067.17-04-530.000-000
Case Number: 26-00000341

August 5, 2026

Dear Sir/Madam:

On February 02, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 36 ARBOR DR. The inspection revealed one or more City Code Violations on the property.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is a Citation for failure to correct the violation(s). An additional inspection must be scheduled by **September 07, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license.

It is the responsibility of the property owner or property manager to contact this office to schedule all inspections.

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office for exterior violations that are visible from the public right-of-way.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this notice.

Attached are the violations found during the inspection.

If you have any questions, please contact me directly.

Sincerely,

John England
Code Enforcement Officer

CASE NUMBER 26-00000341
PROPERTY ADDRESS 36 ARBOR DR

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 2/02/26
LOCATION: DWELLING

NARRATIVE :
This property is condemned due to the lack of active utilities and unsanitary conditions observed at the front door windows.
Make all necessary repairs and contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :
SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :
The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 2/02/26
LOCATION: DWELLING

NARRATIVE :
Properly maintain a secure property.

ORDINANCE DESCRIPTION :
SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :
Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 2/02/26
LOCATION: INTERIOR

CASE NUMBER 26-00000341
PROPERTY ADDRESS 36 ARBOR DR

NARRATIVE : CONTINUED
Clean property interior and bring to a safe & sanitary condition.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Every owner of a structure containing a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure.

CORRECTIVE ACTION REQUIRED :
Clean interior.

VIOLATION: 601 QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE DATE: 2/02/26
LOCATION: ELECTRIC

NARRATIVE :
Restore the electrical service to the property.

ORDINANCE DESCRIPTION :
SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :
This property is condemned until the electrical service is restored.

City of Dover

OFFICIAL CITATION

LEE M & DENNIS
DENNIS,JANETTE L
36 ARBOR DR
DOVER DE 19904

RE:	Property address:	36 ARBOR DR
	Tax Parcel Number:	ED-05-067.17-04-530.000-000
	Case Number:	26-00000341-01
	Type of Offense:	DANGEROUS BLDG/CONDEMNATION
	Date of Offense:	August 5, 2026
	Date of Issue:	August 5, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **September 07, 2026**.

Every citation issued is a separate offense/fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.

Whenever any property owner is aggrieved by a decision of the code official with respect to any provision of the adopted codes or ordinances, said owner shall have the right to appeal. Such an appeal must be filed in writing and submitted to the City Clerk's office within thirty (30) days of the date of this citation.

(X) Violation: DCO 22-221 / 2009 IPMC Section 305.1 General

Fine as per code: $ $100.00

If you have any questions regarding this case, please contact me directly.

Sincerely,

John England
Code Enforcement Officer

UT300I01 **CITY OF DOVER** 8/05/26
Customer/Location Consumption History Inquiry 09:06:05

Customer ID: 17075 Name: DENNIS, LEE M
Location ID: 5686 Addr: 36 ARBOR DR
Cycle/Route: 10 57 Amount due: $222.35
Initiation date : 2/05/26 Pending : $.00
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	7/07/26	846.00	.00	34	34688445E		N
_	EL	REG	6/03/26	324.00	.00	30	34688445E		N
_	EL	REG	5/04/26	352.00	.00	28	34688445E		N *
_	EL	REG	4/06/26	454.00	.00	33	34688445E		N *
_	EL	REG	3/04/26	606.00	.00	26	34688445E		N *
_	EL	INT	2/06/26	.00	.00		34688445E		
_	EL	FIN	8/19/25	.00	.00	15	34688445E		
_	EL	REG	8/04/25	99.00	.00	28	34688445E		N +
_									

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 8/05/26
Customer/Location Consumption History Inquiry 09:05:33

Customer ID: 17075 Name: DENNIS, LEE M
Location ID: 5686 Addr: 36 ARBOR DR
Cycle/Route: 10 57 Amount due: $222.35
Initiation date : 2/05/26 Pending : $.00
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD	
_	WA	REG	7/08/26	2.00	.00	35	47879108W	C		*
_	WA	REG	6/03/26	.00	.00	30	47879108W	E	S	*
_	WA	REG	5/04/26	.00	.00	28	47879108W	E	S	*
_	WA	REG	4/06/26	.00	.00	33	47879108W	E	S	*
_	WA	REG	3/04/26	.00	.00	26	47879108W	E	S	*
_	WA	INT	2/06/26	.00	.00		47879108W			
_	WA	FIN	11/04/25	1.00	.00	77	47879108W			
_	WA	FIN	8/19/25	.00	.00	15	47879108W	C		+
_										

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

England, John

From: England, John
Sent: Monday, June 1, 2026 8:17 AM
To: ED; Lee M. Dennis
Subject: RE: EXTERNAL: 36 Arbor Dr - Case 26-00000341

Good morning, Mr. Dennis

I will give one last extension of 60 days.
I am scheduling an interior inspection for August 5, 2026 at 10am at which time we will do a review on progress and possibly close out the condemnation case.
The property would still have its vacant building case #25-5161 remain open until the property is fully occupied.

Regards,

John England, CCEO
Code Enforcement Officer / Inspector II
ICC-PMHI
City of Dover, Delaware
15 Loockerman Plaza
Dover, DE. 19901
(302) 736-7015
jengland@dover.de.us

From: ED <edsgdennis@yahoo.com>
Sent: Saturday, May 30, 2026 2:54 PM
To: England, John <jengland@dover.de.us>; Lee M. Dennis <leemdennis@yahoo.com>
Subject: Fw: EXTERNAL: 36 Arbor Dr - Case 26-00000341

You don't often get email from edsgdennis@yahoo.com. Learn why this is important

Dear Mr. England,

I am writing to you today on behalf of my brother, Dr. Lee Dennis, regarding the upcoming interior inspection of his residence located on Arbor. Dr. Dennis respectfully requests an additional sixty (60) days for the aforementioned inspection. We would be immensely grateful if you could accommodate this request and reschedule the inspection to take place no sooner than **August 2, 2026**.

We understand the importance of adhering to your inspection schedule and sincerely appreciate your flexibility and understanding in this matter.

Thank you for your time and kind consideration.

Sincerely,

Edward Dennis

Begin forwarded message:

On Saturday, March 21, 2026, 12:02 AM, ED <edsgdennis@yahoo.com> wrote:

> England's response.
>
> Sent from Yahoo Mail for iPhone
>
> Begin forwarded message:
>
> On Friday, March 20, 2026, 2:45 PM, England IV, John G <jengland@dover.de.us> wrote:
>
> > Good afternoon, Mr. Dennis
> >
> > I am in receipt of your email and per our phone conversation and the follow up email, I am granting a 60 day extension which puts us at June 2, 2026 at which time I want to come out for the interior inspection.
> >
> > Regards,

John England, CCEO

Code Enforcement Officer / Inspector II

ICC-PMHI

City of Dover, Delaware

15 Loockerman Plaza

Dover, DE. 19901

(302) 736-7015

jengland@dover.de.us

England IV, John G

From: England IV, John G
Sent: Friday, March 20, 2026 2:45 PM
To: 'ED'
Subject: RE: EXTERNAL: 36 Arbor Dr - Case 26-00000341

Good afternoon, Mr. Dennis

I am in receipt of your email and per our phone conversation and the follow up email, I am granting a 60 day extension which puts us at June 2, 2026 at which time I want to come out for the interior inspection.

Regards,

John England, CCEO
Code Enforcement Officer / Inspector II
ICC-PMHI
City of Dover, Delaware
15 Loockerman Plaza
Dover, DE. 19901
(302) 736-7015
jengland@dover.de.us

From: ED <edsgdennis@yahoo.com>
Sent: Friday, March 20, 2026 11:26 AM
To: England IV, John G <jengland@dover.de.us>
Subject: EXTERNAL: 36 Arbor Dr - Case 26-00000341

You don't often get email from edsgdennis@yahoo.com. Learn why this is important

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. England,
Thank you for extending my brother's case for 60 days to show further progress in correcting the violations in issue. My brother has made considerable progress in meeting the concerns that the violations address. He's had the roof repaired. He's had a plumber fix the leaking pipes in the residence and also gotten an estimate for the heating and air conditioning system. The electricity is back on. The lot of 36 Arbor

Dr. is in good shape through his previous arrangement with his neighbors that the grounds were kept during the period of his absence due to his late wife's emergency cancer treatment.

Janette was under emergency treatment at the University of Pennsylvania Hospital for brain cancer and they both stayed with me in Philadelphia. My sister-in-law required 24 hour day seven days a week hospice care, which my brother, a physician, was able to provide at my apartment. (I think that is why there were concerns by the City that the property may have been abandoned. From the disheveled conditions of the interior, it didn't looked "lived in".)

My sister-in-law, Janette, lost her battle with brain cancer in the port of Savannah, Georgia. Lee had her cremated there. Then he returned to Dover to find their home under a condemnation proceedings.

With regard to the conditions inside the house, there is the delicate issue of my brother's emotional state. With the sheer exhaustion over the unrelenting demands of caring for his late wife, the task of cleaning the interior of the home is just punishing. Lee must confront the home that he and our sister-in-law lived there for over 30 years. Every corner in the house carries reminders of her loss. Lee can't do it alone. It's too much. Our family is working with him to get through this.

Me, Lee, our sister, Carol, and our other brother, James, (we all grew up in Dover) really appreciate the consideration that the City is showing the Dennis family in extending the time on this matter with the possibility of lifting the condemnation proceeding. The extension of 60 days till June on the violations (with the possibility of a further extension if needed) is much needed at this time. We will all be working with my brother in dealing with the bereavement issues of losing his spouse, our sister-in-law, Janette, whom we all dearly loved.

Thank You,

Ed Dennis

Sent from Yahoo Mail for iPhone

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

SECOND NOTICE

March 2, 2026

LEE M & DENNIS
DENNIS, JANETTE L
36 ARBOR DR
DOVER DE 19904

RE: Property Address: 36 ARBOR DR
Tax Parcel Number: ED-05-067.17-04-530.000-000
Case Number: 26-00000341

Dear Mr. Dennis:

On February 02, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 36 ARBOR DR. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. As per our conversation at the house today, a Citation for failure to correct the violation(s) **will not be issued today**. An additional inspection will be conducted on or around **April 02, 2026**.
As of today, it still shows no utilities including electric. Failure to comply will result in a citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

ED DENNIS - BROTHER
215-880-9311

Sincerely,

John England
Code Enforcement Officer

cc: File

CASE NUMBER 26-00000341
PROPERTY ADDRESS 36 ARBOR DR

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 2/02/26
LOCATION: DWELLING

NARRATIVE :
This property is condemned due to the lack of active utilities and unsanitary conditions observed at the front door windows.
Make all necessary repairs and contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :
SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :
The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 2/02/26
LOCATION: DWELLING

NARRATIVE :
Properly maintain a secure property.

ORDINANCE DESCRIPTION :
SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :
Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 2/02/26
LOCATION: INTERIOR

CASE NUMBER 26-00000341
PROPERTY ADDRESS 36 ARBOR DR

NARRATIVE : CONTINUED
Clean property interior and bring to a safe & sanitary condition.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Every owner of a structure containing a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure.

CORRECTIVE ACTION REQUIRED :
Clean interior.

VIOLATION: 601 QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE DATE: 2/02/26
LOCATION: ELECTRIC

NARRATIVE :
Restore the electrical service to the property.

ORDINANCE DESCRIPTION :
SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :
This property is condemned until the electrical service is restored.

City of Dover
PO BOX 475
DOVER, DE 19903-0475

CERTIFIED MAIL

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FIRST-CLASS

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ZIP 19904 $ 010.44⁰
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0008035008 FEB 04 2026

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DENNIS, JANETTE L
36 ARBOR DR
~~DOVER DE~~ 19904

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2/6/26

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DOVER DE 19901

LEE M & DENNIS
DENNIS, JANETTE L
36 ARBOR DR
DOVER DE 19904

9589 0710 5270 1766 2394 41

DEPARTMENT OF INSPECTIONS

1E
26-341

for Instructions



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LEE M & DENNIS
DENNIS, JANETTE L
36 ARBOR DR
DOVER DE 19904

9590 9402 7900 2234 9822 59

2. Article Number *(Transfer from service label)*

9589 0710 5270 1766 2394 41

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JE
26-341

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ ed Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

42

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

February 2, 2026

LEE M & DENNIS
DENNIS,JANETTE L
36 ARBOR DR
DOVER DE 19904

RE: Property address: 36 ARBOR DR
Tax Parcel Number: ED-05-067.17-04-530.000-000
Case Number: 26-00000341

Dear Sir/Madam:

On February 02, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 36 ARBOR DR.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by March 02, 2026, to ensure compliance. Failure to comply will result in citation(s) being issued.

It is the responsibility of the property owner/agent to contact this office to schedule all inspections.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

John England
Code Enforcement Officer

cc: File

CASE NUMBER 26-00000341
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DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 2/02/26
LOCATION: INTERIOR

CASE NUMBER 26-00000341
PROPERTY ADDRESS 36 ARBOR DR

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Clean property interior and bring to a safe & sanitary condition.

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CORRECTIVE ACTION REQUIRED :
This property is condemned until the electrical service is restored.