

CODE BOARD OF APPEALS

The Code Board of Appeals meeting was held on October 8, 2026, at 3:30 p.m., with Dr. Sudler presiding. The members present Mr. Neil, Mr. Leboon, Dr. Pillsbury (via Webex), and Ms. Main. Staff members present were Mr. Kopp, Mr. Wood, Mr. Lyon, and Ms. Martin.

ADOPTION OF AGENDA

Mr. Neil moved for approval of the agenda, seconded by Mr. Leboon, and unanimously carried.

Appeal of Case No. 26-0003873 and Related Fines - 624 Walker Road

Mr. Eddie Kopp, Chief Code Enforcement Officer, noted that the appellant had not appeared in person or online. Mr. Kopp advised that Code Enforcement's position was to recommend denial of the appeal based on the appellant's failure to appear.

Mr. Neil requested that the Board allow the appellant an additional five minutes to join the meeting.

Ms. Main requested an overview of the case.

Mr. Doug Wood, Code Enforcement Officer, stated that he initiated the case on September 8, 2026, after observing from the public right-of-way a tree located near the corner of the driveway and alley that appeared to be diseased or dying. He stated that notice was sent to the owner on September 9, 2026, providing 60 days to remove the tree from the property and properly dispose of it.

Mr. Wood stated that Code Enforcement had received no communication from the owner other than the appeal submitted to the City Clerk's Office on September 17, 2026. He explained that the owner believed the tree was healthy and that its condition was part of the tree's normal seasonal cycle. Mr. Wood stated that enforcement activity stopped when the appeal was received. He further stated that the tree remained in the same condition and that he had taken updated photographs that day.

Responding to Ms. Main, Mr. Wood confirmed that the tree was a conifer and stated that he did not observe any green growth on it. He explained that most conifers shed needles from the inside out after producing new green growth in June and July. Although some varieties of conifers are deciduous, he stated that the tree at the property was not one of those varieties.

Responding to Mr. Kopp, Mr. Wood described his professional qualifications. Mr. Wood stated that he had been a Delaware Nursery & Landscape Association master landscaper and had owned a landscaping business for 22 years.

Dr. Sudler invited anyone participating by telephone or online to identify themselves through the chat feature or by raising their hand. The appellant did not respond or otherwise appear.

Responding to Ms. Main, Mr. Kopp stated that the Code did not permit staff to speculate about the owner's reasons and that the issue before the Board was whether the tree was dead, diseased, or dying.

Ms. Main stated that, if the tree was dead, it should be removed before it fell and damaged the owner's property or neighboring property.

Mr. Neil moved to deny the appeal for 624 Walker Road. The motion was seconded by Mr. Leboon and unanimously carried.

The meeting adjourned at 3:44 p.m.

Dr. Roy Sudler, Jr.
Chairman

RS/rm

City of Dover

MIKHAIEL S & VAYLET V MIKHAIEL
624 WALKER RD
DOVER DE 19904

RE: Property address: 624 WALKER RD
Tax Parcel Number: ED-05-067.16-01-140.000-000
Case Number: 26-00003873

September 9, 2026

Dear Sir/Madam:

On September 09, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 624 WALKER RD. The inspection revealed one or more City Code Violations on the property.

A follow-up inspection must be conducted by **November 09, 2026**, to ensure compliance. Failure to comply will result in citation(s) being issued.

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

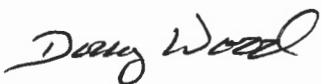
Please contact this office to arrange a date and time for your re-inspection. You are not required to contact this office for exterior violations that are visible from the public right-of-way.

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,



Doug Wood
Code Enforcement Officer

CASE NUMBER 26-00003873
 PROPERTY ADDRESS 624 WALKER RD

 VIOLATION: 716 QUANTITY: 1
 DESCRIPTION: 716 REMOVE DEAD BRANCHES/TREES DATE: 9/09/26
 LOCATION: ATTENTION

NARRATIVE :

Remove all dead trees standing or laying down and grind the stumps to 3 below level grade. There is 1 dead tree on the property.

ORDINANCE DESCRIPTION :

DCO 114-1(i) Dead or diseased tree removal on private property. The city shall have the right to cause the removal of any dead or diseased trees on private property within the city when such trees constitute a hazard to life and property or harbor insects or disease which constitutes a potential threat to other trees within the city. The city will notify, in writing, the owners of such trees. Removal shall be done by said owners at their own expense within 60 days after the date of service of notice; however, a lesser time may be specified for removal when an imminent hazard to life or property has been determined to exist. In the event of failure of the owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal on the owners' property tax notice, enter the cost as a municipal lien or utilize other methods of collection.

CORRECTIVE ACTION REQUIRED :

Remove dead and/or fallen trees or tree branches.



09/08/2026 11:55