

# SPECIAL COUNCIL MEETING

## AGENDA



**AUGUST 7, 2017 - 6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS  
15 LOOCKERMAN PLAZA - DOVER, DELAWARE**

### **AGENDA ADDITIONS/DELETIONS**

#### **1. PUBLIC HEARINGS - VIOLATIONS OF THE DANGEROUS BUILDING ORDINANCE**

**A. PROPERTY LOCATED AT 803 WESTVIEW TERRACE, OWNED BY WILLIAM R. MASTEN**  
(STAFF RECOMMENDS: 1) DECLARING THE IN-GROUND CONCRETE POOL AND PUMP ON THIS PROPERTY DANGEROUS; 2) ORDERING THE IN-GROUND CONCRETE POOL AND PUMP DEMOLISHED BY SEPTEMBER 7, 2017, BY THE OWNERS OR EQUITY OWNERS AT THEIR OWN RISK; 3) ORDERING THE BUILDING INSPECTOR TO CAUSE THE DEMOLITION OF THE IN-GROUND POOL AND PUMP IF NOT COMPLETED BY THE OWNERS WITHIN 10 DAYS OF THE DATE ESTABLISHED BY CITY COUNCIL; AND 4) ORDERING THE CITY MANAGER, WITH THE ASSISTANCE OF THE CITY SOLICITOR, TO CAUSE THE COST OF DEMOLITION TO BE CHARGED AGAINST THE LANDS ON WHICH THE IN-GROUND CONCRETE POOL AND PUMP EXIST AS A MUNICIPAL LIEN OR CAUSE SUCH COSTS TO BE ADDED TO THE TAX DUPLICATE AS AN ASSESSMENT, OR TO BE LEVIED AS A SPECIAL TAX, OR TO BE RECOVERED IN A SUIT AT LAW AGAINST THE OWNERS.)

**B. PROPERTY LOCATED AT 2292 WHITE OAK ROAD, OWNED BY RUTH GLOBE**  
(STAFF RECOMMENDS: 1) DECLARING THIS BUILDING AND ALL ACCESSORY STRUCTURES ON THIS PROPERTY DANGEROUS; 2) ORDERING THE PROPERTY DEMOLISHED BY SEPTEMBER 7, 2017, BY THE OWNERS OR EQUITY OWNERS AT THEIR OWN RISK; 3) ORDERING THE BUILDING INSPECTOR TO CAUSE THE DEMOLITION OF THE STRUCTURES IF NOT COMPLETED BY THE OWNERS WITHIN 10 DAYS OF THE DATE ESTABLISHED BY CITY COUNCIL; AND 4) ORDERING THE CITY MANAGER, WITH THE ASSISTANCE OF THE CITY SOLICITOR, TO CAUSE THE COST OF DEMOLITION TO BE CHARGED AGAINST THE LANDS ON WHICH THE BUILDINGS EXIST AS MUNICIPAL LIENS OR CAUSE SUCH COSTS TO BE ADDED TO THE TAX DUPLICATE AS AN ASSESSMENT, OR TO BE LEVIED AS A SPECIAL TAX, OR TO BE RECOVERED IN A SUIT AT LAW AGAINST THE OWNERS.)

#### **2. ADJOURNMENT**

**/tm**

S:\AGENDAS-MINUTES-PACKETS-PRESENTATIONS-ATT&EXH\Council-Agendas\2017\08-07-2017 SPECIAL - Violations of the Dangerous Building Ordinance.wpd

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(E)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING.

## **ACTION FORM**

<b>PROCEEDING:</b> City Council	
<b>DEPARTMENT OF ORIGIN:</b> Planning & Inspections	<b>DATE SUBMITTED:</b> 7-31-2017
<b>PREPARED BY:</b> Dave Hugg, Interim Director of Planning & Community Development	
<b>SUBJECT:</b> 803 Westview Terrace, Dover, Delaware – Violation of Dangerous Building Ordinance	
<b>REFERENCE:</b> Chapter 22, Article XI – Dangerous Buildings, Sec. 22-385 - Hearing before Council and Chapter 22, Article XI - Dangerous Buildings      Case #13-713 & 17-1770	
<b>RELATED PROJECT:</b> N/A	
<b>APPROVALS:</b> N/A	
<b>EXHIBITS:</b> PowerPoint Presentation and File Photos to be presented at the Council meeting.	
<b>EXPENDITURE REQUIRED:</b> Preliminary estimate is \$10,000.	
<b>AMOUNT BUDGETED:</b> \$175,000 Budgeted for all demolitions Citywide in the FY-2018 Budget; As of July 25, 2017, there is \$152,650.00 remaining in the line item.	
<b>FUNDING SOURCE (Dept./Page in CIP &amp; Budget):</b> 110-1600-534-30-33.	
<b>TIMETABLE:</b> As soon as possible.	
<b>RECOMMENDED ACTION:</b> <ol style="list-style-type: none"><li>1. Declare the in-ground concrete pool and pump and on this property dangerous.</li><li>2. Order the in-ground concrete pool and pump demolished by <b>September 7, 2017</b> by the owner or equity owner at their own risk.</li><li>3. Order the Building Inspector to cause the demolition of the in-ground concrete pool and pump if not completed by the owners <b>within 10 days of the date established by City Council</b>.</li><li>4. Order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the in-ground concrete pool and pump exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.</li></ol>	

### **BACKGROUND AND ANALYSIS**

The property is owned by William R. Masten. The structure is an in-ground concrete pool with a vinyl liner. There is a concrete walkway around the top of the pool. The dwelling where the pool is located has been vacant since March of 2013, and is currently registered with the City as a Vacant Building. On June 9, 2017, City Staff condemned the in-ground pool as an unsafe structure due to it being dangerous to the life, health and safety of the public due to the deterioration of the wood pool cover and open access to the pool. Recently, the two four foot gates have been secured along with the gate along the alley. City Staff found on July 28, 2017, that the wood pool cover had been removed and replaced with a standard mesh pool tarp. Currently the principle structure is vacant with no active utilities and the pool remains covered.





Division of  
Code Enforcement  
15 Loockerman Plaza  
Dover, DE 19901



Phone: (302) 736-7010  
Fax: (302) 736-4217

## NOTICE

July 18, 2017

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

William Masten  
803 Westview Terrace  
Dover, DE 19904

Bank of America  
c/o Dan Conway  
512 East Market Street  
Georgetown, DE 19947

**RE: 803 Westview Terrace, Dover, DE 19904**  
**Parcel #ED05-077.17-01-010.000**  
**Case #13-713 & 17-1770**

Dear Mr. Masten:

The Department of Planning and Inspections for the City of Dover inspected the exterior of the in-ground concrete pool located at 803 Westview Terrace on July 17, 2017, and found that most repairs have not been made to correct the violations detailed in a previous letter dated June 30, 2017. The in-ground pool is in violation of the Dangerous Building Ordinance of the City and is scheduled to be presented to City Council as such on Monday, August 7, 2017 at 6:00 p.m., in accordance with the provisions of Article XI Dangerous Buildings. At this hearing, Staff will recommend that Council order the in-ground pool to be demolished, including all accessory structures, either by the owner or the City. You may present testimony to City Council stating your case as to why this structure should not be declared dangerous and ordered demolished.

On June 9, 2017, City Staff from the Department of Planning and Inspections conducted an exterior inspection of the in-ground concrete pool and observed several code violations, including deterioration to the wood pool cover. During this inspection the in-ground pool was condemned as an unsafe structure. Notices have been sent to the homeowner and lien holder with no repairs being made to the structure.

Presently the in-ground pool is condemned as an unsafe structure and is a danger to the residents in the surrounding area. The principle residential dwelling located on the property is registered as a vacant building with no active utilities. The following defects have been sited from Article XI, Dangerous Buildings, Section 22-381 of the Dover City Ordinance.

- (9) *General welfare.* Those which, because of their condition or use, are unsafe, insanitary, or dangerous to the public health, morals, safety or general welfare of the people of this city.
- (10) *Code violations.* Those existing in violation of any provisions of the building code of this city, or any provision of the fire prevention code, or other ordinances of this city.

- (12) *Unoccupied buildings.* Those which are left unoccupied and unattended for periods of three months or more so that decay is being accelerated by natural or manmade causes or which may be attracting trespassers and vagrants, increasing the probability of fire and danger to human life.

This property has been duly posted as legally prescribed by the ordinance and all other parties will be notified as required. Please call (302) 736-7010 between 8:30 AM to 5:00 PM if you have any questions concerning this correspondence.

Sincerely,



Dave Hugg

Interim Director of Planning & Community Development

cc: Traci McDowell – City Clerk  
Timothy M. Taraila – Code Enforcement Supervisor  
City Solicitor

CASE NUMBER 17-00001770  
PROPERTY ADDRESS 803 WESTVIEW TER

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VIOLATION: 0\* QUANTITY: 1  
DESCRIPTION: 0\* CONDEMNATION OF STRUCTURE DATE: 6/09/17  
LOCATION: REAR YARD

## NARRATIVE :

The in-ground concrete pool located in the rear yard has been condemned as an unsafe structure per the 2009 International Property Maintenance Code, Section 108.1.2. An unsafe structure is one that is found to be dangerous to the life, health or safety of the public due to it's dilapidated condition.

## ORDINANCE DESCRIPTION :

## CORRECTIVE ACTION REQUIRED :

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VIOLATION: 100 QUANTITY: 1  
DESCRIPTION: 100 REPAIR STRUCTUAL MEMBER DATE: 6/12/17  
LOCATION: REAR POOL

## NARRATIVE :

Removed the damaged and deteriorated plywood pool cover and replace for safety purposes.

## ORDINANCE DESCRIPTION :

SECTION PM 304.4 BUILDING/STRUCTURAL

## CORRECTIVE ACTION REQUIRED :

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

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VIOLATION: 104 QUANTITY: 1  
DESCRIPTION: 104 POOL MAINTENANCE DATE: 6/12/17  
LOCATION: REAR POOL

## ORDINANCE DESCRIPTION :

SECTION PM 303.1 POOLS

## CORRECTIVE ACTION REQUIRED :

SWIMMING POOLS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION, AND IN GOOD REPAIR.

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VIOLATION: 377 QUANTITY: 1  
DESCRIPTION: 377 REPAIR WINDOW SCREENS DATE: 6/12/17  
LOCATION: REAR PORCH

## ORDINANCE DESCRIPTION :

VIOLATION DETAIL

PAGE 2

CASE NUMBER 17-00001770  
PROPERTY ADDRESS 803 WESTVIEW TER

ORDINANCE DESCRIPTION :  
SECTION PM 304.14 BUILDING/MAINTENANCE

CORRECTIVE ACTION REQUIRED :  
REPAIR WINDOW SCREENS

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VIOLATION: 715 QUANTITY: 1  
DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 6/12/17  
LOCATION: ALONG ALLEY

NARRATIVE :  
Remove the high overgrowth of weeds and trees from the chain link fence that runs along the alley and around the pool pump.

ORDINANCE DESCRIPTION :  
SECTION PM 302.4 and DCO 114-32 GENERAL REQUIREMENTS

CORRECTIVE ACTION REQUIRED :  
REMOVE HIGH GRASS, WEEDS AND/OR NOXIOUS WEEDS FROM EXTERIOR PROPERTY AREAS



Division of  
Code Enforcement  
15 Loockerman Plaza  
Dover, DE 19901



Phone: (302) 736-7010  
Fax: (302) 736-4217

## NOTICE

SENT VIA CERTIFIED & REGULAR MAIL  
PHYSICALLY POSTED ON PREMISES

June 30, 2017

William Masten  
803 Westview Terrace  
Dover, DE 19904

Bank of America  
c/o Dan Conway  
512 East Market Street  
Georgetown, DE 19947

**RE: 803 Westview Terrace, Dover, DE 19904**  
**Parcel #ED05-077.17-01-010.000**  
**Case #13-713 & 17-1770**

COPY

Dear Mr. Masten:

On June 9, 2017, the Department of Planning and Inspections condemned the in-ground pool located at 803 Westview Terrace as an unsafe structure due to its dilapidated condition which is a hazard to the life, health and safety of the public. City Staff has sent two notices to the owner and lien holder. To date, no contact has been made with the city regarding these violations with no corrections being made for the code violations. Due to the condition of the in-ground pool, and the lack of responsiveness on the part of the owner/lien holder to correct violations, the structure is found to be in violation of the Dangerous Building Ordinance of the City.

Presently the principle dwelling has no utilities and is registered as a vacant building. There are exterior and code violations that have not been corrected from previous inspections and the in-ground pool and cover are in a serious state of deterioration. The following defects have been sited from Article XI, Dangerous Buildings, Section 22-381 of the Dover City Ordinance.

- (9) *General welfare.* Those which, because of their condition or use, are unsafe, insanitary, or dangerous to the public health, morals, safety or general welfare of the people of this city.
- (10) *Code violations.* Those existing in violation of any provisions of the building code of this city, or any provision of the fire prevention code, or other ordinances of this city.
- (12) *Unoccupied buildings.* Those which are left unoccupied and unattended for periods of three months or more so that decay is being accelerated by natural or manmade causes or which may be attracting trespassers and vagrants, increasing the probability of fire and danger to human life.

This letter is to notify you that the structures must be repaired and brought into code compliance by July 16, 2017, or staff will report your non-compliance to City Council. The Council will then set a date and time for a public hearing to afford you the opportunity to appear and show cause why this building should not be demolished.

This property has been duly posted as legally prescribed by the ordinance and all other parties will be notified as required. Please call (302) 736-7010 between 8:30 AM to 5:00 PM if you have any questions concerning this correspondence.

Sincerely,



**Dave Hugg**  
Interim Director of Planning & Community Development

cc: Traci McDowell – City Clerk  
Timothy M. Taraila – Code Enforcement Supervisor  
City Solicitor

Attachment: Code Violation Notice

CASE NUMBER 17-00001770  
 PROPERTY ADDRESS 803 WESTVIEW TER

VIOLATION: 0\* QUANTITY: 1  
 DESCRIPTION: 0\* CONDEMNATION OF STRUCTURE DATE: 6/09/17  
 LOCATION: REAR YARD

NARRATIVE :

The in-ground concrete pool located in the rear yard has been condemned as an unsafe structure per the 2009 International Property Maintenance Code, Section 108.1.2. An unsafe structure is one that is found to be dangerous to the life, health or safety of the public due to it's dilapidated condition.

ORDINANCE DESCRIPTION :

CORRECTIVE ACTION REQUIRED :

VIOLATION: 100 QUANTITY: 1  
 DESCRIPTION: 100 REPAIR STRUCTUAL MEMBER DATE: 6/12/17  
 LOCATION: REAR POOL

NARRATIVE :

Removed the damaged and deteriorated plywood pool cover and replace for safety purposes.

ORDINANCE DESCRIPTION :

SECTION PM 304.4 BUILDING/STRUCTURAL

CORRECTIVE ACTION REQUIRED :

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

VIOLATION: 385 QUANTITY: 1  
 DESCRIPTION: 385 REPAIR DEFECTIVE GATE DATE: 6/12/17  
 LOCATION: SIDE YARD

NARRATIVE :

Please lock the side access gate to the swimming pool.

ORDINANCE DESCRIPTION :

SECTION PM 302.7 ACCESSORY STRUCTURES/MAINTENANCE

CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE DEFECTIVE GATE

VIOLATION: 104 QUANTITY: 1  
 DESCRIPTION: 104 POOL MAINTENANCE DATE: 6/12/17  
 LOCATION: REAR POOL

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 17-00001770  
 PROPERTY ADDRESS 803 WESTVIEW TER

ORDINANCE DESCRIPTION :  
 SECTION PM 303.1 POOLS

CORRECTIVE ACTION REQUIRED :  
 SWIMMING POOLS SHALL BE MAINTAINED IN A CLEAN AND SANITARY  
 CONDITION, AND IN GOOD REPAIR.

-----  
 VIOLATION: 377 QUANTITY: 1  
 DESCRIPTION: 377 REPAIR WINDOW SCREENS DATE: 6/12/17  
 LOCATION: REAR PORCH

ORDINANCE DESCRIPTION :  
 SECTION PM 304.14 BUILDING/MAINTENANCE

CORRECTIVE ACTION REQUIRED :  
 REPAIR WINDOW SCREENS

-----  
 VIOLATION: 715 QUANTITY: 1  
 DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 6/12/17  
 LOCATION: ALONG ALLEY

NARRATIVE :  
 Remove the high overgrowth of weeds and trees from the chain  
 link fence that runs along the alley and around the pool  
 pump.

ORDINANCE DESCRIPTION :  
 SECTION PM 302.4 and DCO 114-32 GENERAL REQUIREMENTS

CORRECTIVE ACTION REQUIRED :  
 REMOVE HIGH GRASS, WEEDS AND/OR NOXIOUS WEEDS FROM  
 EXTERIOR PROPERTY AREAS

## ACTION FORM

<b>PROCEEDING:</b> City Council	
<b>DEPARTMENT OF ORIGIN:</b> Planning & Inspections	<b>DATE SUBMITTED:</b> 7-25-2017
<b>PREPARED BY:</b> Dave Hugg; Interm Director of Planning & Community Development	
<b>SUBJECT:</b> 2292 White Oak Road, Dover, Delaware – Violation of Dangerous Building Ordinance	
<b>REFERENCE:</b> Chapter 22, Article XI – Dangerous Buildings, Sec. 22-385 - Hearing before Council and Chapter 22, Article XI - Dangerous Buildings Case # 17-194 & 16-3296	
<b>RELATED PROJECT:</b> N/A	
<b>APPROVALS:</b> N/A	
<b>EXHIBITS:</b> PowerPoint Presentation and File Photos to be presented at the Council meeting.	
<b>EXPENDITURE REQUIRED:</b> Preliminary estimate is \$20,000 - \$25,000.	
<b>AMOUNT BUDGETED:</b> \$175,000.00 Budgeted for all demolitions Citywide in the FY-2018 Budget; As of July 25, 2017, there is \$152,650.00 remaining in the line item.	
<b>FUNDING SOURCE (Dept./Page in CIP &amp; Budget):</b> 110-1600-534-30-33.	
<b>TIMETABLE:</b> As soon as possible.	
<b>RECOMMENDED ACTION:</b>	
<ol style="list-style-type: none"><li>1. Declare this building and all accessory structures on this property dangerous.</li><li>2. Order the property demolished by <b>September 7, 2017</b>, by the owner or equity owner at their own risk.</li><li>3. Order the Building Inspector to cause the demolition of the structures if not completed by the owners <b>within 10 days of the date established by City Council</b>.</li><li>4. Order the City Manager with the assistance of the City Solicitor to cause the cost of demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.</li></ol>	

### BACKGROUND AND ANALYSIS

The property is owned by Ruth Globe. The property is a two-story wood-framed single family home. The house has been vacant since November of 2016, and is registered with the City as a Vacant Building. Utilities were terminated on October 31, 2016. On April 12, 2017, City Staff from the Planning and Inspections Department condemned the structure as unfit for human occupancy due to no active utilities and outstanding code violations. Currently the home is still vacant with numerous outstanding code violations.



Division of  
Code Enforcement  
15 Loockerman Plaza  
Dover, DE 19901



Phone: (302) 736-7010  
Fax: (302) 736-4217

## NOTICE

SENT VIA CERTIFIED & REGULAR MAIL  
PHYSICALLY POSTED ON PREMISES

July 21, 2017

Ruth G Globe  
83 April Drive  
Dover, DE 19904

Citifinancial Inc.  
1057 N Dupont Hwy  
Dover, DE 19904

First Franklin  
2150 North First St  
San Jose, CA 95131

MERS  
PO Box 2026  
Flint, MI 48501-2026

Calvary Portfolio Services LLC  
c/o Jeffrey Wasserman, Esquire  
PO Box 1126  
Wilmington, DE 19899

Unifund CCR Partners  
c/o Stephen P. Doughty, Esquire  
15 Ashley Place  
Wilmington, DE 19804

**RE: 2292 White Oak Rd, Dover, DE 19901**  
**Parcel #LC05-068.00-01-200.000**  
**Case #17-194 & 16-3296**

Dear Ms. Globe:

The Department of Planning and Inspections for the City of Dover inspected the exterior of the dwelling located at 2292 White Oak Road on July 20, 2017, and found that no repairs have been made to correct the violations detailed in a previous letter dated July 7, 2017. The structure is in violation of the Dangerous Building Ordinance of the City and is scheduled to be presented to City Council as such on Monday, August 7, 2017 at 6:00 p.m., in accordance with the provisions of Article XI Dangerous Buildings. At this hearing, Staff will recommend that Council order the dwelling to be demolished, including all accessory structures, either by the owner or the City. You may present testimony to City Council stating your case as to why this structure should not be declared dangerous and ordered demolished.

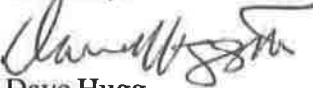
On April 12, 2017, City Staff from the Department of Planning and Inspections conducted an exterior inspection of the residence and observed numerous code violations, including an incomplete 2<sup>nd</sup> story addition that was constructed without obtaining any permits. During this inspection the dwelling was condemned as unfit for human habitation. Notices have been sent to the homeowner and lien holder with no repairs being made to the structure.

Presently the dwelling is condemned as unfit for human habitation, is registered as a vacant building, and is a danger to the residents in the surrounding areas. The following defects have been cited from Article XI, Dangerous Buildings, Section 22-381 of the Dover City Ordinance.

- (9) *General welfare.* Those which, because of their condition or use, are unsafe, insanitary, or dangerous to the public health, morals, safety or general welfare of the people of this city.
- (10) *Code violations.* Those existing in violation of any provisions of the building code of this city, or any provision of the fire prevention code, or other ordinances of this city.
- (12) *Unoccupied buildings.* Those which are left unoccupied and unattended for periods of three months or more so that decay is being accelerated by natural or manmade causes or which may be attracting trespassers and vagrants, increasing the probability of fire and danger to human life.

This property has been duly posted as legally prescribed by the ordinance and all other parties will be notified as required. Please call (302) 736-7010 between 8:30 AM to 5:00 PM if you have any questions concerning this correspondence.

Sincerely,



Dave Hugg

Interim Director of Planning & Community Development

cc: Traci McDowell – City Clerk  
Timothy M. Taraila – Code Enforcement Supervisor  
City Solicitor

Attachment: Code Violation Notice



CASE NUMBER 16-00003296  
PROPERTY ADDRESS 2292 WHITE OAK RD

-----  
VIOLATION: 717 QUANTITY: 1  
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 12/09/16  
LOCATION: EXTERIOR

## NARRATIVE :

Remove and properly dispose of all trash, junk and debris from the exterior areas.

ORDINANCE DESCRIPTION :  
SECTION PM 302.1 SANITATION

CORRECTIVE ACTION REQUIRED :  
REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM EXTERIOR PROPERTY AREAS.

-----  
VIOLATION: 733 QUANTITY: 1  
DESCRIPTION: 733 ZONING VIOLATION DATE: 12/09/16  
LOCATION: DRIVEWAY

## NARRATIVE :

The driveway extended into the rear yard needs approval from the planning office to ensure lot coverage is not exceeded. Contact the planning office and obtain approval or remove the driveway addition.

ORDINANCE DESCRIPTION :  
City of Dover Zoning violation

CORRECTIVE ACTION REQUIRED :  
Correct zoning violation as directed in the time frame provided.

-----  
VIOLATION: 244 QUANTITY: 1  
DESCRIPTION: 244 REPAIR SOFFIT DATE: 12/09/16  
LOCATION: DWELLING

## NARRATIVE :

Repair all damaged soffit areas of the dwelling.

ORDINANCE DESCRIPTION :  
SECTION PM 304.2 EXTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :  
REPAIR OR REPLACE VINYL OR WOOD SOFFITS

-----  
VIOLATION: 245 QUANTITY: 1  
DESCRIPTION: 245 REPAIR FASCIA/BARGE BOARD DATE: 12/09/16  
LOCATION: DWELLING

## NARRATIVE :

CASE NUMBER 16-00003296  
 PROPERTY ADDRESS 2292 WHITE OAK RD

## NARRATIVE :

Repair all damaged/deteriorated fascia areas, fascia is to be properly painted or wrapped.

## ORDINANCE DESCRIPTION :

SECTION PM 304.6 EXTERIOR SURFACES

## CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE DAMAGED OR ROTTED FASCIA OR BARGE BOARDS

VIOLATION: 242	QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING	DATE: 12/09/16
LOCATION: DWELLING	

## NARRATIVE :

Repair or replace all deteriorated wall siding.

## ORDINANCE DESCRIPTION :

SECTION PM 304.2 EXTERIOR SURFACES

## CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE WALL SIDING

VIOLATION: 362	QUANTITY: 1
DESCRIPTION: 362 REPAIR/REPLACE DOOR	DATE: 12/09/16
LOCATION: GARAGE	

## NARRATIVE :

Repair or replace the garage doors.

## ORDINANCE DESCRIPTION :

SECTION PM 304.15/305.6 BUILDING/EQUIPMENT/MAINTENANCE

## CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE DOOR

VIOLATION: 386	QUANTITY: 1
DESCRIPTION: 386 REPAIR YARD FENCE	DATE: 12/09/16
LOCATION: EXTERIOR	

## NARRATIVE :

Repair, replace or remove the damaged wood privacy fence.

## ORDINANCE DESCRIPTION :

SECTION PM 302.7 ACCESSORY STRUCTURES/MAINTENANCE

## CORRECTIVE ACTION REQUIRED :

REPAIR, REPLACE OR REMOVE DAMAGED OR DETERIORATED YARD FENCE

VIOLATION: 777	QUANTITY: 1
DESCRIPTION: 777 DISPLAY ADDRESS NUMBERS	DATE: 12/09/16
LOCATION: DWELLING	

## NARRATIVE :

CONTINUED

CASE NUMBER 16-00003296  
 PROPERTY ADDRESS 2292 WHITE OAK RD

NARRATIVE :

Properly display address numbers on the dwelling.

ORDINANCE DESCRIPTION :

SECTION PM 304.3 Premises Identification and DCO SECTION 98-344 Posting Numbers

CORRECTIVE ACTION REQUIRED :

RESIDENTIAL: PROPERLY DISPLAY ADDRESS NUMBERS ON FRONT OF STRUCTURE OR APARTMENT DOOR.THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF .5 INCHES.

COMMERCIAL, INDUSTRIAL AND OFFICE BLDG: NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT.

VIOLATION: 778	QUANTITY: 1
DESCRIPTION: 778 OBTAIN BUILDING PERMIT	DATE: 12/09/16
LOCATION: DWELLING	

NARRATIVE :

Obtain building permits for any major renovations or fence replacement.

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.

VIOLATION: 000	QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION	DATE: 4/12/17
LOCATION: DWELLING	

ORDINANCE DESCRIPTION :

NOTICE  
 THIS BUILDING IS HEREBY "CONDEMNED" AS "UNFIT FOR HUMAN OCCUPANCY", AND MUST BE VACATED IMMEDIATELY AND/OR ALL CODE VIOLATIONS CAUSING THIS ACTION CORRECTED IMMEDIATELY  
 SECTION PM 108.1 UNSAFE STRUCTURES AND EQUIPMENT GENERAL

CORRECTIVE ACTION REQUIRED :

BUILDING/DWELLING IS TO BE VACATED AND REMAIN VACATED UNTIL SUCH TIME THAT ALL VIOLATIONS HAVE BEEN CORRECTED AND APPROVAL OF OCCUPANCY HAS BEEN OBTAINED BY THE CODE OFFICIAL

VIOLATION: 236A	QUANTITY: 1
DESCRIPTION: 236A EXTERIOR WALLS	DATE: 7/05/17
LOCATION: EXTERIOR	

CASE NUMBER 16-00003296  
PROPERTY ADDRESS 2292 WHITE OAK RD

NARRATIVE : CONTINUED  
Repair the holes to the second floor exterior walls.

ORDINANCE DESCRIPTION :  
SECTION PM 304.6

CORRECTIVE ACTION REQUIRED :  
REPAIR EXTERIOR WALLS, WALLS ARE TO BE FREE FROM HOLES,  
BREAKS AND LOOSE OR ROTTING MATERIAL.

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VIOLATION: 236 QUANTITY: 1  
DESCRIPTION: 236 INTERIOR WALLS DATE: 7/05/17  
LOCATION: INTERIOR

NARRATIVE :  
Numerous areas of interior walls and ceiling are damaged  
with holes and water damage, please repair and/or replace.

ORDINANCE DESCRIPTION :  
SECTION PM 305.3 INTERIOR WALLS

CORRECTIVE ACTION REQUIRED :  
REPAIR HOLES IN WALLS, BRING TO FINISH CONDITION THEN  
REPAINT

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VIOLATION: 009 QUANTITY: 1  
DESCRIPTION: 009 SMOKE DETECTOR(S) DATE: 7/07/17  
LOCATION: INTERIOR

NARRATIVE :  
Please provide working smoke detectors, currently there are  
no working smoke detectors in the home.

ORDINANCE DESCRIPTION :  
SECTION PM 704.2 SMOKE ALARMS

CORRECTIVE ACTION REQUIRED :  
INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)  
REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE  
BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE  
OUTSIDE THE SLEEPING AREA (HALL)  
REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)

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VIOLATION: 609 QUANTITY: 1  
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 7/07/17  
LOCATION: INTERIOR

NARRATIVE :  
All utilities have been off since October of 2016.  
Additionally, electrical lines have been wired into a 2nd  
floor addition without any inspections. Please re-store

CASE NUMBER 16-00003296  
PROPERTY ADDRESS 2292 WHITE OAK RD

**NARRATIVE :**

the utilities and have a licensed electrical agency inspect the dwelling and provide the report to City Staff.

**ORDINANCE DESCRIPTION :**

SECTION PM 604.3 ELECTRICAL SYSTEM HAZARDS

**CORRECTIVE ACTION REQUIRED :**

FAULTY ELECTRICAL EQUIPMENT/FACILITIES - SCHEDULE AN ELECTRICAL INSPECTION BY A STATE OF DELAWARE AUTHORIZED ELECTRICAL INSPECTION AGENCY

Division of  
Code Enforcement  
15 Loockerman Plaza  
Dover, DE 19901



Phone: (302) 736-7010  
Fax: (302) 736-4217

## NOTICE

SENT VIA CERTIFIED & REGULAR MAIL  
PHYSICALLY POSTED ON PREMISES

July 7, 2017

Ruth G Globe  
83 April Drive  
Dover, DE 19904

Citifinancial Inc.  
1057 N Dupont Hwy  
Dover, DE 19904

First Franklin  
2150 North First St  
San Jose, CA 95131

MERS  
PO Box 2026  
Flint, MI 48501-2026

Calvary Portfolio Services LLC  
c/o Jeffrey Wasserman, Esquire  
PO Box 1126  
Wilmington, DE 19899

Unifund CCR Partners  
c/o Stephen P. Doughty, Esquire  
15 Ashley Place  
Wilmington, DE 19804

RE: 2292 White Oak Rd, Dover, DE 19901  
Parcel #LC05-068.00-01-200.000  
Case #17-194 & 16-3296

Dear Ms. Globe:

On April 12, 2017, the Department of Planning and Inspections condemned the two story dwelling located at 2292 White Oak Road as unfit for human occupancy due to lack of utilities and its dilapidated condition which is a hazard to the life, health and safety of the public. City Staff has sent five notices to the owner of record. After the fifth notice Ms. Globe called and advised City Staff that she was in foreclosure and had no further interest in the property. Due to the condition of the dwelling, and the lack of responsiveness on the part of the owner to correct violations, the structure is found to be in violation of the Dangerous Building Ordinance of the City.

Presently the dwelling has no utilities and is registered as a vacant building. There are exterior and interior code violations that have not been corrected from previous inspections and the dwelling is in a serious state of deterioration. The following defects have been sited from Article XI, Dangerous Buildings, Section 22-381 of the Dover City Ordinance.

- (9) *General welfare.* Those which, because of their condition or use, are unsafe, insanitary, or dangerous to the public health, morals, safety or general welfare of the people of this city.

Community Excellence Through Quality Service

- (10) *Code violations.* Those existing in violation of any provisions of the building code of this city, or any provision of the fire prevention code, or other ordinances of this city.
- (12) *Unoccupied buildings.* Those which are left unoccupied and unattended for periods of three months or more so that decay is being accelerated by natural or manmade causes or which may be attracting trespassers and vagrants, increasing the probability of fire and danger to human life.

This letter is to notify you that the structures must be repaired and brought into code compliance by July 20, 2017, or staff will report your non-compliance to City Council. The Council will then set a date and time for a public hearing to afford you the opportunity to appear and show cause why this building should not be demolished.

This property has been duly posted as legally prescribed by the ordinance and all other parties will be notified as required. Please call (302) 736-7010 between 8:30 AM to 5:00 PM if you have any questions concerning this correspondence.

Sincerely,



**Dave Hugg**  
Interim Director of Planning & Community Development

cc: Traci McDowell – City Clerk  
Timothy M. Taraila – Code Enforcement Supervisor  
City Solicitor

Attachment: Code Violation Notice

VIOLATION DETAIL

CASE NUMBER 16-00003296  
 PROPERTY ADDRESS 2292 WHITE OAK RD

VIOLATION: 717 QUANTITY: 1  
 DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 12/09/16  
 LOCATION: EXTERIOR

NARRATIVE :

Remove and properly dispose of all trash, junk and debris from the exterior areas.

ORDINANCE DESCRIPTION :  
 SECTION PM 302.1 SANITATION

CORRECTIVE ACTION REQUIRED :  
 REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM EXTERIOR PROPERTY AREAS.

VIOLATION: 733 QUANTITY: 1  
 DESCRIPTION: 733 ZONING VIOLATION DATE: 12/09/16  
 LOCATION: DRIVEWAY

NARRATIVE :

The driveway extended into the rear yard needs approval from the planning office to ensure lot coverage is not exceeded. Contact the planning office and obtain approval or remove the driveway addition.

ORDINANCE DESCRIPTION :  
 City of Dover Zoning violation

CORRECTIVE ACTION REQUIRED :  
 Correct zoning violation as directed in the time frame provided.

VIOLATION: 244 QUANTITY: 1  
 DESCRIPTION: 244 REPAIR SOFFIT DATE: 12/09/16  
 LOCATION: DWELLING

NARRATIVE :

Repair all damaged soffit areas of the dwelling.

ORDINANCE DESCRIPTION :  
 SECTION PM 304.2 EXTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :  
 REPAIR OR REPLACE VINYL OR WOOD SOFFITS

VIOLATION: 245 QUANTITY: 1  
 DESCRIPTION: 245 REPAIR FASCIA/BARGE BOARD DATE: 12/09/16  
 LOCATION: DWELLING

NARRATIVE :



CASE NUMBER 16-00003296  
PROPERTY ADDRESS 2292 WHITE OAK RD

## NARRATIVE :

Repair all damaged/deteriorated fascia areas, fascia is to be properly painted or wrapped.

## ORDINANCE DESCRIPTION :

SECTION PM 304.6 EXTERIOR SURFACES

## CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE DAMAGED OR ROTTED FASCIA OR BARGE BOARDS

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VIOLATION: 242	QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING	DATE: 12/09/16
LOCATION: DWELLING	

## NARRATIVE :

Repair or replace all deteriorated wall siding.

## ORDINANCE DESCRIPTION :

SECTION PM 304.2 EXTERIOR SURFACES

## CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE WALL SIDING

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VIOLATION: 362	QUANTITY: 1
DESCRIPTION: 362 REPAIR/REPLACE DOOR	DATE: 12/09/16
LOCATION: GARAGE	

## NARRATIVE :

Repair or replace the garage doors.

## ORDINANCE DESCRIPTION :

SECTION PM 304.15/305.6 BUILDING/EQUIPMENT/MAINTENANCE

## CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE DOOR

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VIOLATION: 386	QUANTITY: 1
DESCRIPTION: 386 REPAIR YARD FENCE	DATE: 12/09/16
LOCATION: EXTERIOR	

## NARRATIVE :

Repair, replace or remove the damaged wood privacy fence.

## ORDINANCE DESCRIPTION :

SECTION PM 302.7 ACCESSORY STRUCTURES/MAINTENANCE

## CORRECTIVE ACTION REQUIRED :

REPAIR, REPLACE OR REMOVE DAMAGED OR DETERIORATED YARD FENCE

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VIOLATION: 777	QUANTITY: 1
DESCRIPTION: 777 DISPLAY ADDRESS NUMBERS	DATE: 12/09/16
LOCATION: DWELLING	

## NARRATIVE :

CONTINUED

CASE NUMBER 16-00003296  
 PROPERTY ADDRESS 2292 WHITE OAK RD

NARRATIVE :

Properly display address numbers on the dwelling.

ORDINANCE DESCRIPTION :

SECTION PM 304.3 Premises Identification and DCO SECTION 98-344 Posting Numbers

CORRECTIVE ACTION REQUIRED :

RESIDENTIAL: PROPERLY DISPLAY ADDRESS NUMBERS ON FRONT OF STRUCTURE OR APARTMENT DOOR. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF .5 INCHES.

COMMERCIAL, INDUSTRIAL AND OFFICE BLDG: NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT.

VIOLATION: 778 QUANTITY: 1  
 DESCRIPTION: 778 OBTAIN BUILDING PERMIT DATE: 12/09/16  
 LOCATION: DWELLING

NARRATIVE :

Obtain building permits for any major renovations or fence replacement.

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.

VIOLATION: 000 QUANTITY: 1  
 DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 4/12/17  
 LOCATION: DWELLING

ORDINANCE DESCRIPTION :

NOTICE

THIS BUILDING IS HEREBY "CONDEMNED" AS "UNFIT FOR HUMAN OCCUPANCY", AND MUST BE VACATED IMMEDIATELY AND/OR ALL CODE VIOLATIONS CAUSING THIS ACTION CORRECTED IMMEDIATELY SECTION PM 108.1 UNSAFE STRUCTURES AND EQUIPMENT GENERAL

CORRECTIVE ACTION REQUIRED :

BUILDING/DWELLING IS TO BE VACATED AND REMAIN VACATED UNTIL SUCH TIME THAT ALL VIOLATIONS HAVE BEEN CORRECTED AND APPROVAL OF OCCUPANCY HAS BEEN OBTAINED BY THE CODE OFFICIAL

VIOLATION: 236A QUANTITY: 1  
 DESCRIPTION: 236A EXTERIOR WALLS DATE: 7/05/17  
 LOCATION: EXTERIOR

CASE NUMBER 16-00003296  
 PROPERTY ADDRESS 2292 WHITE OAK RD

NARRATIVE : CONTINUED  
 Repair the holes to the second floor exterior walls.

ORDINANCE DESCRIPTION :  
 SECTION PM 304.6

CORRECTIVE ACTION REQUIRED :  
 REPAIR EXTERIOR WALLS, WALLS ARE TO BE FREE FROM HOLES,  
 BREAKS AND LOOSE OR ROTTING MATERIAL.

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 VIOLATION: 236 QUANTITY: 1  
 DESCRIPTION: 236 INTERIOR WALLS DATE: 7/05/17  
 LOCATION: INTERIOR

NARRATIVE :  
 Numerous areas of interior walls and ceiling are damaged  
 with holes and water damage, please repair and/or replace.

ORDINANCE DESCRIPTION :  
 SECTION PM 305.3 INTERIOR WALLS

CORRECTIVE ACTION REQUIRED :  
 REPAIR HOLES IN WALLS, BRING TO FINISH CONDITION THEN  
 REPAINT

-----  
 VIOLATION: 009 QUANTITY: 1  
 DESCRIPTION: 009 SMOKE DETECTOR(S) DATE: 7/07/17  
 LOCATION: INTERIOR

NARRATIVE :  
 Please provide working smoke detectors, currently there are  
 no working smoke detectors in the home.

ORDINANCE DESCRIPTION :  
 SECTION PM 704.2 SMOKE ALARMS

CORRECTIVE ACTION REQUIRED :  
 INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)  
 REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE  
 BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE  
 OUTSIDE THE SLEEPING AREA (HALL)  
 REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)

-----  
 VIOLATION: 609 QUANTITY: 1  
 DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 7/07/17  
 LOCATION: INTERIOR

NARRATIVE :  
 All utilities have been off since October of 2016.  
 Additionally, electrical lines have been wired into a 2nd  
 floor addition without any inspections. Please re-store

CASE NUMBER 16-00003296  
PROPERTY ADDRESS 2292 WHITE OAK RD

## NARRATIVE :

the utilities and have a licensed electrical agency inspect the dwelling and provide the report to City Staff.

## ORDINANCE DESCRIPTION :

SECTION PM 604.3 ELECTRICAL SYSTEM HAZARDS

## CORRECTIVE ACTION REQUIRED :

FAULTY ELECTRICAL EQUIPMENT/FACILITIES - SCHEDULE AN ELECTRICAL INSPECTION BY A STATE OF DELAWARE AUTHORIZED ELECTRICAL INSPECTION AGENCY