

CITY OF DOVER, DELAWARE CONSTRUCTION AND PROPERTY MAINTENANCE CODE BOARD OF APPEALS

Wednesday, March 15, 2023 at 3:30 PM

City Hall Conference Room, 15 Loockerman Plaza, Dover, Delaware

AGENDA

Public comments are welcomed on any item and will be permitted at the appropriate time. When possible, please notify the City Clerk (736-7008 or email at cityclerk@dover.de.us) should you wish to be recognized.

VIRTUAL MEETING NOTICE

This meeting will be held in the City Hall Conference Room with electronic access via WebEx. Public participation information is as follows:

Dial: 1-650-479-3208 **Link:** https://rb.gy/5js7sn

Event number: 2535 323 4299

Event password: DOVER (if needed)

If you are new to WebEx, get the app now at https://www.webex.com/ to be ready when the meeting starts.

CALL TO ORDER

ADOPTION OF AGENDA

1. Dover Code of Ordinances Chapter 22- Buildings and Building Regulation, Article VII - Property Maintenance Code, Section 22-221 and 2009 International Property Maintenance Code - Chapter 3 - General Requirements, Section 302.1-Sanitation- 630 River Road (Aubrey Hudson)

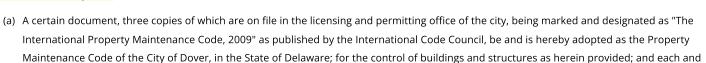
ADJOURNMENT

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

Code c	of Ordinances < Secs. 22-187—22-220 Reserved.	ARTIC	LE V		 >
•	ARTICLE VII PROPERTY MAINTENANCE CODE ^[4]		&	Iter. □	
*				_	
	Footnotes:				

--- (4) ---Charter reference— Power of city to regulate buildings, subpart A, §§ 20, 22.

Sec. 22-221. - Adopted.



all of the regulations, provisions, penalties, conditions and terms of said property maintenance code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the following additions, insertions, deletions and changes:

Section 101.1 Title. Insert "City of Dover, DE" in place of "[NAME OF JURISDICTION]"

SECTION 111 MEANS OF APPEAL See Chapter 22 - Buildings and Building Regulations, Article I - In General, Sec. 22-1 Construction and property maintenance code board of appeals.

Section 304.14 Insect screens. Insert "March 1st to November 30th" in place of "[date] to [date]".

Section 602.3 Heat supply. Insert "September 15th to May 1st" in place of "[date] to [date]".

Section 602.4. Occupiable work spaces. Insert "September 15th to May 1st" in place of "[date] to [date]".

(b) It shall be unlawful for any person to violate any of the provisions of the publication adopted in subsection (a).

(Code 1981, § 10-1; Ord. of 7-10-1989; Ord. of 4-25-1994; Ord. of 1-27-1997; Ord. of 3-13-2000; Ord. of 4-11-2005(7); Ord. of 4-14-2008; Ord. No. 2010-02, 5-10-2010; Ord. No. 2016-19, 8-22-2016)

Sec. 22-222. - Definitions.

- (a) Whenever the word "municipality" or "city" is used in the publication adopted by this article, it shall be construed to mean the City of Dover, Delaware.
- (b) Whenever the term "corporation counsel" or "city attorney" is used in the publication adopted by this article, it shall mean the city solicitor.
- (c) Whenever, in the publication adopted by reference in this article, a term is used which is also defined in the city's zoning ordinance as set forth in appendix B to this Code, such term shall have the meaning provided in such appendix B.

(Code 1981, § 10-2; Ord. of 7-10-1989)

Sec. 22-223. - Conflicting provisions.

In the event of any conflict between the provisions of the code adopted by this article and applicable provisions of state law, this Code or any other ordinance, rule or regulation, the provisions of state law, this Code or such other ordinance, rule or regulation shall prevail and be controlling.

(Code 1981, § 10-3; Ord. of 7-10-1989)

Sec. 22-224. - Enforcement.

The city planner shall enforce the provisions of the publication adopted by reference in this article.

(Code 1981, § 10-4; Ord. of 7-10-1989; Ord. of 4-14-2008)

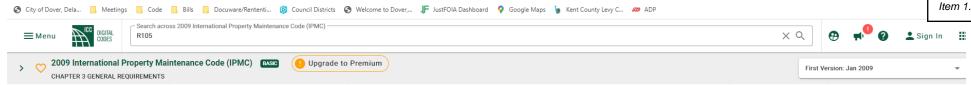
Sec. 22-225. - Reserved.

Editor's note— Ord. No. 2016-19, adopted August 22, 2016, repealed § 22-225. Former § 22-225 pertained to property maintenance board of appeals and derived from the Code of 1981; Ord. of 7-10-1989; and Ord. of 4-10-2000.

Secs. 22-226—22-250. - Reserved.

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ARTICLE VIII.



All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage.

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways.

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of (jurisdiction to insert height in inches). All 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.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

302.5 Rodent harborage.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents.

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

February 23, 2023

Aubrey W. Hudson P.O. Box 1160 Dover, DE 19903

Re: Appeal of Case #22-00001583 – Annual Housing Inspection and Related Fines- 630 River Road

Mr. Hudson:

We have received your request to appeal the violations and fines related to the inspection on April 4, 2022, of 630 River Road in accordance with the 2009 International Property Maintenance Code - Chapter 3 - General Requirements, Section 302.1 – Sanitation.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Wednesday, March 15, 2023, at 3:30 p.m. to hear your appeal. This meeting will be held in the City Hall Conference Room, 15 Loockerman Plaza, Dover, DE 19901 with electronic access via WebEx, which may be accessed through a computer, smartphone, or a telephone call. Below I have listed the information needed to access the meeting electronically. If you have any additional documentation that you would like the Board to review when considering your appeal, please provide this information to the City Clerk's Office prior to the appeal hearing.

Please feel free to contact me by email at <u>cityclerk@dover.de.us</u> or by phone at (302) 736-7008 if you have any questions or concerns.

Dial: 1-650-446-3208 **Link:** https://rb.gy/5js7sn

Event Number/Access Code: 2535 323 4299

Event Password: DOVER

Sincerely,

Andria L. Bennett

City Clerk

ce: Nicholas Rodriguez, City Solicitor

Gary Junge, Deputy City Solicitor

Mary Ellen Gray, Director of Planning and Community Development

Eddie Kopp, Chief Code Enforcement Officer Ron Coburn, Code Enforcement Officer John England, Code Enforcement Officer

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	Dover, DB 19903	
	February 13,2023	,
	City of Dover	
	P.O BOX 475 RECEIVED	
	Dover DR 19903-0475	
	FEB 1 4 2023	
	OFFICE OF THE CITY CLERK	
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Division of Code Enforcement 15 Loockerman Plaza Dover, DE 19901



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

OFFICIAL CITATION

Citation # 22-000 1583-3

AUBREY W HUDSON PO BOX 1160 DOVER DE 19903

Location of Offense:

630 RIVER RD

Type of Offense: ANNUAL HOUSING INSPECTION

Date of Offense:

Jar Jary 30, 2023

Time of Offense: 13:38

Date of Issue:

Jar mary 30, 2023

You are hereby fined for being in violation of the City of Dover Ordinance marked (X) below. Payment must be received by The City of Dover Inspections Dept., 15 Loockerman Plaza, Dover, Delaware prior to February 13, 2023.

Appeals of this citation may be submitted in writing to the City of Dover Inspections Department at the above address. This appeal must be made within 30 days of the date of the offense. Failure to pay this fine may result in the City of Dover seeking collections through an approved collections agency with a collection fee of 35%.

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

Fines will be doubled if not paid within 14 days from the date the fine was issued or if an appeal is not submitted within 14 days from the date the fine was issued. For a total of the balance owed for this case contact the Division of Code Enforcement.

Correcting the yio at on (s) does not dismiss or resolve this citation. All citations is yed will remain due until paid in full.

Code Enforcement Offi er

Violation: (X) Failure to remove all junk & debris from the property.

Sec No: DCO 22-221 / 2009 IPMC 302.1 Sanitation

Fine as per code: \$400.00

OSTIFIED MAIL

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

INSPECTIONS DEPARTMENT

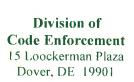


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AUBREY HUDSON PO BOX 1160 DOVER DE 19903 US POSTAGE

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

FOURTH NOTICE

January 30, 2023

AUBREY W HUDSON PO BOX 1160 DOVER DE 19903

RE: Property Address: 630 RIVER RD

Tax Parcel Number: ED-05-077.10-02-350.000-000

Case Number:

22-00001583

Dear Sir/Madam:

On April 04, 2022, Code Enforcement Officer with the City of Dover, Department of Inspections conducted an inspection at 630 RIVER RD. inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A re-inspection revealed that the violation(s) remain. Enclosed is a second Citation for failure to correct the violation(s). Citations will double if not paid within 14 days of the issue date. Failure to comply by February 28, 2023 will result in an additional Citation and if the property is a rental unit, may result in the suspension of the rental license.

If you have any questions or to appeal this notice, please contact this office at (302) 736-7011.

Sincerely,

John England

Code Enforcement Officer

cc: File

CASE NUMBER 22-00001583 PROPERTY ADDRESS 630 RIVER RD

VIOLATION: 717 QUANTITY: 1
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 7/19/22 VIOLATION: 717

LOCATION: WHOLE LOT

NARRATIVE :

Remove all junk and debris from property.

ORDINANCE DESCRIPTION :

SECTION PM 302.1 Sanitation Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

CORRECTIVE ACTION REQUIRED :

Remove and properly dispose of all garbage, trash, junk and/or debris from exterior areas.

Division of Code Enforcement 15 Loockerman Plaza Dover, DE 19901



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

OFFICIAL CITATION

Citation # 22-00001583-3

AUBREY W HUDSON PO BOX 1160 **DOVER DE 19903**

Location of Offense:

630 RIVER RD

Type of Offense: ANNUAL HOUSING INSPECTION

Date of Offense: January 30, 2023

Time of Offense: 13:38

Date of Issue:

January 30, 2023

You are hereby fined for being in violation of the City of Dover Ordinance marked (X) below. Payment must be received by The City of Dover Inspections Dept., 15 Loockerman Plaza, Dover, Delaware prior to February 13, 2023.

Appeals of this citation may be submitted in writing to the City of Dover Inspections Department at the above address. This appeal must be made within 30 days of the date of the offense. Failure to pay this fine may result in the City of Dover seeking collections through an approved collections agency with a collection fee of 35%.

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

Fines will be doubled if not paid within 14 days from the date the fine was issued or if an appeal is not submitted within 14 days from the date the fine was issued. For a total of the balance owed for this case contact the Division of Code Enforcement.

Correcting the vio ation(s) does not dismiss or resolve this citation. All citations is yed will remain due until paid in full.

Code Enforcement Officer

Violation: (X) Failure to remove all junk & debris from the property.

Sec No: DCO 22-221 / 2009 IPMC 302.1 Sanitation

Fine as per code: \$400.00

Division of Code Enforcement 15 Loockerman Plaza Dover, DE 19901



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

FOURTH NOTICE

December 27, 2022

AUBREY W HUDSON PO BOX 1160 DOVER DE 19903

RE: Property Address: 630 RIVER RD

Tax Parcel Number: ED-05-077.10-02-350.000-000

Case Number:

22-00001583

Dear Sir/Madam:

On April 04, 2022, Code Enforcement Officer Jason Shellenberger with the City of Dover, Department of Inspections conducted an inspection at 630 RIVER RD. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A re-inspection revealed that the violation(s) remain. Enclosed is a second Citation for failure to correct the violation(s). Citations will double if not paid within 14 days of the issue date. Failure to comply by January 27, 2023 will result in an additional Citation and if the property is a rental unit, may result in the suspension of the rental license.

If you have any questions or to appeal this notice, please contact this office at (302) 736-7611.

Sincerely

John England

Code Enforcement Officer

cc: File

CASE NUMBER PROPERTY ADDRESS 630 RIVER RD

22-00001583

VIOLATION: 717 VIOLATION: 717

DESCRIPTION: 717 RMV JUNK AND DEBRIS

DATE: 7/19/22

LOCATION: WHOLE LOT

NARRATIVE :

Remove all junk and debris from property.

ORDINANCE DESCRIPTION :

SECTION PM 302.1 Sanitation Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

CORRECTIVE ACTION REQUIRED :

Remove and properly dispose of all garbage, trash, junk and/or debris from exterior areas.













Division of **Code Enforcement** 15 Loockerman Plaza Dover, DE 19901



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

OFFICIAL CITATION

Citation # 22-00001583-2

AUBREY W HUDSON PO BOX 1160 DOVER DE 19903

Location of Offense:

630 RIVER RD

Type of Offense: ANNUAL HOUSING INSPECTION

Date of Offense: December 27, 2022

Time of Offense: 10:11

Date of Issue:

December 27, 2022

You are hereby fined for being in violation of the City of Dover Ordinance marked (X) below. Payment must be received by The City of Dover Inspections Dept., 15 Loockerman Plaza, Dover, Delaware prior to January 10, 2023.

Appeals of this citation may be submitted in writing to the City of Dover Inspections Department at the above address. This appeal must be made within 30 days of the date of the offense. Failure to pay this fine may result in the City of Dover seeking collections through an approved collections agency with a collection fee of 35%.

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

Fines will be doubled if not paid within 14 days from the date the fine was issued or if an appeal is not submitted within 14 days from the date the fine was issued. For a total of the balance owed for this case contact the Division of Code Enforcement.

Correcting the Giolation(s) does not dismiss or resolve this citation. All tations isshed will/remain due until paid in full.

John England Code Enforcement Off cer

Violation: (X) Failure to remove all junk & debris from the property.

Sec No: DCO 22-221 / 2009 IPMC 302.1 Sanitation

Fine as per code: \$200.00

Division of Code Enforcement 15 Loockerman Plaza Dover, DE 19901



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

THIRD NOTICE

November 22, 2022

AUBREY W HUDSON PO BOX 1160 DOVER DE 19903

Property Address: 630 RIVER RD

Tax Parcel Number: ED-05-077.10-02-350.000-000

Case Number:

22-00001583

Dear Sir/Madam:

On April 04, 2022, Code Enforcement Officer Jason Shellenberger with the City of Dover, Department of Inspections sent a letter for an annual housing inspection. The inspection was conducted on July 19, 2022 at 630 RIVER RD. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A re-inspection conducted by Code enforcement officer John England on November 22, 2022 revealed that the violation(s) remain. Enclosed is a Citation for failure to correct the violation(s). Citations will double if not paid within 14 days of the issue date. An additional inspection will need to be scheduled by December 23, 2022. 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. Contact this office to schedule your inspection.

If you have any questions or would like to schedule your inspection or appeal this notice, please contact this office at (302) 736-7011.

Sincerely,

Code Enforcement Officer

cc: File

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CASE NUMBER 22-00001583 PROPERTY ADDRESS 630 RIVER RD

VIOLATION: 238 QUANTITY: 1
DESCRIPTION: 238 CAULK BATHTUB OR SHOWER DATE: 7/19/22 VIOLATION: 238

LOCATION: BATHROOM

NARRATIVE :

RE-Caulk the bath tub.

ORDINANCE DESCRIPTION :

SECTION PM 306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

CORRECTIVE ACTION REQUIRED :

Caulk around the bathtub or shower to make watertight.

VIOLATION: 391 QUANTITY: 1

DESCRIPTION: 391 REPAIR/REPLACE GUTTER(S) DATE: 7/19/22

LOCATION: GUTTERS

NARRATIVE :

Clean all debris from gutters.

ORDINANCE DESCRIPTION :

SECTION PM 304.7 Roofs and drainage.Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CORRECTIVE ACTION REQUIRED :

Repair, replace or clean gutter(s).

VIOLATION: 717 QUANTITY: 1 DATE: 7/19/22 DESCRIPTION: 717 RMV JUNK AND DEBRIS

LOCATION: WHOLE LOT

NARRATIVE :

Remove all junk and debris from property.

ORDINANCE DESCRIPTION :

SECTION PM 302.1 Sanitation Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

CORRECTIVE ACTION REQUIRED :

Remove and properly dispose of all garbage, trash, junk and/or debris from exterior areas.

Division of **Code Enforcement** 15 Loockerman Plaza Dover, DE 19901



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

OFFICIAL CITATION

Citation # 22-00001583

AUBREY W HUDSON PO BOX 1160 DOVER DE 19903

Location of Offense:

630 RIVER RD

Type of Offense: ANNUAL HOUSING INSPECTION

Date of Offense: November 22, 2022

Time of Offense: 14:43

Date of Issue:

November 22, 2022

You are hereby fined for being in violation of the City of Dover Ordinance marked (X) below. Payment must be received by The City of Dover Inspections Dept., 15 Loockerman Plaza, Dover, Delaware prior to December 07, 2022.

Appeals of this citation may be submitted in writing to the City of Dover Inspections Department at the above address. This appeal must be made within 30 days of the date of the offense. Failure to pay this fine may result in the City of Dover seeking collections through an approved collections agency with a collection fee of 35%.

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

Fines will be doubled if not paid within 14 days from the date the fine was issued or if an appeal is not submitted within 14 days from the date the fine was issued.

John England

Code Enforcement Officer

Violation: (X) Failure to remove all junk & debris from the property.

Sec No: DCO 22-221 / 2009 IPMC 302.1 Sanitation

Fine as per code: \$100.00

Division of **Code Enforcement** 15 Loockerman Plaza Dover, DE 19901



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

SECOND NOTICE

September 13, 2022

AUBREY W HUDSON PO BOX 1160 DOVER DE 19903

RE: Property Address: 630 RIVER RD

Tax Parcel Number: ED-05-077.10-02-350.000-000

Case Number:

22-00001583

Dear Sir/Madam:

On July 19, 2022, Code Enforcement Officer Jason Shellenberger with the City of Dover, Department of Inspections conducted an inspection at 630 RIVER RD. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow up inspection has not been scheduled, and the violation(s) still remain. Failure to have the property brought into compliance with the City Codes by October 14, 2022 will result in a citation being issued, and if the property a rental unit, may result in suspension of the rental license. Fines may be as high as \$1,000.00 per day for each day that the violation exists.

Please contact this office with a date and time to conduct your reinspection. 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.

If a citation is enclosed it must be paid within 14 days of issued date or it automatically doubles.

Sincerely,

John England

Code Enforcement Officer

cc: File

CASE NUMBER 22-00001583 PROPERTY ADDRESS 630 RIVER RD

VIOLATION: 002 QUANTITY: 1
DESCRIPTION: 002 RMV HAZARDOUS MATERIALS DATE: 7/19/22 VIOLATION: 002

LOCATION: CARPORT

NARRATIVE :

Remove propane from inside the storage of the carport.

ORDINANCE DESCRIPTION:

SECTION IFC 304.1 LIFE SAFETY/HAZARDOUS MATERIALS

CORRECTIVE ACTION REQUIRED:

REMOVE COMBUSTIBLE AND/OR HAZARDOUS MATERIALS

VIOLATION: 238

VIOLATION: 238 QUANTITY: 1
DESCRIPTION: 238 CAULK BATHTUB OR SHOWER DATE: 7/19/22

LOCATION: BATHROOM

NARRATIVE :

RE-Caulk the bath tub.

ORDINANCE DESCRIPTION:

SECTION PM 306.1 General. The components of a structure and equipment therein shall be maintained in good repair,

structurally sound and in a sanitary condition.

CORRECTIVE ACTION REQUIRED :

Caulk around the bathtub or shower to make watertight.

VIOLATION: 362 QUANTITY: 1
DESCRIPTION: 362 REPAIR/REPLACE DOOR DATE: 7/19/22 VIOLATION: 362

LOCATION: BATHROOM

NARRATIVE :

Install a proper door to the bathroom.

ORDINANCE DESCRIPTION :

SECTION PM 304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the

door.

SECTION PM 305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CORRECTIVE ACTION REQUIRED :

Repair or replace door(s)

VIOLATION: 363

DESCRIPTION: 363 REPAIR DOOR HARDWARE

QUANTITY: 1
7/19/22

LOCATION: BATHROOM

CASE NUMBER PROPERTY ADDRESS 630 RIVER RD

22-00001583

Item 1.

NARRATIVE :

CONTINUED

Replace bathroom's door knob. Entry Door Knobs (Keyed) are not allow in a rental unit. Replace with a bed/bath door knob.

ORDINANCE DESCRIPTION :

SECTION PM 304.15/305.6 BUILDING/EOUIPMENT/MAINTENANCE

CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE DOOR HARDWARE

VIOLATION: 382

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DESCRIPTION: 382 REPAIR HANDRAIL

QUANTITY: 1 DATE: 7/19/22

LOCATION: SIDE ENTRANCE

NARRATIVE :

Repair the broken handrail on the stairs of the side entry

ORDINANCE DESCRIPTION :

SECTION PM 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good

condition.

CORRECTIVE ACTION REQUIRED :

Repair or replace handrail.

VIOLATION: 391 QUANTITY: 1
DESCRIPTION: 391 REPAIR/REPLACE GUTTER(S) DATE: 7/19/22

LOCATION: GUTTERS

NARRATIVE :

Clean all debris from gutters.

ORDINANCE DESCRIPTION :

SECTION PM 304.7 Roofs and drainage.Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged

in a manner that creates a public nuisance.

CORRECTIVE ACTION REQUIRED :

Repair, replace or clean gutter(s).

VIOLATION: 393 QUANTITY: 1
DESCRIPTION: 393 REPAIR/REPLACE DOWNSPOUT DATE: 7/19/22

LOCATION: CARPORT

NARRATIVE :

Replace the broken downspout on the carport.

ORDINANCE DESCRIPTION :

CASE NUMBER 22-00001583 PROPERTY ADDRESS 630 RIVER RD

ORDINANCE DESCRIPTION :

SECTION PM 304.7 Roofs and drainage. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CORRECTIVE ACTION REQUIRED :

Repair or replace downspout(s).

VIOLATION: 606 QUANTITY: 1

DESCRIPTION: 606 OUTLET/SWITCH COVER PLATES DATE: 7/19/22

LOCATION: HALLWAY

NARRATIVE :

Install a switch cover to exposed light switch.

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 :

Install/replace electric outlet and/or switch cover
plate(s).

77.7-----

VIOLATION: 715 QUANTITY: 1
DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 7/19/22

LOCATION: WHOLE LOT

NARRATIVE :

Remove all overgrowth around property.

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 :

CONTINUED

CASE NUMBER PROPERTY ADDRESS 630 RIVER RD

22-00001583

Item 1.

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: 717 QUANTITY: 1
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 7/19/22

LOCATION: WHOLE LOT

NARRATIVE :

Remove all junk and debris from property.

ORDINANCE DESCRIPTION :

SECTION PM 302.1 Sanitation Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

CORRECTIVE ACTION REQUIRED :

Remove and properly dispose of all garbage, trash, junk and/or debris from exterior areas.

VIOLATION: 724

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 7/19/22

LOCATION: BACKYARD

NARRATIVE :

Properly register and remove the Red Dodge Charger from the rear yard. This vehicle is considered abandoned due to there being no active registration on the vehicle. Failure to comply will result in the City of Dover using its own resources to abate the violation via State Line Salvage. (302) 653-2500. Tag #DE 193383

ORDINANCE DESCRIPTION :

SECTION DCO 106-130 Wrecked, non operating, or improperly parked or equipped vehicles.

(b) Leaving vehicles on property.

- (1) It shall be unlawful for any person in charge or in control of any property within the city, whether as owner, tenant, occupant, lessee or otherwise, to:
- a.Allow any vehicle partially dismantled, stripped, non operating or in such repair as to render it unable to operate legally on a public street, or a wrecked, junked or discarded vehicle to remain on the property for more than five days; or
- b. Allow any operable unregistered or uninspected vehicle to remain on the property for more than 90 days.
- (2) This subsection shall not apply with regard to a vehicle in an enclosed building or enclosed area designed and approved for such purposes, a vehicle on the premises of a

CASE NUMBER 22-00001583 PROPERTY ADDRESS 630 RIVER RD

ORDINANCE DESCRIPTION :

business enterprise licensed and approved for vehicle storage or salvage or repair, or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner as approved by the city.

(3) Unregistered or uninspected vehicles whose owners have properly parked and secured them and who have notified the department of planning and inspections may be granted extensions of the 90-day limit on keeping of unregistered or uninspected vehicles for reasons including but not limited to out-of-state military service, illness, extended travel or such other reasons as approved by the department.

PM SECTION 302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

CORRECTIVE ACTION REQUIRED :

Remove or properly register or repair vehicle.

VIOLATION: 724 QUANTITY: DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 7/19/22

LOCATION: CARPORT

NARRATIVE :

Properly register or remove the White Chevy Tahoe pickup from the driveway. This vehicle is considered abandoned due there being no active registration on the vehicle. Failure to comply will result in the City of Dover using its own resources to abate the violation via State Line Salvage. (302) 653-2500. Tag DE# PC400237

ORDINANCE DESCRIPTION :

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CASE NUMBER 22-00001583 PROPERTY ADDRESS 630 RIVER RD

Item 1.

ORDINANCE DESCRIPTION :

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CORRECTIVE ACTION REQUIRED :

Remove or properly register or repair vehicle.

VIOLATION: 726 QUANTITY: 1

DESCRIPTION: 726 PRUNE TREES/SHRUBS DATE: 7/19/22

LOCATION: CARPORT

NARRATIVE :

Prune tree that is overgrowing the carport.

ORDINANCE DESCRIPTION :

DCO SECTION 114-2(h)Pruning and removal.

(2) All large or established trees shall be pruned to the following sufficient heights to allow the free passage of pedestrians and vehicular traffic:

a.Eight feet over sidewalks; and

b. Fourteen feet over streets.

CORRECTIVE ACTION REQUIRED :

Prune trees and/or shrubs to allow free passage.

NTOLEMAN DAE

VIOLATION: 745 QUANTITY: 1
DESCRIPTION: 745 REMOVE OLD TIRES DATE: 7/19/22

LOCATION: SIDE HOUSE

NARRATIVE :

Remove old tire from property.

ORDINANCE DESCRIPTION:

SECTION PM 302.1 Sanitation. Exterior property and premises



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PROPERTY ADDRESS

22-00001583 630 RIVER RD

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ORDINANCE DESCRIPTION :

shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

CORRECTIVE ACTION REQUIRED :

Remove old or abandoned vehicle tires from exterior property areas. Tires are a breeding area for mosquitoes and are a fire hazard. - NOTE: The City of Dover sanitation crews WILL NOT pick up tires, contact local tire dealer for disposal.

Division of **Code Enforcement** 15 Loockerman Plaza Dover, DE 19901



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

July 19, 2022

AUBREY W HUDSON PO BOX 1160 DOVER DE 19903

RE: Property address: 630 RIVER RD

Tax Parcel Number: ED-05-077.10-02-350.000-000

Case Number:

22-00001583

Dear Sir/Madam:

On July 19, 2022, Code Enforcement Officer Jason Shellenberger with the City of Dover, Department of Inspections conducted an inspection at 630 RIVER RD.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by August 19, 2022, to ensure compliance.

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 reinspection 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,

Jason Shellenberger Code Enforcement Officer

cc: File

CASE NUMBER 22-00001583 PROPERTY ADDRESS 630 RIVER RD

VIOLATION: 002 QUANTITY: 1
DESCRIPTION: 002 RMV HAZARDOUS MATERIALS DATE: 7/19/22

LOCATION: CARPORT

NARRATIVE :

Remove propane from inside the storage of the carport.

ORDINANCE DESCRIPTION:

SECTION IFC 304.1 LIFE SAFETY/HAZARDOUS MATERIALS

CORRECTIVE ACTION REQUIRED:

REMOVE COMBUSTIBLE AND/OR HAZARDOUS MATERIALS

VIOLATION: 238 QUANTITY: 1
DESCRIPTION: 238 CAULK BATHTUB OR SHOWER DATE: 7/19/22

LOCATION: BATHROOM

NARRATIVE :

RE-Caulk the bath tub.

ORDINANCE DESCRIPTION:

SECTION PM 306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

CORRECTIVE ACTION REQUIRED :

Caulk around the bathtub or shower to make watertight.

VIOLATION: 362 QUANTITY: 1
DESCRIPTION: 362 REPAIR/REPLACE DOOR DATE: 7/19/22

LOCATION: BATHROOM

NARRATIVE :

Install a proper door to the bathroom.

ORDINANCE DESCRIPTION :

SECTION PM 304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

SECTION PM 305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CORRECTIVE ACTION REQUIRED:

Repair or replace door(s)

VIOLATION: 363

DESCRIPTION: 363 REPAIR DOOR HARDWARE

LOCATION: BATTURGOM DOOR TO DOO

LOCATION: BATHROOM

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Item 1.

NARRATIVE : CONTINUED

Replace bathroom's door knob. Entry Door Knobs (Keyed) are not allow in a rental unit. Replace with a bed/bath door

ORDINANCE DESCRIPTION :

SECTION PM 304.15/305.6 BUILDING/EQUIPMENT/MAINTENANCE

CORRECTIVE ACTION REQUIRED :

REPAIR OR REPLACE DOOR HARDWARE

VIOLATION: 382

DESCRIPTION: 382 REPAIR HANDRAIL

DATE: 7/19/22

LOCATION: SIDE ENTRANCE

NARRATIVE :

Repair the broken handrail on the stairs of the side entry

door.

ORDINANCE DESCRIPTION :

SECTION PM 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good

condition.

CORRECTIVE ACTION REQUIRED :

Repair or replace handrail.

VIOLATION: 391

DESCRIPTION: 391 REPAIR/REPLACE GUTTER(S)

QUANTITY: 1
7/19/22

LOCATION: GUTTERS

NARRATIVE :

Clean all debris from gutters.

ORDINANCE DESCRIPTION:

SECTION PM 304.7 Roofs and drainage.Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged

in a manner that creates a public nuisance.

CORRECTIVE ACTION REQUIRED :

Repair, replace or clean gutter(s).

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VIOLATION: 393

DESCRIPTION: 393 REPAIR/REPLACE DOWNSPOUT DATE: 7/19/22
LOCATION: CARPORT

LOCATION: CARPORT

NARRATIVE :

Replace the broken downspout on the carport.

ORDINANCE DESCRIPTION:

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Item 1.

CASE NUMBER 22-00001583 PROPERTY ADDRESS 630 RIVER RD

ORDINANCE DESCRIPTION :

SECTION PM 304.7 Roofs and drainage. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged

in a manner that creates a public nuisance.

CORRECTIVE ACTION REQUIRED :

Repair or replace downspout(s).

VIOLATION: 606 OUANTITY: 1

VIOLATION: 606 QUANTITY: 1
DESCRIPTION: 606 OUTLET/SWITCH COVER PLATES DATE: 7/19/22

LOCATION: HALLWAY

NARRATIVE :

Install a switch cover to exposed light switch.

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 :

Install/replace electric outlet and/or switch cover
plate(s).

VIOLATION: 715 QUANTITY: 1

DESCRIPTION: 715 RMV HIGH GRASS/OVERGROWTHS DATE: 7/19/22

LOCATION: WHOLE LOT

NARRATIVE :

Remove all overgrowth around property.

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 :

CONTINUED

CASE NUMBER PROPERTY ADDRESS 630 RIVER RD

22-00001583

Item 1.

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: 717

DESCRIPTION: 717 RMV JUNK AND DEBRIS

QUANTITY: 1
DATE: 7/19/22

LOCATION: WHOLE LOT

NARRATIVE :

Remove all junk and debris from property.

ORDINANCE DESCRIPTION :

SECTION PM 302.1 Sanitation Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

CORRECTIVE ACTION REQUIRED :

Remove and properly dispose of all garbage, trash, junk and/or debris from exterior areas.

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 7/19/22

LOCATION: BACKYARD

NARRATIVE :

Properly register and remove the Red Dodge Charger from the rear yard. This vehicle is considered abandoned due to there being no active registration on the vehicle. Failure to comply will result in the City of Dover using its own resources to abate the violation via State Line Salvage. (302) 653-2500. Tag #DE 193383

ORDINANCE DESCRIPTION :

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CORRECTIVE ACTION REQUIRED :

Remove or properly register or repair vehicle.

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 7/19/22

LOCATION: CARPORT

NARRATIVE :

Properly register or remove the White Chevy Tahoe pickup from the driveway. This vehicle is considered abandoned due there being no active registration on the vehicle. Failure to comply will result in the City of Dover using its own resources to abate the violation via State Line Salvage. (302) 653-2500.

Tag DE# PC400237

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CORRECTIVE ACTION REQUIRED :

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VIOLATION: 726 QUANTITY: 1
DESCRIPTION: 726 PRUNE TREES/SHRUBS DATE: 7/19/22

LOCATION: CARPORT

NARRATIVE :

Prune tree that is overgrowing the carport.

ORDINANCE DESCRIPTION :

DCO SECTION 114-2(h) Pruning and removal.

- (2) All large or established trees shall be pruned to the following sufficient heights to allow the free passage of pedestrians and vehicular traffic:
- a. Eight feet over sidewalks; and
- b. Fourteen feet over streets.

CORRECTIVE ACTION REQUIRED :

Prune trees and/or shrubs to allow free passage.

VIOLATION: 745

DESCRIPTION: 745 REMOVE OLD TIRES

LOCATION: SIDE HOUSE

QUANTITY: 1
DATE: 7/19/22

LOCATION: SIDE HOUSE

NARRATIVE :

Remove old tire from property.

ORDINANCE DESCRIPTION :

SECTION PM 302.1 Sanitation. Exterior property and premises

CASE NUMBER
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ORDINANCE DESCRIPTION :

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CORRECTIVE ACTION REQUIRED:

Remove old or abandoned vehicle tires from exterior property areas. Tires are a breeding area for mosquitoes and are a fire hazard. - NOTE: The City of Dover sanitation crews WILL NOT pick up tires, contact local tire dealer for disposal.





















P.0 Box 160 Pour DB 19803 suprember 19, 2022

city of Dover 15 Loockerman PLAZA Dover DE 1901

RE: Property ADMESS!

630 Riverroad Dover DE 4901

City of Dover

Receivest A 30-DAY Extension to complete All repairs on this unit.

Sincerely, autre

22-1583

302-674-600 302-270-7105





