



**CITY OF DOVER, DELAWARE
CODE BOARD OF APPEALS
Thursday, January 15, 2026 at 3:30 PM**

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

AGENDA

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://tinyurl.com/5777dhvz>

Event number: 2530 466 4712

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. Election of Chair**
- 2. Dover Code Ordinance Violation (Chapter 106- Traffic and Vehicles, Article III.- Stopping, Standing and Parking, Division 1, Section 106-130.- Wrecked. Nonoperating, improperly parked, or improperly parked or equipped vehicles) - Appeal of Violation - 276 Green Blade Drive (Bernice Capone)**

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

- (a) *Prohibited.* It shall be unlawful for any person to park any vehicle or permit any vehicle to remain parked on the streets of the city when that vehicle is wrecked, nonoperating or improperly equipped to such an extent that it would be unlawful to drive the vehicle upon the streets of the city in its condition.
- (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, nonoperating 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 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.
- (c) *Parking in grass.* Vehicles shall not be permitted to be parked in front, side, or rear yards required by appendix B pertaining to zoning, except in approved driveways, garages, carports, or parking pads.

(Code 1968, § 31-81; Code 1981, § 13-37; Ord. of 11-12-1996; Ord. No. 2018-07, 8-27-2018)

State Law reference— Driving of hazardous vehicles prohibited, 21 Del. C. § 4335.

ORDINANCE DESCRIPTION:

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.

Fax Number: 302.736.4211 Item 2.

Fax Cover Sheet

RECEIVED

MAY 22 2025

OFFICE OF THE CITY CLERK

To: DIVISION OF CODE ENFORCEMENT

From: BERNICE L. CAPONE

Date: 5.21.2025 Time: 5:55 PM. No. Pages: (2) TWO

If any problems call: 302.674.2890

Description: APPEALING CITATION #25-000
1137-01.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover



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

RECEIVED

MAY 22 2025

OFFICIAL CITATION

Citation # 25-00001137-01

OFFICE OF THE CITY CLERK

BERNICE L CAPONE
276 GREEN BLADE DR
DOVER DE 19904

Location of Offense: 276 GREEN BLADE DR
Type of Offense: ZONING
Date of Offense: April 21, 2025
Date of Issue: April 21, 2025

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 May 21, 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 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.

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 responsibility of the property owner to ensure all outstanding balances are paid. *For a total of the balance owed for this case 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.*

John England
Code Enforcement Officer

Violation: (X) Failure to remove the vehicle from the rear yard.

Sec No: Chapter 106 - Article III Section 106-130 - Wrecked, Non-operating, or improperly parked or equipped vehicles. / DCO Sec 302.8 Motor Vehicles.

Fine as per code: \$100.00

From: [BERNICE ANDERSON](#)
To: [Walls, Ashley A](#)
Cc: [City Clerks Office](#); [England IV, John G](#); [Kopp, Eddie L](#); [Melson-Williams, Dawn](#); [Duca, Sharon](#)
Subject: EXTERNAL: Re: Appeal update - 276 Green Blade Dr - Citation #25-00001137-01
Date: Wednesday, June 11, 2025 6:51:54 PM
Attachments: [image001.png](#)

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.

MRS. ASHLEY WALLS, YOU ARE A GENUINE PERFECT EXAMPLE OF EXCELLENCE AND I TRULY APPRECIATE AND THANK YOU FOR YOUR PROFESSIONALISM. IN REFERENCE TO MR. ENGLAND I WILL ALWAYS COMPLY TO THE LAW THANK YOU. RESPECTFULLY SUBMITTED MRS. BERNICE L. CAPONE

On Wed, Jun 11, 2025 at 9:46 AM Walls, Ashley A <awalls@doover.de.us> wrote:

Good morning Ms. Capone,

The City Clerk's Office has received your appeal regarding Citation #25-00001137-01 for the property located at 276 Green Blade Drive. As we discussed over the phone, the Code Board of Appeals is newly established, and its members are still in the process of being appointed. I have informed Code Enforcement Officer John England that your appeal is on hold until the board is fully established and a hearing can be scheduled.

Additionally, I spoke with Mr. England this morning regarding your concerns. He confirmed that the vehicle in question still must be removed from the property.

We will contact you to schedule your appeal hearing once all board members have been appointed.

If you have any questions, please feel free to reach out to our office at 302-736-7008.

Thank you,



Ashley Walls, CMC

Executive Assistant
City Clerk's Office
City of Dover
15 E. Loockerman Plaza
P.O. Box 475
Dover, DE 19903

(302) 736-7008
www.cityofdover.com







04/30/2025 15:33



07/12/2025 08:55







England IV, John G

From: England IV, John G
Sent: Tuesday, September 23, 2025 9:05 AM
To: Kopp, Eddie L
Cc: Duca, Sharon
Subject: 276 Green Blade Dr. Case #25-1137

Eddie,

This is a follow up to our conversation regarding the open case #25-1137

Case #23-0206 was originally opened on January 18, 2023, by CEO Michael Bailey and closed on May 10, 2023, as in compliance.

On February 20, 2025, I observed this same violation and opened a new case #25-1137 and sent a violation letter.

On March 20, 2025, I spoke to Mrs. Capone and gave her a 30 extension.

A second notice and citation for \$100.00 was sent on April 21, 2025.

On April 22, 2025, Mrs. Capone called again asking for another extension. I explained that this case goes back to 2023, and I already gave a 30-day extension. I advised her, she can request an appeal within 30 days to the city clerk's office.

April 30, 2025, Mrs. Capone called back to say the vehicle was moved off the grass. I told her I appreciate her efforts but there were 2 violations and that the car still had to be removed from the property as it is still un-registered and in a state of dis-repair and unable to be legally driven on the roadway. I gave her an additional 60 days to remove the vehicle from the property.

June 11, 2025, an email from Ashley to Ms. Capone stated the appeal was still on hold as they are still trying to establish a DCO appeals board.

July 21, 2025, my inspection showed the vehicle still there and not in compliance. I noted in the case that I will hold off on citations.

August 21, 2025, the vehicle is still there.

Where do we stand so I can effectively continue enforcement?

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: Walls, Ashley A
Sent: Wednesday, June 11, 2025 9:47 AM
To: blw19oasis@gmail.com; City Clerks Office
Cc: England IV, John G; Kopp, Eddie L; Melson-Williams, Dawn; Duca, Sharon
Subject: Appeal update - 276 Green Blade Dr - Citation #25-00001137-01

Good morning Ms. Capone,

The City Clerk's Office has received your appeal regarding Citation #25-00001137-01 for the property located at 276 Green Blade Drive. As we discussed over the phone, the Code Board of Appeals is newly established, and its members are still in the process of being appointed. I have informed Code Enforcement Officer John England that your appeal is on hold until the board is fully established and a hearing can be scheduled.

Additionally, I spoke with Mr. England this morning regarding your concerns. He confirmed that the vehicle in question still must be removed from the property.

We will contact you to schedule your appeal hearing once all board members have been appointed.

If you have any questions, please feel free to reach out to our office at 302-736-7008.

Thank you,

**Ashley Walls, CMC**

Executive Assistant
City Clerk's Office
City of Dover
15 E. Loockerman Plaza
P.O. Box 475
Dover, DE 19903

(302) 736-7008
www.cityofdover.com

9589 0710 5270 1820 9518 52

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

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

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
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Postmark Here
 APR 23 2025
 9.64

BERNICE L CAPONE
276 GREEN BLADE DR
DOVER DE 19904

JE
25-1137

5/21

for Instructions.

Item 2.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature ☒ <i>Bernice Capone</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 4-29-25 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No JE 25-1137
1. Article Addressed to: BERNICE L CAPONE 276 GREEN BLADE DR DOVER DE 19904  9590 9402 7904 2234 6540 91	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1820 9518 52	Mail Restricted Delivery ☐ 7/21

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

SECOND NOTICE

April 21, 2025

BERNICE L CAPONE
276 GREEN BLADE DR
DOVER DE 19904

RE: Property Address: 276 GREEN BLADE DR
Tax Parcel Number: ED-05-076.06-03-100.000-000
Case Number: 25-00001137

Dear Sir/Madam:

On February 20, 2025, Code Enforcement Officer John England with the City of Dover, Department of Inspections conducted an inspection at 276 GREEN BLADE 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. Enclosed is a Citation for failure to correct the violation(s). An additional inspection must be scheduled by **May 21, 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,

John England
Code Enforcement Officer

cc: File

VIOLATION DETAIL

PAGE 1

Item 2.

CASE NUMBER 25-00001137
PROPERTY ADDRESS 276 GREEN BLADE DR

VIOLATION: 707 QUANTITY: 1
DESCRIPTION: 707 VEHICLES PARKED/STORED DATE: 2/20/25
LOCATION: REAR YARD

NARRATIVE :

Remove the Grey/Silver Chevrolet Cavalier from the rear yard. Must be parked on an approved hard surface.

ORDINANCE DESCRIPTION :

DCO SECTION 106-130 (C) Parking in grass. Vehicles shall not be permitted to be parked in front, side, or rear yards required by Appendix B pertaining to zoning, except in approved driveways, garages, carports, or parking pads.

CORRECTIVE ACTION REQUIRED :

Park all vehicles on approved parking surfaces.

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 2/20/25
LOCATION: REAR YARD

NARRATIVE :

Remove the wrecked silver Chevrolet completely from the property.
Sec. 106-130. - Wrecked, Non-operating, or improperly parked or equipped vehicles.

(b) Leaving vehicles on property.

(1)(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

(1)(b) Allow any operable unregistered or un-inspected vehicle to remain on the property for more than 90 days.

ORDINANCE DESCRIPTION :

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.



Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 25-00001137-01

BERNICE L CAPONE
276 GREEN BLADE DR
DOVER DE 19904

Location of Offense: 276 GREEN BLADE DR
Type of Offense: ZONING
Date of Offense: April 21, 2025
Date of Issue: April 21, 2025

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 May 21, 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 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.

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 responsibility of the property owner to ensure all outstanding balances are paid. ***For a total of the balance owed for this case 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.***

John England
Code Enforcement Officer

Violation: (X) Failure to remove the vehicle from the rear yard.

Sec No: Chapter 106 - Article III Section 106-130 - Wrecked, Non-operating, or improperly parked or equipped vehicles. / DCO Sec 302.8 Motor Vehicles.

Fine as per code: \$100.00

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

February 20, 2025

BERNICE L CAPONE
276 GREEN BLADE DR
DOVER DE 19904

RE: Property address: 276 GREEN BLADE DR
Tax Parcel Number: ED-05-076.06-03-100.000-000
Case Number: 25-00001137

Dear Sir/Madam:

On February 20, 2025, Code Enforcement Officer John England with the City of Dover, Department of Inspections conducted an inspection at 276 GREEN BLADE DR.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **March 21, 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'John England'.

John England
Code Enforcement Officer

cc: File

VIOLATION DETAIL

PAGE 1

Item 2.

CASE NUMBER 25-00001137
PROPERTY ADDRESS 276 GREEN BLADE DR

VIOLATION: 707 QUANTITY: 1
DESCRIPTION: 707 VEHICLES PARKED/STORED DATE: 2/20/25
LOCATION: REAR YARD

NARRATIVE :

Remove the Grey/Silver Chevrolet Cavalier from the rear yard. Must be parked on an approved hard surface.

ORDINANCE DESCRIPTION :

DCO SECTION 106-130 (C) Parking in grass. Vehicles shall not be permitted to be parked in front, side, or rear yards required by Appendix B pertaining to zoning, except in approved driveways, garages, carports, or parking pads.

CORRECTIVE ACTION REQUIRED :

Park all vehicles on approved parking surfaces.

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 2/20/25
LOCATION: REAR YARD

NARRATIVE :

Remove the wrecked silver Chevrolet completely from the property.
Sec. 106-130. - Wrecked, Non-operating, or improperly parked or equipped vehicles.
(b) Leaving vehicles on property.
(1)(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
(1)(b) Allow any operable unregistered or un-inspected vehicle to remain on the property for more than 90 days.

ORDINANCE DESCRIPTION :

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.



Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover



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

January 18, 2023

JOSEPH G & CAPONE
CAPONE, BERNICE L
276 GREEN BLADE DR
DOVER DE 19904

RE: Property address: 276 GREEN BLADE DR
Tax Parcel Number: ED-05-076.06-03-100.000-000
Case Number: 23-00000206

Dear SIR/MADAM:

On January 18, 2023, Code Enforcement Officer Michael Bailey with the City of Dover, Department of Inspections conducted an inspection at 276 GREEN BLADE DR.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by **February 09, 2023**, 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 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,


Michael Bailey
Code Enforcement Officer

cc: File

VIOLATION DETAIL

PAGE

1

Item 2.

CASE NUMBER 23-00000206
PROPERTY ADDRESS 276 GREEN BLADE DR

VIOLATION: 707 QUANTITY: 1
DESCRIPTION: 707 VEHICLES PARKED/STORED DATE: 1/18/23
LOCATION: BACK YARD

NARRATIVE :

Remove vehicle from the grass and park only on approved parking surfaces. If the vehicle is non-operating or unregistered, it needs to be removed from the property.

ORDINANCE DESCRIPTION :

DCO SECTION 106-130 (C) Parking in grass. Vehicles shall not be permitted to be parked in front, side, or rear yards required by Appendix B pertaining to zoning, except in approved driveways, garages, carports, or parking pads.

CORRECTIVE ACTION REQUIRED :

Park all vehicles on approved parking surfaces.



Division of
Code Enforcement
15 Lockerman Plaza
Dover, DE 19901



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

SECOND NOTICE

February 13, 2023

JOSEPH G & CAPONE
CAPONE, BERNICE I
276 GREEN BLADE DR
DOVER DE 19904

EXA
5/10/23
CM

RE: Property Address: 276 GREEN BLADE DR
Tax Parcel Number: ED-05-076.06-03-100.000-000
Case Number: 23-00000206

Dear SIR/MADAM:

On January 18, 2023, Code Enforcement Officer with the City of Dover, Department of Inspections conducted an inspection at 276 GREEN BLADE DR. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow up inspection was conducted, and the violation(s) still remain. Failure to have the property brought into compliance with the City Codes by **February 21, 2023** will result in a citation being issued, and if the property is 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 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,


Michael Bailey
Code Enforcement Officer

cc: File

VIOLATION DETAIL

PAGE

1

Item 2.

CASE NUMBER 23-00000206
PROPERTY ADDRESS 276 GREEN BLADE DR

VIOLATION: 707 QUANTITY: 1
DESCRIPTION: 707 VEHICLES PARKED/STORED DATE: 1/18/23
LOCATION: BACK YARD

NARRATIVE :

Remove vehicle from the grass and park only on approved parking surfaces. If the vehicle is non-operating or unregistered, it needs to be removed from the property.

ORDINANCE DESCRIPTION :

DCO SECTION 106-130 (C) Parking in grass. Vehicles shall not be permitted to be parked in front, side, or rear yards required by Appendix B pertaining to zoning, except in approved driveways, garages, carports, or parking pads.

CORRECTIVE ACTION REQUIRED :

Park all vehicles on approved parking surfaces.

