



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

Friday, January 23, 2026 at 3:30 PM

City Hall Council Chambers, 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/42c6mu5e>

Event number: 2539 629 4962

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. Property Maintenance Code Violation (2009 International Property Maintenance Code - Chapter 3 - General Requirements, Section 302.1 - Sanitation) - Appeal of Violation - 226 Winterberry Drive (Rodney Leet)**
- 2. Property Maintenance Code Violation (2009 International Property Maintenance Code - Chapter 3 - General Requirements, Section 302.1 - Sanitation) - Appeal of Violation - 510 Carol Street (Robert Coombes)**

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



CONTENTS

NOTES

- Chapter 3
 - General Requirements
 - SECTION 301 GENERAL
 - SECTION 302 EXTERIOR PROPERTY AREAS
 - SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS
 - SECTION 304 EXTERIOR STRUCTURE
 - SECTION 305 INTERIOR STRUCTURE
 - SECTION 306 COMPONENT SERVICEABILITY
 - SECTION 307 HANDRAILS AND GUARDRAILS
 - SECTION 308 RUBBISH AND GARBAGE
 - SECTION 309 PEST ELIMINATION
 - Chapter 4
 - Light, Ventilation and Occupancy Limitations
 - Chapter 5
 - Plumbing Facilities and Fixture Requirements
 - Chapter 6
 - Mechanical and Electrical Requirements

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 the property and cut and destroy the weeds, and the cost of such work shall be paid by the owner or agent having charge of the property.



City of Dover

January 16, 2026

Mr. Rodney Leet
226 Winterberry Drive
Dover, DE 19904

Re: Appeal of Citation #25-00004651-01 and Related Fines – 226 Winterberry Drive, Dover, DE 19904

Mr. Leet:

I have received your request to appeal the citation and fines related to the violation of 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 Friday, January 23, 2026, 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 e-mail at cityclerk@dover.de.us or by phone at (302) 736-7008 if you have any questions or concerns.

Dial: 1-650-479-3208

Link: <https://tinyurl.com/42c6mu5e>

Event number: 2539 629 4962

Event password: DOVER (if needed)

Sincerely,



Andria L. Bennett, CMC
City Clerk

Enclosures

cc: Daniel Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Code Enforcement Supervisor
Matthew Layfield, Code Enforcement Officer

From: no-reply@services.evo.cloud
To: [CCContact](#)
Subject: EXTERNAL: City Clerk Contact - New Form Submission for Dover, Delaware
Date: Monday, December 29, 2025 11:33:01 AM

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.

A new submission has been received for City Clerk Contact at 12/29/2025 11:32 AM

First Name: Rodney
Last Name: Leet
Email Address: [REDACTED]
Phone: [REDACTED]
Address: 226 Winterberry Dr
City: Dover
State/Province: DE
Zip Code: 19904
Questions /Comments: Request a appeal from citation from Matthew Layfield ASAP

From: [Rivera, Arielle M](#)
To: [Matthew Layfield](#); [Kopp, Eddie L](#)
Cc: [City Clerks Office](#); [Duca, Sharon](#)
Subject: Request for Citation - Review of Appeal - 226 Winterberry Drive - Rodney Leet
Date: Wednesday, December 31, 2025 8:18:25 AM

Good Morning,

Below, please find an appeal that the City Clerk’s Office has received from Rodney Leet in regard to the property located at 226 Winterberry Drive. Please provide the citation that was issued in this matter so that we may determine if this appeal should be heard by the Construction and Property Maintenance Code Board of Appeals.

Thank you,
Arielle Rivera
Assistant City Clerk
City Clerk’s Office
302-736-7007
arivera@dover.de.us

From: no-reply@services.evo.cloud <no-reply@services.evo.cloud>
Sent: Monday, December 29, 2025 11:33 AM
To: CCContact <cccontact@dover.de.us>
Subject: EXTERNAL: City Clerk Contact - New Form Submission for Dover, Delaware

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.

A new submission has been received for City Clerk Contact at 12/29/2025 11:32 AM

First Name: Rodney
Last Name: Leet
Email Address: [REDACTED]
Phone: [REDACTED]
Address: 226 Winterberry Dr
City: Dover
State/Province: DE
Zip Code: 19904

Questions /Comments: Request a appeal from citation from Matthew Layfield ASAP

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

Item 1.

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

OFFICIAL USE

INSPECTIONS
 DEPARTMENTS
 ML
 25-465
 -01

Postmark Here

5702 42 NOV
 10 44 PM '07

Certified Mail Fee \$
 Extra Services & Fees (checkbox, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

RODNEY W LEET
 226 WINTERBERRY DR
 DOVER DE 19904

HE 4096 029T 0225 0T20 6956

See Reverse for Instructions

Posted on
 this front
 door on
 12/29/05
 @ 10:15

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

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 RODNEY W LEET
 226 WINTERBERRY DR
 DOVER DE 19904

2. Article Number (Transfer from service label)
 9589 0720 5270 1820 9604 34

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Collect on Delivery Restricted Delivery (over \$500)
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X
 Agent
 Addressee

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

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

ML
 25-4651-01

Domestic Return Receipt

6

Dover
PO BOX 475
DOVER, DE 19903-0475
INSPECTIONS
DEPARTMENT

5
11-29-20

CERTIFIED MAIL®



9589 0710 5270 1820 9604 34

RODNEY W LEET
226 WINTERBERRY DR
DOVER DE 19904

FIRST-CLASS



US-POSTAGE SM PITNEY BOWES
ZIP 19904 \$010.44
02 7W
0008035005 NOV 24 2021

MTXTP 171 DE 1 0017/21/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 19903047575 *1727-16194-25-33

UNC
19903>0475

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of  Dover

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

OFFICIAL CITATION

Citation # 25-00004651-01

RODNEY W LEET
226 WINTERBERRY DR
DOVER DE 19904

Location of Offense: 226 WINTERBERRY DR
Tax Parcel Number: ED-05-085.08-02-480.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: November 19, 2025
Date of Issue: November 19, 2025

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before December 19, 2025.

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

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

Every citation issued is a separate offense or fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. For the total balance owed for this case, please 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.



Matthew Layfield
Code Enforcement Officer

Violation: (X) FAILURE TO REMOVE OLD TIRE

Sec No: DCO 22-221/2009 SECTION PM 302.1 SANITATION

Fine as per code: \$ 100.00

www.cityofdover.com/codeenforcement
Community Excellence Through Quality Service

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover



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

SECOND NOTICE

November 19, 2025

RODNEY W LEET
226 WINTERBERRY DR
DOVER DE 19904

RE: Property Address: 226 WINTERBERRY DR
Tax Parcel Number: ED-05-085.08-02-480.000-000
Case Number: 25-00004651

Dear Sir/Ma'am:

On October 17, 2025, a Code Enforcement Officer Matthew Layfield with the City of Dover, Department of Inspections, inspected 226 WINTERBERRY 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 **December 19, 2025**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

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

Sincerely,

Matthew Layfield
Code Enforcement Officer

cc: File

CASE NUMBER 25-00004651
PROPERTY ADDRESS 226 WINTERBERRY DR

Item 1.

VIOLATION: 745 QUANTITY: 1
DESCRIPTION: 745 REMOVE OLD TIRES DATE: 10/17/25
LOCATION: FRONT YARD

NARRATIVE :

Remove old or abandoned vehicle tires from exterior property. - NOTE: The City of Dover sanitation crews WILL NOT pick up tires.

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 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

City of Dover



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

October 17, 2025

RODNEY W LEET
226 WINTERBERRY DR
DOVER DE 19904

RE: Property address: 226 WINTERBERRY DR
Tax Parcel Number: ED-05-085.08-02-480.000-000
Case Number: 25-00004651

Dear Sir/Ma'am:

On October 17, 2025, a Code Enforcement Officer Matthew Layfield with the City of Dover, Department of Inspections, inspected 226 WINTERBERRY DR.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **November 19, 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 cursive script that reads "Matthew Layfield".

Matthew Layfield
Code Enforcement Officer

cc: File

CASE NUMBER 25-00004651
PROPERTY ADDRESS 226 WINTERBERRY DR

Item 1.

VIOLATION: 745 QUANTITY: 1
DESCRIPTION: 745 REMOVE OLD TIRES DATE: 10/17/25
LOCATION: FRONT YARD

NARRATIVE :

Remove old or abandoned vehicle tires from exterior property. - NOTE: The City of Dover sanitation crews WILL NOT pick up tires.

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 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.



CONTENTS NOTES

- Chapter 3
 - General Requirements
 - SECTION 301 GENERAL
 - SECTION 302 EXTERIOR PROPERTY AREAS
 - SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS
 - SECTION 304 EXTERIOR STRUCTURE
 - SECTION 305 INTERIOR STRUCTURE
 - SECTION 306 COMPONENT SERVICEABILITY
 - SECTION 307 HANDRAILS AND GUARDRAILS
 - SECTION 308 RUBBISH AND GARBAGE
 - SECTION 309 PEST ELIMINATION
 - Chapter 4
 - Light, Ventilation and Occupancy Limitations
 - Chapter 5
 - Plumbing Facilities and Fixture Requirements
 - Chapter 6
 - Mechanical and Electrical Requirements

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 the premises and cut and destroy the weeds, and the cost of such work shall be paid by the owner or agent having charge of the property.

City of Dover

January 16, 2026

Mr. Rodney Leet
226 Winterberry Drive
Dover, DE 19904

Re: Appeal of Citation #25-00004651-01 and Related Fines – 226 Winterberry Drive, Dover, DE 19904

Mr. Leet:

I have received your request to appeal the citation and fines related to the violation of 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 Friday, January 23, 2026, 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 e-mail at cityclerk@dover.de.us or by phone at (302) 736-7008 if you have any questions or concerns.

Dial: 1-650-479-3208

Link: <https://tinyurl.com/42c6mu5e>

Event number: 2539 629 4962

Event password: DOVER (if needed)

Sincerely,



Andria L. Bennett, CMC
City Clerk

Enclosures

cc: Daniel Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Code Enforcement Supervisor
Matthew Layfield, Code Enforcement Officer

P.O. Box 475 ♦ Dover, Delaware ♦ 19903

Community Excellence Through Quality Service

REQUEST FOR APPEAL



Item 2.

CONSTRUCTION AND PROPERTY MAINTENANCE CODE BOARD OF APPEALS

Return Completed Form To:
City of Dover - City Clerk's Office
P.O. Box 475
Dover, DE 19903, or
cityclerk@dover.de.us, or
Phone: (302) 736-7008; FAX: (302) 736-5068

RECEIVED

DEC 29 2025

OFFICE OF THE CITY CLERK

Name of Appellant: Robert Coombes

Date of Request: 12-29-25

Mailing Address: 510 Carol St Dover DE
19904

Telephone: [REDACTED]

Email: _____

Appeal: Please provide the address associated with the violation, case number (if available), and a brief description of why you are appealing the violation/citation.

510 Carol St Dover DE 19904 25-00004801-01
I am appealing this citation because I do not know that the property
that I have stored out back of my home to be junk.

NOTICE : Under the City of Dover Code of Ordinances Chapter 22 - Buildings and Building Regulations, Article 1 - In General, Section 22-1(b) - Appeals. Whenever any person is aggrieved by a decision of the building inspector with respect to the provision of this chapter, it is the right of that person to appeal to the construction and property maintenance code board of appeals. Such appeal must be filed, in writing, within 30 days after the determination by the building inspector.

NEXT STEPS

1. City Staff will review your appeal to confirm that it is in accordance with City Code to be brought before the Construction and Property Maintenance Code Board of Appeals
2. Once staff review of the appeal is complete, the City Clerk's Office will reach out to advise you if and when the appeal will be heard by the Construction and Property Maintenance Code Board of Appeals (if applicable).
3. If you have any documentation to provide to support your appeal, please submit it to the City Clerk's Office at 15 Loockerman Plaza or by email at cityclerk@dover.de.us no later than 7 days before your appeal is scheduled to be heard.
4. Per the City of Dover Code of Ordinances Chapter 22 - Buildings and Building Regulations, Article 1 - In General, Section 22-1(c) - Notice; hearing "The determination by the construction and property maintenance code board of appeals shall be final in all cases."

From: [Rivera, Arielle M](#)
To: [Matthew Layfield](#); [Kopp, Eddie L](#)
Cc: [City Clerks Office](#); [Duca, Sharon](#)
Subject: Request for Citation - Review of Appeal - 510 Carol Street - Robert Coombes
Date: Wednesday, December 31, 2025 8:24:48 AM
Attachments: [Robert Coombes - 510 Carol Street - Appeal Request.pdf](#)

Good Morning,

Attached, please find an appeal that the City Clerk's Office has received from Robert Coombes in regard to the property located at 510 Carol Street. Please provide the citation that was issued in this matter so that we may determine if this appeal should be heard by the Construction and Property Maintenance Code Board of Appeals.

Thank you,

Arielle Rivera

Assistant City Clerk
City Clerk's Office
302-736-7007
arivera@dover.de.us

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

Item 2.

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

OFFICIAL USE

ES 9956 029T 0225 0TLD 6956

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 10.44

ROBERT COOMBES
 510 CAROL ST
 DOVER DE 19904

INSPECTIONS DEPARTMENT Here

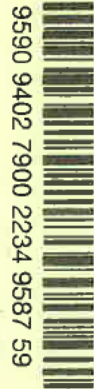
DEC 08 2020

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

ROBERT COOMBES
 510 CAROL ST
 DOVER DE 19904



9590 9402 7900 2234 9587 59

2. Article Number (Transfer from service label)
 9589 0710 5270 1820 9586 53

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Registered Mail™
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Division of
Code Enforcement
15 Lookerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 25-00004801-01

ROBERT M COOMBES
510 CAROL ST
DOVER DE 19904

Location of Offense: 510 CAROL ST
Tax Parcel Number: ED-05-067.20-01-720.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: December 3, 2025
Date of Issue: December 3, 2025

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

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

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

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

Matthew Layfield
Code Enforcement Officer

Violation: **(X) FAILURE TO REMOVE JUNK & DEBRIS**

Sec No: **DCO 22-221/2009 SECTION PM 302.1 SANITATION**

Fine as per code: **\$ 100.00**

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover



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

SECOND NOTICE

December 3, 2025

ROBERT M COOMBES
510 CAROL ST
DOVER DE 19904

RE: Property Address: 510 CAROL ST
Tax Parcel Number: ED-05-067.20-01-720.000-000
Case Number: 25-00004801

Dear Sir/Ma'am:

On November 03, 2025, a Code Enforcement Officer Matthew Layfield with the City of Dover, Department of Inspections, inspected 510 CAROL ST. 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 **January 05, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

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

Sincerely,

Matthew Layfield
Code Enforcement Officer

cc: File

CASE NUMBER 25-00004801
PROPERTY ADDRESS 510 CAROL ST

Item 2.

VIOLATION: 717 QUANTITY: 1
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 11/03/25
LOCATION: BACK DRIVEWAY

NARRATIVE :

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

City of Dover



Item 2.

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

November 3, 2025

ROBERT M COOMBES
510 CAROL ST
DOVER DE 19904

RE: Property address: 510 CAROL ST
Tax Parcel Number: ED-05-067.20-01-720.000-000
Case Number: 25-00004801

Dear Sir/Ma'am:

On November 03, 2025, a Code Enforcement Officer Matthew Layfield with the City of Dover, Department of Inspections, inspected 510 CAROL ST.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by December 03, 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 cursive script that reads "Matthew Layfield".

Matthew Layfield
Code Enforcement Officer

cc: File

CASE NUMBER 25-00004801
PROPERTY ADDRESS 510 CAROL ST

Item 2.

VIOLATION: 717 QUANTITY: 1
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 11/03/25
LOCATION: BACK DRIVEWAY

NARRATIVE :

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

