

**CITY OF DOVER, DELAWARE
CODE BOARD OF APPEALS
Thursday, April 16, 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/4nr4unnk>

Event number: 2530 263 2225

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 Ordinance Violation (Chapter 22 - Buildings and Building Regulations, Article X - Rental Dwellings, Division 1 - Generally, Section 22-332 - Inspection Required) - Appeal of Citation and Related Fines - 48 Heatherfield Way (Morgan Loockerman)**
- 2. Dover Code Ordinance Violation (Chapter 46 - Fire Prevention and Protection, Section 46-1 - Means of Egress) - Appeal of Citation and Related Fines - 286 Troon Road (Bridget Anakwe)**

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

Sec. 22-332. Inspection required.

- (a) The Code Enforcement Office, in accordance with the procedures set forth in the International Property Maintenance Code adopted in section 22-221, shall inspect rental dwellings for compliance with the property maintenance code and all other applicable codes to ensure compliance.
- (b) An inspection is required prior to the issuance of any new rental dwelling permit. No new permit shall be issued until all outstanding code violation(s) comply with the code and are verified for compliance by the code official.
- (c) The owner of the rental dwelling or a property manager must be present for all scheduled inspections. Failure to meet this requirement will result in the scheduled inspection to be terminated and shall be fined as provided in Appendix F-Fees and Fines. Property manager is defined in section 22-333(a).
- (d) It shall be the responsibility of the owner or property manager to schedule all required inspections.
- (e) Following an inspection, the code official shall issue a letter and/or report of any code violations and provide a timeline for compliance. There shall be no fee for the first follow-up inspection when all violations comply with the code. Each subsequent reinspection shall be subject to a fee as provided for in Appendix F—Fees and Fines.

(Code 1981, § 10-87; Ord. of 4-10-2000; Ord. of 4-14-2008; Ord. No. 2009-26, 12-14-2009; Ord. No. 2013-04, 4-8-2013; Ord. No. 2022-14, 11-28-2022; Ord. No. 2024-15, 6-24-2024)

REQUEST FOR APPEAL

CONSTRUCTION AND PROPERTY MAINTENANCE CODE BOARD OF APPEALS



Item 1.

Return Completed Form To:

City of Dover - City Clerk's Office

P.O. Box 475

Dover, DE 19903, or

cityclerk@doover.de.us, or

Phone: (302) 736-7008; FAX: (302) 736-5068

Name of Appellant: Morgan Davis (Lockerman)

Date of Request: 03/19/2026

Mailing Address: 1152 W DANNYS RD
DOVER DE 19901

Telephone: 302-883-4892

Email: Morgan Lockerman@gmail.com

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.

Citation # 26-00000307-01
This rental unit has been a rental since October 2023. On October 9th 2023 was my one and only inspection, I have since not received any communication about needing one annually. I have updated my address and have received the renewal from the city of dover for rental licence but nothing about an inspection. There was no communication to me.

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@doover.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."



April 2, 2026

Ms. Morgan Loockerman
6652 West Denneys Road
Dover, DE 19901

Re: Appeal of Citation #26-00000307-01 and Related Fines – 48 Heatherfield Way, Dover, DE 19904

Ms. Loockerman:

I have received your request to appeal the citation and fines related to the violation of Chapter 22, Article 10, Section 22-332 of the Dover City Ordinance.

A meeting of the Code Board of Appeals has been rescheduled for Thursday, April 16, 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/4nr4unnk>

Event number: 2530 263 2225

Event password: DOVER (if needed)

Sincerely,

Arielle Rivera
Assistant City Clerk

Enclosures

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



March 25, 2026

Ms. Morgan Loockerman
48 Heatherfield Way
Dover, DE 19904

Re: Appeal of Citation #26-00000307-01 and Related Fines – 48 Heatherfield Way, Dover, DE 19904

Ms. Loockerman:

I have received your request to appeal the citation and fines related to the violation of Article 10, Section 22-332 of the Dover City Ordinance.

A meeting of the Code Board of Appeals has been scheduled for Thursday, April 2, 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.

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Link: <https://tinyurl.com/4nr4unnk>

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Sincerely,

Arielle Rivera
Assistant City Clerk

Enclosures

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

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.

1. Article Addressed to:

MORGAN B LOOCKERMAN
48 HEATHERFIELD WAY
DOVER DE 19904



9590 9402 7900 2234 9558 02

2. Article Number (Transfer from service label)

9589 0710 5270 1766 2375 91

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

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? If YES, enter delivery address below:
- ☐ Yes
☐ No

TM 26-307-01

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
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| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

1 Mail

1 Mail Restricted Delivery

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- ☐ Adult Signature Restricted Delivery \$

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MORGAN B LOOCKERMAN
48 HEATHERFIELD WAY
DOVER DE 19904

for Instructions

TM 26-307-01

10-44-0661

INSPECTIONS
DEPARTMENT

Postmark Here

DOVER DE 19904

MAR 02 2026

Item 1.

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
 - Certified Mail service is *not* available for international mail.
 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
 - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- IMPORTANT: Save this receipt for your records.**

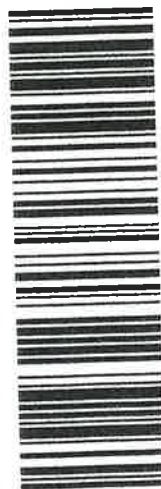
PS Form 3800, January 2023 (Reverse) PSN 7530-02-000-9047

UTFK1: 9400922792

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MORGAN B LOOCKERMAN
48 HEATHERFIELD WAY
DOVER DE 19904

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Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of



Dover

Item 1.

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

OFFICIAL CITATION

Citation # 26-00000307-01

MORGAN B LOOCKERMAN
48 HEATHERFIELD WAY
DOVER DE 19904

Location of Offense: 48 HEATHERFIELD WAY
Type of Offense: ANNUAL HOUSING INSPECTION
Date of Offense: February 26, 2026
Date of Issue: February 26, 2026

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 **March 30, 2026**.

Appeals for 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 collection through an approved collections agency, which will incur a collection fee of 35%.

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.

A handwritten signature in black ink, appearing to read "Tom Miller".

Thomas Miller
Code Enforcement Officer

Violation: (X) **FAILURE TO SCHEDULE ANNUAL HOUSING INSPECTION**

Sec No: **DCO 22-332 INSPECTION REQUIRED**

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

February 26, 2026

MORGAN B LOOCKERMAN
48 HEATHERFIELD WAY
DOVER DE 19904

RE: Property address: 48 HEATHERFIELD WAY
Tax Parcel Number: ED-05-076.05-06-320.000-000
Case Number: 26-00000307

Dear Sir/Ma'am:

The City of Dover's Department of Inspections has sent request(s) for inspection starting January 23, 2026, to schedule a Housing Inspection for your rental property at 48 HEATHERFIELD WAY. As of the date of this letter, no contact has been made with this office to schedule such an inspection. Therefore, enclosed is a citation for violating Article 10, Section 22-332 of the Dover City Ordinance. Failure to schedule an inspection by (March 30, 2026) will result in additional citations being issued and may lead to the possible revocation of your 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. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Failure to contact this office to schedule a date and time will be considered an interference with our right of entry, as authorized under Article 10, Section 22-332 of the Dover City Ordinance and Section PM 104.3 of the 2009 International Property Maintenance Code. Citation(s) will be issued until the inspection has been scheduled.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Miller", is written over a horizontal line.

Thomas Miller
Code Enforcement Officer

cc: File

Division of
Code Enforcement
15 Lookerman Plaza
Dover, DE 19901

City of Dover



Item 1.

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

January 23, 2026

MORGAN B LOOCKERMAN
48 HEATHERFIELD WAY
DOVER DE 19904

RE: Property address: 48 HEATHERFIELD WAY
Tax Parcel Number: ED-05-076.05-06-320.000-000
Case Number: 26-00000307

DEAR Sir/Ma'am:

Over the next several weeks, the City of Dover will conduct housing inspections in your neighborhood. During that time, we will perform interior and exterior inspections of all the rental properties. We will also perform exterior inspections of all owner-occupied houses in the area.

By the various codes and regulations this office is entrusted to enforce within the City of Dover, an exterior inspection of the property along with an interior inspection will be conducted at the above referenced address to determine the degree of compliance with all adopted City of Dover codes and ordinances to include but not limited to the Life Safety Code, the International Property Maintenance Code, and the Zoning Code.

You must contact this office by February 24, 2026 at (302) 736-7011 to arrange a time and date suitable for you or your representative to meet with our inspectors at your property.

After the property inspection has been completed, you will be notified by letter of any code violation(s) that require correction. Failure to correct such violations by the time specified may result in fines and/or suspension of the rental license.

Failure to contact this office to schedule a date and time will be considered an interference with our right of entry, as authorized under Article 10, Section 22-332, of the Dover City Ordinance and Section 104.3 of the 2009 International Property Maintenance Code. Citation(s) will be issued for failure to schedule.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Miller".

Thomas Miller
Code Enforcement Officer

cc: File

Sec. 46-1. Means of egress.

- (a) *Obstructions.* The means of egress for an occupancy shall be kept continuously free of all obstructions or impediments to full instant use in case of fire or emergency.
- (b) *Exit doors.* All required exit doors shall be unlocked and under the control of the occupants within the building or area. This subsection is to include fenced-in outdoor events.
- (c) *Duty of owner, manager.* It shall be the responsibility of the owner, manager, principal or any other person responsible for the day-to-day operations of the occupancy to ensure that exits are unobstructed and unlocked prior to the opening of the occupancy to the general public.
- (d) *Merchandise in exits.* In mercantile occupancies, merchandise is prohibited from being displayed in any required exit access, exit, or exit discharge. Merchandise may be displayed in the exit access, exit, or exit discharge of mercantile occupancies that have submitted a written plan for the display of such merchandise and the plan has been reviewed and approved by the Fire Marshal's Office.
- (e) *Penalties.* If any exit access, exit, or exit discharge, with the exception of a locked exit door, is found to be in violation of this section, a summons shall be issued as provided for in Appendix F—Fees and Fines. Any required exit door found to be locked against egress shall be in violation of this section and a summons shall be issued for each locked exit as provided for in Appendix F—Fees and Fines.

(Code 1981, § 7-1; Ord. of 1-27-1997; Ord. of 2-9-1998; Ord. No. 2009-09, 6-22-2009; Ord. No. 2014-21, 9-22-2014; Ord. No. 2024-16, 6-24-2024)

Bridget Anakwe
286 Troon Road
Dover, DE 19904
March 26, 2026

RECEIVED

MAR 26 2026

OFFICE OF THE CITY CLERK

City of Dover
City Clerk's Office
15 Loockerman Plaza
Dover, DE 19901

To Whom It May Concern, I am writing to formally appeal citation #26-00000467-01.

I had not received any prior notification indicating that I was in violation of a City of Dover ordinance before this citation was issued. I respectfully request clarification on the next steps in the appeal process and any information or documentation you may need from me.

Thank you for your time and assistance.

Sincerely,


Bridget Anakwe

City of



Dover

Item 2.

April 2, 2026

Ms. Bridget Anakwe
286 Troon Road
Dover, DE 19904

Re: Appeal of Citation #26-00000467-01 and Related Fines – 286 Troon Road, Dover, DE 19904

Ms. Anakwe:

I have received your request to appeal the citation and fines related to the violation of Chapter 46 - Fire Prevention and Protection, Section 46-1 - Means of Egress of the Dover City Ordinance.

A meeting of the Code Board of Appeals has been scheduled for Thursday, April 16, 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/4nr4unnk>

Event number: 2530 263 2225

Event password: DOVER (if needed)

Sincerely,

A handwritten signature in blue ink, appearing to read "Arielle M. Rivera".

Arielle Rivera
Assistant City Clerk

Enclosures

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

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

Community Excellence Through Quality Service

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DOVER DE 19904

BRIDGET ANAKWE
 286 TROON RD
 DOVER DE 19904

INSPECTIONS DEPARTMENT

US Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 26-00000467-01

BRIDGET ANAKWE
286 TROON RD
DOVER DE 19904

Location of Offense: 286 TROON RD
Tax Parcel Number: ED-05-067.09-02-040.000-000
Type of Offense: DOVER CODE OF ORDINANCES
Date of Offense: March 13, 2026
Date of Issue: March 13, 2026

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 **April 14, 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.**


Thomas Miller
Code Enforcement Officer

Violation: **(X) FAILURE TO REMOVE OBSTUCTIONS FROM MEANS OF EGRESS**

Sec No: **DCO 46-1 MEANS OF EGRESS**

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

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of



Dover

Item 2.

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

SECOND NOTICE

March 13, 2026

BRIDGET ANAKWE
286 TROON RD
DOVER DE 19904

RE: Property Address: 286 TROON RD
Tax Parcel Number: ED-05-067.09-02-040.000-000
Case Number: 26-00000467

Dear Sir/Ma'am:

On February 11, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 286 TROON RD. 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 **April 14, 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,

A handwritten signature in black ink, appearing to read "Tom Miller", is written over a light blue horizontal line.

Thomas Miller
Code Enforcement Officer

cc: File

CASE NUMBER 26-00000467
PROPERTY ADDRESS 286 TROON RD

Item 2.

VIOLATION: 717 QUANTITY: 1
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 2/11/26
LOCATION: FRONT DOOR

NARRATIVE :

Remove all junk/debris/trash from the exterior of the property and properly dispose of.

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: 905 QUANTITY: 1
DESCRIPTION: 905 MEANS OF EGRESS OBSTRUCTED DATE: 2/11/26
LOCATION: FRONT DOOR

NARRATIVE :

Remove obstructions from means of egress.

ORDINANCE DESCRIPTION :

DCO 46-1 MEANS OF EGRESS

(a)Obstructions. The means of egress for an occupancy shall be kept continuously free of all obstructions or impediments to full instant use in case of fire or emergency.

(b)Exit doors. All required exit doors shall be unlocked and under the control of the occupants within the building or area. This subsection is to include fenced-in outdoor events.

(c)Duty of owner, manager. It shall be the responsibility of the owner, manager, principal or any other person responsible for the day-to-day operations of the occupancy to ensure that exits are unobstructed and unlocked prior to the opening of the occupancy to the general public.

(d)Merchandise in exits. In mercantile occupancies, merchandise is prohibited from being displayed in any required exit access, exit, or exit discharge. Merchandise may be displayed in the exit access, exit, or exit discharge of mercantile occupancies that have submitted a written plan for the display of such merchandise and the plan has been reviewed and approved by the fire marshal's office.

(e)Penalties. If any exit access, exit, or exit discharge, with the exception of a locked exit door, is found to be in violation of this section, a summons shall be issued as provided for in Appendix F Fees and Fines. Any required exit door found to be locked against egress shall be in violation

CASE NUMBER 26-00000467
PROPERTY ADDRESS 286 TROON RD

Item 2.

ORDINANCE DESCRIPTION :
of this section and a summons shall be issued for each
locked exit as provided for in Appendix F Fees and Fines.

CORRECTIVE ACTION REQUIRED :
Remove obstructions from the means of egress, unblock path.



h

Item 2.

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

City of Dover



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

February 11, 2026

BRIDGET ANAKWE
286 TROON RD
DOVER DE 19904

RE: Property address: 286 TROON RD
Tax Parcel Number: ED-05-067.09-02-040.000-000
Case Number: 26-00000467

Dear Sir/Ma'am:

On February 11, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 286 TROON RD.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **March 13, 2026**, 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 "Thomas Miller".

Thomas Miller
Code Enforcement Officer

cc: File

CASE NUMBER 26-00000467
PROPERTY ADDRESS 286 TROON RD

Item 2.

VIOLATION: 717 QUANTITY: 1
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 2/11/26
LOCATION: FRONT DOOR

NARRATIVE :

Remove all junk/debris/trash from the exterior of the property and properly dispose of.

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: 905 QUANTITY: 1
DESCRIPTION: 905 MEANS OF EGRESS OBSTRUCTED DATE: 2/11/26
LOCATION: FRONT DOOR

NARRATIVE :

Remove obstructions from means of egress.

ORDINANCE DESCRIPTION :

DCO 46-1 MEANS OF EGRESS

(a)Obstructions. The means of egress for an occupancy shall be kept continuously free of all obstructions or impediments to full instant use in case of fire or emergency.

(b)Exit doors. All required exit doors shall be unlocked and under the control of the occupants within the building or area. This subsection is to include fenced-in outdoor events.

(c)Duty of owner, manager. It shall be the responsibility of the owner, manager, principal or any other person responsible for the day-to-day operations of the occupancy to ensure that exits are unobstructed and unlocked prior to the opening of the occupancy to the general public.

(d)Merchandise in exits. In mercantile occupancies, merchandise is prohibited from being displayed in any required exit access, exit, or exit discharge. Merchandise may be displayed in the exit access, exit, or exit discharge of mercantile occupancies that have submitted a written plan for the display of such merchandise and the plan has been reviewed and approved by the fire marshal's office.

(e)Penalties. If any exit access, exit, or exit discharge, with the exception of a locked exit door, is found to be in violation of this section, a summons shall be issued as provided for in Appendix F Fees and Fines. Any required exit door found to be locked against egress shall be in violation

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Item 2.

ORDINANCE DESCRIPTION :

of this section and a summons shall be issued for each
locked exit as provided for in Appendix F Fees and Fines.

CORRECTIVE ACTION REQUIRED :

Remove obstructions from the means of egress, unblock path.

