



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

Wednesday, May 06, 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/4cz3sxm8>

Event number: 2534 510 5026

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. 2009 Property Maintenance Code Violation (Chapter 3 - General Requirements, Section 302.8 - Motor Vehicles) - Appeal of Citation and Related Fines - 228 Falmouth Way (Denice Williams)**
- 2. 2009 Property Maintenance Code Citation (Chapter 3 - General Requirements, Section 304.2 - Protective Treatment) - Appeal of Citation and Fines - 34 North State Street (Delaware State University)**
- 3. 2009 Property Maintenance Code Violation (Chapter 1 - Scope and Administration, Section 108.1 - General) - Appeal of Dangerous Building Citation and Related Fees - 826 Forest Street (Jocelyn Jones)**

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

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. 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 extermination, 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.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall 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.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure

From: [Namil K Moore](#)
To: [Wheeler, Crystal L](#)
Cc: [Miller, Thomas S.](#); [Kopp, Eddie L](#); [City Clerks Office](#)
Subject: Re: EXTERNAL: Fwd: Citation removal
Date: Wednesday, April 1, 2026 11:05:57 AM
Attachments: [image001.png](#)

You don't often get email from namilmoore30@gmail.com. [Learn why this is important](#)

Citation # 26-00000570-01

Property address: 228 Falmouth Way, Dover, DE 19904

Contact info: 215-820-8642

On Wed, Apr 1, 2026 at 10:57 AM Wheeler, Crystal L <cwheeler@dover.de.us> wrote:

Good morning

Per my phone conversation with Code Enforcement, you were advised to contact the City Clerk's Office in order to file an appeal of your citation and related fees. Please note that, according to Code Enforcement, the fee has not been removed.

To move forward with scheduling your appeal, please provide the citation number, property address, and your current contact information.

If you have any questions, please feel free to contact me.

Thank you,

Crystal Wheeler

Assistant to the Director of Council Affairs and Constituent Services/FOIA
Coordinator

City Clerk's Office – City of Dover

[15 Loockerman Plaza](#)

P.O. Box 475

Dover, DE 19901

P: (302) 736-4462

cwheeler@dover.de.us



From: Namil K Moore <namilmoore30@gmail.com>

Sent: Wednesday, April 1, 2026 10:47 AM

To: City Clerks Office <CityClerk@dover.de.us>

Subject: EXTERNAL: Fwd: Citation removal

Some people who received this message don't often get email from namilmoore30@gmail.com. [Learn why this is important](#)

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.

----- Forwarded message -----

From: Namil K Moore <namilmoore30@gmail.com>

Date: Tue, Mar 31, 2026 at 9:20 AM

Subject: Citation removal

To: <cityclerck@dover.de.us>

The city of dover has asked me to call you guys to get a recent citation removed because i met the requirements for their car request



April 28, 2026

Ms. Denice Williams
228 Falmouth Way
Dover, DE 19904

Re: Appeal of Citation #26-00000570-01 and Related Fines – 228 Falmouth Way, Dover, DE 19904

Dear Ms. Williams,

We 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 302.8 – Motor Vehicles.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been rescheduled for Wednesday, May 6th, 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, available on a computer, smartphone, or by telephone. 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 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/4cz3sxm8>

Event number: 2534 510 5026

Event password: DOVER (if needed)

Sincerely,

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

Arielle Rivera
Assistant City Clerk

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

From: [Wheeler, Crystal L](#)
To: [Miller, Thomas S.](#); [Kopp, Eddie L](#)
Cc: [City Clerks Office](#)
Subject: FW: EXTERNAL: Fwd: Citation removal
Date: Wednesday, April 1, 2026 11:09:52 AM
Attachments: [image001.png](#)

Good Morning

Attached, please find an appeal that the City Clerk's Office has received from Namil Moore regarding the property located at 228 Falmouth Way. 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 or by the Code Board of Appeals.

Thank you,

Crystal Wheeler

Assistant to the Director of Council Affairs and Constituent Services/FOIA
 Coordinator
 City Clerk's Office – City of Dover
 15 Loockerman Plaza
 P.O. Box 475
 Dover, DE 19901
 P: (302) 736-4462
cwheeler@dover.de.us



From: Namil K Moore <namilmoore30@gmail.com>
Sent: Wednesday, April 1, 2026 11:06 AM
To: Wheeler, Crystal L <cwheeler@dover.de.us>
Cc: Miller, Thomas S. <tmiller@DOVER.DE.US>; Kopp, Eddie L <ekopp@dover.de.us>; City Clerks Office <CityClerk@dover.de.us>
Subject: Re: EXTERNAL: Fwd: Citation removal

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Citation # 26-00000570-01

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Contact info: 215-820-8642

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From: **Namil K Moore** <namilmoore30@gmail.com>

Date: Tue, Mar 31, 2026 at 9:20 AM

Subject: Citation removal

To: <cityclerk@dover.de.us>

The city of dover has asked me to call you guys to get a recent citation removed because i met the requirements for their car request

From: [Miller, Thomas S.](#)
To: [Wheeler, Crystal L.](#); [Kopp, Eddie L.](#)
Cc: [City Clerks Office](#)
Subject: RE: EXTERNAL: Fwd: Citation removal
Date: Wednesday, April 1, 2026 4:19:02 PM
Attachments: [228 Falmouth Way2.pdf](#)
[image002.png](#)
[image003.png](#)
[228 Falmouth Way.pdf](#)

Here's the documents you requested.

Thanks,

Thomas Miller

Code Enforcement Officer
 City of Dover, Delaware
 302-730-3729 Office
tmiller@dover.de.us



From: Wheeler, Crystal L <cwheeler@dover.de.us>
Sent: Wednesday, April 1, 2026 11:10 AM
To: Miller, Thomas S. <tmiller@DOVER.DE.US>; Kopp, Eddie L <ekopp@dover.de.us>
Cc: City Clerks Office <CityClerk@dover.de.us>
Subject: FW: EXTERNAL: Fwd: Citation removal

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Assistant to the Director of Council Affairs and Constituent Services/FOIA
 Coordinator
 City Clerk's Office – City of Dover

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cwheeler@dover.de.us



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To: <cityclerck@dover.de.us>

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9589 0710 5270 1766 2440 32

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

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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

\$

DENICE WILLIAMS
228 FALMOUTH WAY
DOVER DE 19904

10,44

27 2026

USPS

Postmark
Here

DOVER DE 19904

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.

1. Article Addressed to:

DENICE WILLIAMS
228 FALMOUTH WAY
DOVER DE 19904



9590 9402 7904 2234 6620 96

2. Article Number (Transfer from service label)

9589 0710 5270 1766 2440 32

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of

3/30

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

TM
26-57

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Registered Mail Delivery
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

ed Mail
ed Mail Restricted Delivery
\$500

Domestic Return F

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 # 26-00000570-01

DENICE WILLIAMS
228 FALMOUTH WAY
DOVER DE 19904

Location of Offense: 228 FALMOUTH WAY
Tax Parcel Number: ED-05-075.08-01-090.000-000
Type of Offense: DOVER CODE OF ORDINANCES
Date of Offense: March 25, 2026
Date of Issue: March 25, 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 24, 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 ABD/UNREG VEHICLE**

Sec No: **DCO 22-221/2009 PM SECTION 302.8 MOTOR VEHICLES**

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

March 25, 2026

DENICE WILLIAMS
228 FALMOUTH WAY
DOVER DE 19904

RE: Property Address: 228 FALMOUTH WAY
Tax Parcel Number: ED-05-075.08-01-090.000-000
Case Number: 26-00000570

Dear Sir/Ma'am:

On February 20, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 228 FALMOUTH WAY. 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 24, 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 horizontal line.

Thomas Miller
Code Enforcement Officer

cc: File

CASE NUMBER 26-00000570
PROPERTY ADDRESS 228 FALMOUTH WAY

Item 1.

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 2/20/26
LOCATION: DRIVEWAY

NARRATIVE :

Remove the disabled/inoperable vehicle from the property.
This vehicle is considered abandoned due to the current
state of the vehicle and the inoperable nature of the
vehicle. Failure to comply will result in the City of Dover
issuing citations to the property owner until the violation
is brought into compliance.

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

Item 1.

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

February 20, 2026

DENICE WILLIAMS
228 FALMOUTH WAY
DOVER DE 19904

RE: Property address: 228 FALMOUTH WAY
Tax Parcel Number: ED-05-075.08-01-090.000-000
Case Number: 26-00000570

Dear Sir/Ma'am:

On February 20, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 228 FALMOUTH WAY.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **March 24, 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 "Tom Miller", is written over a horizontal line.

Thomas Miller
Code Enforcement Officer

cc: File

CASE NUMBER 26-00000570
PROPERTY ADDRESS 228 FALMOUTH WAY

Item 1.

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 2/20/26
LOCATION: DRIVEWAY

NARRATIVE :

Remove the disabled/inoperable vehicle from the property. This vehicle is considered abandoned due to the current state of the vehicle and the inoperable nature of the vehicle. Failure to comply will result in the City of Dover issuing citations to the property owner until the violation is brought into compliance.

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.

VIOLATION: 777 QUANTITY: 1
DESCRIPTION: 777 DISPLAY ADDRESS NUMBERS DATE: 2/20/26
LOCATION: ATTENTION

NARRATIVE :

Properly display address "228" on the exterior wall of the house. Numbers must be 4" or larger and visible from the street. Must be of a contrasting color from the background.

ORDINANCE DESCRIPTION :

SECTION PM 304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

DCO Section 98-344 Posting numbers.

(a) Required. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure.

CORRECTIVE ACTION REQUIRED :

CONTINUED

CASE NUMBER 26-00000570
PROPERTY ADDRESS 228 FALMOUTH WAY

Item 1.

CORRECTIVE ACTION REQUIRED :

Properly display address number on the front of the dwelling.





April 20, 2026

Ms. Denice Williams
228 Falmouth Way
Dover, DE 19904

Re: Appeal of Citation #26-00000570-01 and Related Fines – 228 Falmouth Way, Dover, DE 19904

Dear Ms. Williams,

We 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 302.8 – Motor Vehicles.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been rescheduled for Friday, May 1st, at 3:45 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, available on a computer, smartphone, or by telephone. 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.

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Event number: 2534 510 5026

Event password: DOVER (if needed)

Sincerely,

A handwritten signature in blue ink, reading "Arielle M. Rivera".

Arielle Rivera
Assistant City Clerk

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

City of Dover

Item 1.

April 10, 2026

Denice Williams
228 Falmouth Way
Dover, DE 19904

Re: Appeal of Citation #26-00000570-01 and Related Fines – 228 Falmouth Way, Dover, DE 19904

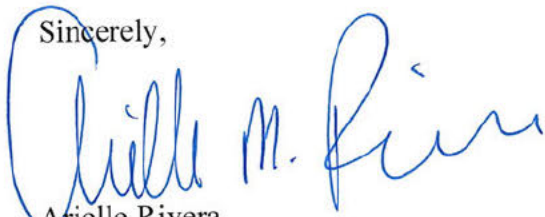
Dear Ms. Williams,

On Thursday, April 9, 2026, the Construction and Property Maintenance Code Board of Appeals considered your appeal of the citation and fines imposed at 228 Falmouth Way, Dover, Delaware, in violation of the 2009 International Property Maintenance Code - Chapter 3 - General Requirements, Section 302.8 – Motor Vehicles.

After reviewing the case history and meeting with your grandson Namil Moore, the Board voted to reschedule the appeal, requiring you, the property owner, Denice Williams, to be present.

If you have any questions regarding this matter, please contact the Department of Planning and Inspections at (302) 736-7010.

Sincerely,



Arielle Rivera
Assistant City Clerk

Enclosures

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

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

Community Excellence Through Quality Service



April 2, 2026

Denice Williams
228 Falmouth Way
Dover, DE 19904

Re: Appeal of Citation #26-00000570-01 and Related Fines – 228 Falmouth Way, Dover, DE 19904

Dear Ms. Williams,

We 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 302.8 – Motor Vehicles.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Thursday, April 9th, 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, available on a computer, smartphone, or by telephone. 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 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/4xv5kfcp>

Event number: 2533 467 1015

Event password: DOVER (if needed)

Sincerely,

A handwritten signature in blue ink, appearing to read "Arielle M. Rivera", is written over the word "Sincerely,".

Arielle Rivera
Assistant City Clerk

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

shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. *Siding* and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;

10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

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

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be

From: [Khalid Zerrad](#)
To: [City Clerks Office](#)
Subject: EXTERNAL: Case # 25-00003037
Date: Friday, April 17, 2026 12:14:34 PM
Attachments: [City of Dover Citation Hope House 03-31-2026.pdf](#)
Importance: High

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.

Good afternoon,

I'm writing to appeal the citation listed in the attached notice from the City of Dover.

We've already replaced the roof in question. Right now, we're wrapping up the bid documents so we can move forward with getting DHCA and NPS approvals.

With all this underway, I'm asking the City to review my appeal and dismiss the citation. If you need proof of the roof replacement or more details about the project, just let me know.

Thank you, and look forward to hearing from you.

Khalid
Capital Planning



April 28, 2026

Delaware State University
1200 North Dupont Highway
Dover, DE 19904

Re: Appeal of Citation #25-00003037 and Related Fines – 34 North State Street, Dover, DE 19904

Delaware State University Representative,

We have received your request to appeal the citation and fines related to the violation of the 2009 Property Maintenance Code Violation Chapter 3 - General Requirements, Section 304.2 - Protective Treatment.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been rescheduled for Wednesday, May 6th, 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, available on a computer, smartphone, or by telephone. 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 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/4cz3sxm8>

Event number: 2534 510 5026

Event password: DOVER (if needed)

Sincerely,

A handwritten signature in blue ink, appearing to read "Arielle M. Rivera", is written over a large, stylized blue circular graphic.

Arielle Rivera
Assistant City Clerk

cc: Dan Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Chief Code Enforcement Officer
John England, Code Enforcement Officer



April 21, 2026

Delaware State University
1200 North Dupont Highway
Dover, DE 19904

Re: Appeal of Citation #25-00003037 and Related Fines – 34 North State Street, Dover, DE 19904

Delaware State University Representative,

We have received your request to appeal the citation and fines related to the violation of the 2009 Property Maintenance Code Violation Chapter 3 - General Requirements, Section 304.2 - Protective Treatment.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Friday, May 1st, at 3:45 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, available on a computer, smartphone, or by telephone. 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 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/4cz3sxm8>

Event number: 2534 510 5026

Event password: DOVER (if needed)

Sincerely,

A handwritten signature in blue ink, appearing to read "Arielle M. Rivera", is written over the word "Sincerely,".

Arielle Rivera
Assistant City Clerk

cc: Dan Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Chief Code Enforcement Officer
John England, Code Enforcement Officer

April 20, 2026

Delaware State University
34 North State Street
Dover, DE 19904

Re: Appeal of Citation #25-00003037 and Related Fines – 34 North State Street, Dover, DE 19904

Delaware State University Representative,

We have received your request to appeal the citation and fines related to the violation of the 2009 Property Maintenance Code Violation Chapter 3 - General Requirements, Section 304.2 - Protective Treatment.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Friday, May 1st, at 3:45 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, available on a computer, smartphone, or by telephone. 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 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/4cz3sxm8>

Event number: 2534 510 5026

Event password: DOVER (if needed)

Sincerely,



Arielle Rivera
Assistant City Clerk

cc: Dan Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Chief Code Enforcement Officer
John England, Code Enforcement Officer

9589 0710 5270 1766 2389 63

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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25-3037

Item 2.

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

OFFICIAL USE

Certified Mail Fee	\$
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
10.13	
DELAWARE STATE UNIVERSITY	
1200 N DUPONT HWY	
DOVER DE 19901	



Postmark
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See Reverse for Instructions

Division of
Code Enforcement
15 Lookerman Plaza
Dover, DE 19901



Item 2.

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

ADDITIONAL NOTICE

March 31, 2026

DELAWARE STATE UNIVERSITY
1200 N DUPONT HWY
DOVER DE 19901

RE: Property Address: 34 N STATE ST
Tax Parcel Number: ED-05-077.05-01-370.000-000
Case Number: 25-00003037

Dear Sir/Madam:

On June 20, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 34 N STATE 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 an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **May 01, 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,

John England
Code Enforcement Officer

cc: File

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 6/23/25
LOCATION: EXTERIOR

NARRATIVE :
Make all repairs in a workmanship like manner.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 112 QUANTITY: 1
DESCRIPTION: 112 REPAIR PORCH DATE: 6/23/25
LOCATION: FRONT PORCH

NARRATIVE :
Repair rotted deck material.

ORDINANCE DESCRIPTION :
SECTION PM 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

CORRECTIVE ACTION REQUIRED :
Repair porch.

VIOLATION: 114 QUANTITY: 1
DESCRIPTION: 114 EXTERIOR SURFACES DATE: 6/23/25
LOCATION: EXTERIOR

NARRATIVE :
Repair all exterior rotting wood.

ORDINANCE DESCRIPTION :
SECTION 304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

ORDINANCE DESCRIPTION :

joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

CORRECTIVE ACTION REQUIRED :

Replace all deteriorated exterior surfaces and apply protective coating.

VIOLATION: 227 QUANTITY: 1
DESCRIPTION: 227 PAINT EXTERIOR SURFACES DATE: 6/23/25
LOCATION: EXTERIOR

NARRATIVE :

Remove all flaking paint and re-paint all exterior surfaces as needed.

ORDINANCE DESCRIPTION :

SECTION PM 304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

CORRECTIVE ACTION REQUIRED :

Prepare and paint exterior metal/wood surfaces.

VIOLATION: 249 QUANTITY: 1
DESCRIPTION: 249 REPAIR LEAKING ROOF DATE: 6/23/25
LOCATION: ROOF

NARRATIVE :

Repair leaking roof. Replace all aging roofing material.

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

ORDINANCE DESCRIPTION :

SECTION PM 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain.

CORRECTIVE ACTION REQUIRED :

Repair or replace the leaking roof







Division of
Code Enforcement
15 Lookerman Plaza
Dover, DE 19901

City of Dover



Item 2.

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

OFFICIAL CITATION

Citation # 25-00003037-02

DELAWARE STATE UNIVERSITY
1200 N DUPONT HWY
DOVER DE 19901

Location of Offense: 34 N STATE ST
Tax Parcel Number: ED-05-077.05-01-370.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: March 31, 2026
Date of Issue: March 31, 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 Lookerman Plaza, Dover, Delaware, before **May 01, 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.*

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

John England
Code Enforcement Officer

Violation: (X) Failure to repair/replace rotted deck material.

Sec No: DCO 22-221 / 2009 IPMC Section 304.2 Protective Treatment.

Fine as per code: \$200.00

9589 0710 5270 1766 2415 43

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\$

☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

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1200 N DUPONT HWY
DOVER DE 19901Postmark
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MAR 02 2020

3/30

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.

1. Article Addressed to:

DELAWARE STATE UNIVERSITY
1200 N DUPONT HWY
DOVER DE 19901

9590 9402 7900 2234 9812 38

2. Article Number (Transfer from service label)

9589 0710 5270 1766 2415 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

Vivian Loder

C. Date of Delivery

3/4/20

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ NoJE
25-3037

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Registered Mail Restricted Delivery (\$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

3/30

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

Domestic Return Receipt

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

SECOND NOTICE

February 26, 2026

DELAWARE STATE UNIVERSITY
1200 N DUPONT HWY
DOVER DE 19901

RE: Property Address: 34 N STATE ST
Tax Parcel Number: ED-05-077.05-01-370.000-000
Case Number: 25-00003037

Dear Sir/Madam:

On June 20, 2025, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 34 N STATE 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 an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **March 30, 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,

John England
Code Enforcement Officer

cc: File

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 6/23/25
LOCATION: EXTERIOR

NARRATIVE :
Make all repairs in a workmanship like manner.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 112 QUANTITY: 1
DESCRIPTION: 112 REPAIR PORCH DATE: 6/23/25
LOCATION: FRONT PORCH

NARRATIVE :
Repair rotted deck material.

ORDINANCE DESCRIPTION :
SECTION PM 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

CORRECTIVE ACTION REQUIRED :
Repair porch.

VIOLATION: 114 QUANTITY: 1
DESCRIPTION: 114 EXTERIOR SURFACES DATE: 6/23/25
LOCATION: EXTERIOR

NARRATIVE :
Repair all exterior rotting wood.

ORDINANCE DESCRIPTION :
SECTION 304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

ORDINANCE DESCRIPTION :

joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

CORRECTIVE ACTION REQUIRED :

Replace all deteriorated exterior surfaces and apply protective coating.

VIOLATION: 227	QUANTITY: 1
DESCRIPTION: 227 PAINT EXTERIOR SURFACES	DATE: 6/23/25
LOCATION: EXTERIOR	

NARRATIVE :

Remove all flaking paint and re-paint all exterior surfaces as needed.

ORDINANCE DESCRIPTION :

SECTION PM 304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

CORRECTIVE ACTION REQUIRED :

Prepare and paint exterior metal/wood surfaces.

VIOLATION: 249	QUANTITY: 1
DESCRIPTION: 249 REPAIR LEAKING ROOF	DATE: 6/23/25
LOCATION: ROOF	

NARRATIVE :

Repair leaking roof. Replace all aging roofing material.

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

ORDINANCE DESCRIPTION :

SECTION PM 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain.

CORRECTIVE ACTION REQUIRED : /

Repair or replace the leaking roof



Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of



Dover

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

OFFICIAL CITATION

Citation # 25-00003037-01

DELAWARE STATE UNIVERSITY
1200 N DUPONT HWY
DOVER DE 19901

Location of Offense: 34 N STATE ST
Tax Parcel Number: ED-05-077.05-01-370.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
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 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.*

John England
Code Enforcement Officer

Violation: (X) Failure to repair/replace rotted deck material.

Sec No: DCO 22-221 / 2009 IPMC Section 304.2 Protective Treatment.

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

June 23, 2025

DELAWARE STATE UNIVERSITY
1200 N DUPONT HWY
DOVER DE 19901

RE: Property address: 34 N STATE ST
Tax Parcel Number: ED-05-077.05-01-370.000-000
Case Number: 25-00003037

Dear Sir/Madam:

On June 20, 2025, Code Enforcement Officer John England with the City of Dover, Department of Inspections conducted an inspection at 34 N STATE ST.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **July 23, 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

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 6/23/25
LOCATION: EXTERIOR

NARRATIVE :

Make all repairs in a workmanship like manner.

ORDINANCE DESCRIPTION :

SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :

Make all repairs in a workmanship manner.

VIOLATION: 112 QUANTITY: 1
DESCRIPTION: 112 REPAIR PORCH DATE: 6/23/25
LOCATION: FRONT PORCH

NARRATIVE :

Repair rotted deck material.

ORDINANCE DESCRIPTION :

SECTION PM 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

CORRECTIVE ACTION REQUIRED :

Repair porch.

VIOLATION: 114 QUANTITY: 1
DESCRIPTION: 114 EXTERIOR SURFACES DATE: 6/23/25
LOCATION: EXTERIOR

NARRATIVE :

Repair all exterior rotting wood.

ORDINANCE DESCRIPTION :

SECTION 304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

ORDINANCE DESCRIPTION :

joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

CORRECTIVE ACTION REQUIRED :

Replace all deteriorated exterior surfaces and apply protective coating.

VIOLATION: 227 QUANTITY: 1
DESCRIPTION: 227 PAINT EXTERIOR SURFACES DATE: 6/23/25
LOCATION: EXTERIOR

NARRATIVE :

Remove all flaking paint and re-paint all exterior surfaces as needed.

ORDINANCE DESCRIPTION :

SECTION PM 304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

CORRECTIVE ACTION REQUIRED :

Prepare and paint exterior metal/wood surfaces.

VIOLATION: 249 QUANTITY: 1
DESCRIPTION: 249 REPAIR LEAKING ROOF DATE: 6/23/25
LOCATION: ROOF

NARRATIVE :

Repair leaking roof. Replace all aging roofing material.

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 25-00003037
PROPERTY ADDRESS 34 N STATE ST

Item 2.

ORDINANCE DESCRIPTION :

SECTION PM 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain.

CORRECTIVE ACTION REQUIRED :

Repair or replace the leaking roof





England IV, John G

From: England IV, John G
Sent: Monday, June 23, 2025 11:41 AM
To: 'bpratt@desu.edu'
Cc: Kopp, Eddie L; Duca, Sharon; Melson-Williams, Dawn
Subject: 34 N State St.
Attachments: IMG_1279.JPG; IMG_1278.JPG; IMG_1253.JPG; IMG_1248.JPG; IMG_1247.JPG

Subject: Follow-Up on Property at 34 N State St.

Good morning, Bernard,

Thank you for your prompt response to my initial phone call on Friday.

As discussed in our phone conversation today regarding the situation that was brought to my attention on Friday, June 20, 2025, concerning the roof:

I have requested that all work being done on the roof be secured to ensure no materials are at risk of blowing off and potentially injuring someone on the ground. At this time, there is already roofing material observed on the ground.

I have initiated two separate cases for this property.

- The first case pertains to **exterior property maintenance violations**, which I noted during my inspection. I understand the property is scheduled for renovation, as indicated by the prominent Historic Preservation Fund sign posted out front.
- The second case involves a **Stop Work Order**, which has been posted on the front door due to the absence of valid permits for the renovation and roofing work currently underway.

Once valid permits are obtained for the renovations, I will proceed to close the first case regarding exterior maintenance, as those issues should be addressed during the renovation process.

Please ensure the site is secured as soon as possible to prevent any safety hazards.

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: Khalid Zerrad <KZerrad@desu.edu>
Sent: Tuesday, July 8, 2025 11:11 AM
To: England IV, John G
Cc: Bernard Pratt; Salina Spencer; Kevin Willis
Subject: EXTERNAL: Response to the City of Dover
Attachments: COD-Exhibits C_2500003037.pdf; COD-Exhibits B_25-00003069.pdf; COD-Exhibits A_25-00003070.pdf; Hope House Permit App for roof repairs.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

John,

It was a pleasure speaking with you yesterday. As we discussed, please take a moment to review my comments regarding the three case numbers issued against Delaware State University.

Exhibit A _ Case No. 25-00003070

This building is occupied and currently used by the Food Bank for students and staff.

The Survivors of Sexual Assault in Recovery (SOAR) will be using an office for counseling two to three days a week. Programming will specifically begin again when the fall semester starts, as our students are currently online.

Exhibit B _ Case No. 25-00003069

The Permit application was submitted to the City of Dover (see the attached document), and the roof repairs have been executed; work is now complete.

Exhibit C _ Case No. 25-00003037

The deficiencies noted on the violation form are being addressed.

We are currently developing a comprehensive design to resolve all issues related to the building envelope. Once the design is complete, DSU will proceed with bidding and awarding the project, after which remediation work will begin. We will keep you updated on the progress.

Please do not hesitate to contact me if you have any questions. I would also appreciate confirmation of receipt of this email.

Thanks

Best regards,

Khalid Zerrad

Sr. Project Manager
Planning & Construction

E: kzerrad@desu.edu | O: 302.857.7085 M 302.535.3809

1200 N. DuPont Highway, Dover, DE 19901 | desu.edu

WebEx Meeting URL: <https://desu.webex.com/meet/kzerrad>



DISCLAIMER: If you are not the intended recipient, please notify us immediately by replying to this message and then delete this message from your system. Suppose the reader of this message is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient. If you are a result of this, be notified that any examination, use, dissemination, distribution, or copying of this communication or any part thereof is strictly prohibited. Thank you so much for being so cooperative.

England IV, John G

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Sent: Tuesday, July 8, 2025 11:11 AM
To: England IV, John G
Cc: Bernard Pratt; Salina Spencer; Kevin Willis
Subject: EXTERNAL: Response to the City of Dover
Attachments: COD-Exhibits C_2500003037.pdf; COD-Exhibits B_25-00003069.pdf; COD-Exhibits A_25-00003070.pdf; Hope House Permit App for roof repairs.pdf

Follow Up Flag: Follow up
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Please do not hesitate to contact me if you have any questions. I would also appreciate confirmation of receipt of this email.

Thanks

Best regards,

Khalid Zerrad

Sr. Project Manager

Planning & Construction

E: kzerrad@desu.edu | O: 302.857.7085 M 302.535.3809

1200 N. DuPont Highway, Dover, DE 19901 | desu.edu

WebEx Meeting URL: <https://desu.webex.com/meet/kzerrad>



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04/27/2026 15:07

Historic Preservation Fund

National Black College and University Initiative
Program

Renovation of the Flood House

The project is being completed in part by a grant from the
Department of the Interior, Department of the Interior
National Black College and University Initiative

04/27/2026 15:07

fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT

108.1 General. When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is

likely to partially or completely collapse, or to become *detached* or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.

7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the *code official* is authorized to



April 28, 2026

Ms. Jocelyn B. Jones
828 Forest Street
Dover, DE 19904

Re: Appeal of Citation #24-00004918-07 and Related Fines – 826 Forest Street, Dover, DE 19904

Dear Ms. Jones,

We have received your request to appeal the citation and fines related to the violation of the 2009 Property Maintenance Code Violation Chapter 1 - Scope and Administration, Section 108.1 - General.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been rescheduled for Wednesday, May 6th, 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, available on a computer, smartphone, or by telephone. 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 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/4cz3sxm8>

Event number: 2534 510 5026

Event password: DOVER (if needed)

Sincerely,

A handwritten signature in blue ink, appearing to read "Arielle Rivera", is written over a faint, larger signature.

Arielle Rivera
Assistant City Clerk

cc: Dan Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Chief Code Enforcement Officer
John England, Code Enforcement Officer



April 20, 2026

Ms. Jocelyn B. Jones
826 Forest Street
Dover, DE 19904

Re: Appeal of Citation #24-00004918-07 and Related Fines – 826 Forest Street, Dover, DE 19904

Dear Ms. Jones,

We have received your request to appeal the citation and fines related to the violation of the 2009 Property Maintenance Code Violation Chapter 1 - Scope and Administration, Section 108.1 - General.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Friday, May 1st, at 3:45 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, available on a computer, smartphone, or by telephone. 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 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/4cz3sxm8>

Event number: 2534 510 5026

Event password: DOVER (if needed)

Sincerely,

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

Arielle Rivera
Assistant City Clerk

cc: Dan Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Chief Code Enforcement Officer
John England, Code Enforcement Officer

Appeal

4/2/2026

Citation # 24-00004918-07
EB-05-076.12-01-160.000-000Jocelyn B. Jones
826 Forest Street
Dover, DE 19904

RECEIVED

APR 02 2026

OFFICE OF THE CITY CLERK

To Whom It May Concern:

I am writing to appeal the decision to charge me \$1000.00 for each code violation while work is in progress. The City of Dover Electric Company will not turn on the electric with bills that are outstanding. The taxes were paid within a year period plus the vacant building fee was added. After 6 months another vacant building fee was added which created a financial hardship. So, how do I meet the standards of turning on the electric with paying for repair fee (code violations) and how am I supposed to turn on the electric when the bills are being doubled in a short amount of time. As far as code violations: the property is condemned due to lack of utilities. The utilities cannot be turned on until the created outstanding

Appeal

4/2/2026

Item 3.

bills are paid. The building is secured, all doors are locked, and opening windows are boarded. The broken window has been secured and is functioning. Electrical inspection has been completed. All outside repairs have been completed in a workmanship like manner. The hot water heater has been purchased and will be installed. The water service and utility service cannot be connected until the outstanding bills are paid. These code violations created a double standard and financial hardship. The tax bill will be paid by the end of June.

Jocelyn B. Jones

Jocelyn B. Jones

(302) 943-9684

jocelynjb7@yahoo.com

England IV, John G

From: Wheeler, Crystal L
Sent: Thursday, April 2, 2026 12:10 PM
To: England IV, John G; Kopp, Eddie L
Cc: City Clerks Office; Duca, Sharon
Subject: Request for Citation - Review of Appeal - 826 Forest Street - Jocelyn Jones
Attachments: Jones Appeal.pdf

Good afternoon

Attached, please find an appeal that the City Clerk's Office has received from Jocelyn Jones regarding the property located at 826 Forest 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 or the Code Board of Appeals.

Thank you,

Crystal Wheeler

Assistant to the Director of Council Affairs and Constituent Services/FOIA Coordinator
City Clerk's Office – City of Dover
15 Loockerman Plaza
P.O. Box 475
Dover, DE 19901
P: (302) 736-4462
cwheeler@dover.de.us



England IV, John G

From: England IV, John G
Sent: Tuesday, March 24, 2026 8:28 AM
To: 'jocelyn jones'
Cc: Kopp, Eddie L; Duca, Sharon
Subject: RE: EXTERNAL: Property 826

Good morning, Jocelyn

Regarding 826 Forest St. Case #24-4918

Unfortunately, I can't waive the \$1000.00 fee imposed, as it's been almost 1 year since we did our interior inspection and the building is still condemned and vacant with no utilities. The building also has a Vacant Building case #21-1130 and has never had electric service since you have owned the property.

You can appeal code enforcement's decision by submitting to the City Clerk's office in writing, a request for an appeal by the Construction and Property Maintenance Code Board of Appeals. This request must be submitted by April 2, 2026.

Respectfully,

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



From: jocelyn jones <jocelynb7@yahoo.com>
Sent: Monday, March 23, 2026 10:40 PM
To: England IV, John G <jengland@dover.de.us>
Subject: EXTERNAL: Property 826

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.

Property Address: 826 Forest Street
 Tax Parcel Number: ED-05-076.12-01-160.000-000
 Case Number: 24-00004918

To whom it may concern,

I have been working on the inside of the building. With limited funds, I am unable to address everything at once.

I can only address one thing at a time, but I am addressing the issues. Can you please take into consideration that I am working on it and not just sitting idle with the things that need to be completed? I ask if you can reconsider the last fees, because I have been addressing the inside of the building. Here I have provided pictures to show in good faith that I have started to address the items mentioned, which are keeping me from opening up. I am trying to do one thing at a time as money allows it to be completed.

Best,
Jocelyn Jones
302-943-9684

[Yahoo Mail: Search, Organize, Conquer](#)

Item 3.

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

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0008035008 MAR 03 2026

POSTED
3/18/26
@ 9:24

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

19904-051 ALK
19903-0475

NIXIE 171 FE 1 0003/15/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 19903047575 *2027-02244-06-30

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 X ☐ Agent ☐ Addressee
1. Article Addressed to: JOCELYN B & JONES JONES, DWAYNE E 1320 COLLEGE RD DOVER DE 19904	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1766 2376 45	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No JE 24-4918
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

9589 0710 5270 1766 2376 45

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Domestic Mail Only

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

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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 \$

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JE 24-4918

MAR 03 2026

DOVER DE

4/2

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover



Item 3.

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

ADDITIONAL NOTICE

March 2, 2026

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

RE: Property Address: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Case Number: 24-00004918

Dear Sir/Madam:

On December 17, 2024, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 826 FOREST 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 an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **April 02, 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 "John England", is written over a horizontal line.

John England
Code Enforcement Officer

cc: File

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

This property is condemned due to the lack of utilities to the property and vacant since 1-2-2020. Make all necessary repairs and restore utilities. Contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :

SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :

The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

Property must remain secure.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :

Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 REPAIR WINDOW DATE: 12/17/24
LOCATION: WINDOW

NARRATIVE :

CONTINUED

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE :
Repair/replace broken window that has plywood covering the opening.

ORDINANCE DESCRIPTION :
SECTION PM 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

CORRECTIVE ACTION REQUIRED :
Replace or repair the window(s).

VIOLATION: 601 QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :
Restore electric to the property.

ORDINANCE DESCRIPTION :
SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :
This property is condemned until the electrical service is restored.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :
Obtain an electrical inspection for the property. The electrical inspection must be completed by a licensed electrical inspector recognized by the Delaware State Fire

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE :
Marshal s Office.

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 :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Make all repairs in a workmanship like manner,

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 400 QUANTITY: 1
DESCRIPTION: 400 PROVIDE HOT WATER DATE: 12/17/24
LOCATION: WATER HEATER

NARRATIVE :
Provide hot water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F.

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

CORRECTIVE ACTION REQUIRED :
Provide hot water.

VIOLATION: 401 QUANTITY: 1
DESCRIPTION: 401 RESTORE WATER SERVICE DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Restore active water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CORRECTIVE ACTION REQUIRED :
Restore water service.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 24-00004918-07

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Location of Offense: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: March 2, 2026
Date of Issue: March 2, 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 02, 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.**

John England
Code Enforcement Officer

Violation: (X) Failure to bring the building into a safe, sanitary & habitable condition.

Sec No: DCO Article XI Dangerous Buildings / 2009 IPMC 108.1 General.

Fine as per code: \$1000.00

Item 3.

City of Dover
PO BOX 475
DE 19903-0475
DEPARTMENT



9589 0710 5270 1820 9607 86

FIRST-CLASS



RECEIVED
FEB 17 2026

BY: _____

POSTED
2/18/26
@9:59

JOCELYN & DWAYNE JONES
1320 COLLEGE RD
DOVER DE 19904

UTF
19903>0475

NIXIE 171 FE 1 0802/10/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 19903047575 *8319-00800-07-34

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. *JE*
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOCELYN & DWAYNE JONES
1320 COLLEGE RD
DOVER DE 19904



9590 9402 7900 2234 9563 80

2. Article Number (Transfer from service label)

9589 0710 5270 1820 9607 86

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

3. Service Type *24-4918*

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☒ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

all Restricted Delivery
(over \$500)

3/2

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

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

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

\$

Total

\$

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Stre

City

JOCELYN & DWAYNE JONES
1320 COLLEGE RD
DOVER DE 19904

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1820 9607 86



Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of



Dover

Item 3.

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

ADDITIONAL NOTICE

January 29, 2026

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

RE: Property Address: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Case Number: 24-00004918

Dear Sir/Madam:

On December 17, 2024, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 826 FOREST 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 an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **March 02, 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 "John England".

John England
Code Enforcement Officer

cc: File

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

This property is condemned due to the lack of utilities to the property and vacant since 1-2-2020. Make all necessary repairs and restore utilities. Contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :

SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :

The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

Property must remain secure.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :

Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 REPAIR WINDOW DATE: 12/17/24
LOCATION: WINDOW

NARRATIVE :

CONTINUED

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE :

Repair/replace broken window that has plywood covering the opening.

ORDINANCE DESCRIPTION :

SECTION PM 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

CORRECTIVE ACTION REQUIRED :

Replace or repair the window(s).

VIOLATION: 601 QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Restore electric to the property.

ORDINANCE DESCRIPTION :

SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :

This property is condemned until the electrical service is restored.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Obtain an electrical inspection for the property. The electrical inspection must be completed by a licensed electrical inspector recognized by the Delaware State Fire

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :
Marshal s Office.

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 :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Make all repairs in a workmanship like manner,

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 400 QUANTITY: 1
DESCRIPTION: 400 PROVIDE HOT WATER DATE: 12/17/24
LOCATION: WATER HEATER

NARRATIVE :
Provide hot water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F.

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

CORRECTIVE ACTION REQUIRED :
Provide hot water.

VIOLATION: 401 QUANTITY: 1
DESCRIPTION: 401 RESTORE WATER SERVICE DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Restore active water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CORRECTIVE ACTION REQUIRED :
Restore water service.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover



Item 3.

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

OFFICIAL CITATION

Citation # 24-00004918-06

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Location of Offense: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: January 29, 2026
Date of Issue: January 29, 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 02, 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.

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

John England
Code Enforcement Officer

Violation: (X) Failure to bring the building into a safe, sanitary & habitable condition.

Sec No: DCO Article XI Dangerous Buildings / 2009 IPMC 108.1 General.

Fine as per code: \$1000.00

Item 3. City of Dover
PO BOX 475
VER, DE 19903-0475
INSPECTIONS
DEPARTMENT

POSTED
1/12/26
2:44

9589 0710 5270 1766 2378 67

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

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J

NIXIE 171 DE 1 0001/07/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 19903047575 *2027-00779-02-33

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19903047575

WILMINGTON DE 197
2 JAN 2026 PM 3 L

FIRST CLASS



US POSTAGE PITNEY BOWES
ZIP 19904 \$010.730
02 7W
0008035008 DEC 31 2025

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 X ☐ Agent ☐ Addressee	
1. Article Addressed to: JOCELYN B & JONES JONES, DWAYNE E 1320 COLLEGE RD DOVER DE 19904		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1766 2378 67		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No JE 24-4918	
 9590 9402 7900 2234 9559 18		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
Domestic Return Receipt		1/29	

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

9589 0710 5270 1766 2378 67

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

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

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
\$
10.73

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Postmark Here
JE
24-4918
1/29

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



Item 3.

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

ADDITIONAL NOTICE

December 29, 2025

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

RE: Property Address: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Case Number: 24-00004918

Dear Sir/Madam:

On December 17, 2024, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 826 FOREST 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 an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **January 29, 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,

John England
Code Enforcement Officer

cc: File

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

This property is condemned due to the lack of utilities to the property and vacant since 1-2-2020. Make all necessary repairs and restore utilities. Contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :

SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :

The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

Property must remain secure.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :

Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 REPAIR WINDOW DATE: 12/17/24
LOCATION: WINDOW

NARRATIVE :

CONTINUED

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :

Repair/replace broken window that has plywood covering the opening.

ORDINANCE DESCRIPTION :

SECTION PM 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

CORRECTIVE ACTION REQUIRED :

Replace or repair the window(s).

VIOLATION: 601 QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Restore electric to the property.

ORDINANCE DESCRIPTION :

SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :

This property is condemned until the electrical service is restored.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Obtain an electrical inspection for the property. The electrical inspection must be completed by a licensed electrical inspector recognized by the Delaware State Fire

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :
Marshal s Office.

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 :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Make all repairs in a workmanship like manner,

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 400 QUANTITY: 1
DESCRIPTION: 400 PROVIDE HOT WATER DATE: 12/17/24
LOCATION: WATER HEATER

NARRATIVE :
Provide hot water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F.

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

CORRECTIVE ACTION REQUIRED :
Provide hot water.

VIOLATION: 401 QUANTITY: 1
DESCRIPTION: 401 RESTORE WATER SERVICE DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Restore active water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CORRECTIVE ACTION REQUIRED :
Restore water service.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 24-00004918-05

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Location of Offense: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: December 29, 2025
Date of Issue: December 29, 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 **January 29, 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.*

John England
Code Enforcement Officer

Violation: (X) Failure to bring the building into a safe, sanitary & habitable condition.

Sec No: DCO Article XI Dangerous Buildings / 2009 IPMC 108.1 General.

Fine as per code: \$1000.00

CERTIFIED MAIL

Item 3.

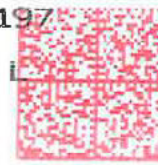
City of Dover
PO BOX 475
VER. DE 19903-0475
INSPECTIONS
DEPARTMENT



9589 0710 5270 1820 9615 85

WILMINGTON DE 197
2 DEC 2025 PM 3 L

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US POSTAGE PAID PITNEY BOWES
ZIP 19904 \$010.73⁰⁰
02 7W
0008035008 DEC 01 2025

JOCELYN B & DWAYNE E JONES
1320 COLLEGE RD
DOVER DE 19904

Handwritten in blue ink:
Vae
C-18

Handwritten in black ink:
POSTED
12/19/25
11:05

171 EE 1 2212/22/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

19904-0475 ANK
19903-0475

BC: 19983047575 *2027-02385-02-26



94

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 X ☐ Agent ☐ Addressee	
1 Article Addressed to: JOCELYN B & DWAYNE E JONES 1320 COLLEGE RD DOVER DE 19904		B. Received by (Printed Name)	C. Date of Delivery
 9590 9402 7900 2234 9575 92		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No JE 24-4918	
2. Article Number (Transfer from service label) 9589 0710 5270 1820 9615 85		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 1820 9615 85

U.S. Postal Service™

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

OFFICIAL USE

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 \$ 10.73

JOCELYN B & DWAYNE E JONES
1320 COLLEGE RD
DOVER DE 19904



INSPECTIONS
DEPARTMENT
JE
24-4918
12/29
for instructions

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover



Item 3.

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

ADDITIONAL NOTICE

November 25, 2025

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

RE: Property Address: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Case Number: 24-00004918

Dear Sir/Madam:

On December 17, 2024, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 826 FOREST 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 an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **December 29, 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,

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

John England
Code Enforcement Officer

cc: File

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

This property is condemned due to the lack of utilities to the property and vacant since 1-2-2020. Make all necessary repairs and restore utilities. Contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :

SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :

The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

Property must remain secure.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :

Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 REPAIR WINDOW DATE: 12/17/24
LOCATION: WINDOW

NARRATIVE :

CONTINUED

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE :

Repair/replace broken window that has plywood covering the opening.

ORDINANCE DESCRIPTION :

SECTION PM 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

CORRECTIVE ACTION REQUIRED :

Replace or repair the window(s).

VIOLATION: 601 QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Restore electric to the property.

ORDINANCE DESCRIPTION :

SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :

This property is condemned until the electrical service is restored.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Obtain an electrical inspection for the property. The electrical inspection must be completed by a licensed electrical inspector recognized by the Delaware State Fire

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE :
Marshal s Office.

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 :
Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Make all repairs in a workmanship like manner,

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 400 QUANTITY: 1
DESCRIPTION: 400 PROVIDE HOT WATER DATE: 12/17/24
LOCATION: WATER HEATER

NARRATIVE :
Provide hot water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F.

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

CORRECTIVE ACTION REQUIRED :
Provide hot water.

VIOLATION: 401 QUANTITY: 1
DESCRIPTION: 401 RESTORE WATER SERVICE DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Restore active water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CORRECTIVE ACTION REQUIRED :
Restore water service.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 24-00004918-04

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Location of Offense: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: November 25, 2025
Date of Issue: November 25, 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 29, 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.*

John England
Code Enforcement Officer

Violation: (X) Failure to bring the building into a safe, sanitary & habitable condition.

Sec No: DCO Article XI Dangerous Buildings / 2009 IPMC 108.1 General.

Fine as per code: \$500.00

UT224I04

CITY OF DOVER
Customer / Location Selection

11/25
14:06 Item 3.

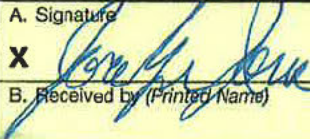
Location ID :
Location address : 826 FOREST ST

Type options, press Enter.

	1=Select	Customer ID	Amount Due	Sts	Init Date	Term Date	ARP
Opt	Customer Name						
-	E & J WEST DOVER LIQUORS			C	3/31/95	1/02/20	
-	SEDULE, JOSEPH			F	9/14/94	3/31/95	

F3=Exit F8=Sort by Init Date F12=Cancel

Bottom

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  B. Received by (Printed Name) _____ C. Date of Delivery _____	
1. Article Addressed to: JOCELYN & DWAYNE JONES 1320 COLLEGE RD DOVER DE 19904		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No JE 24-4918	
2. Article Number (Transfer from service label) 9590 9402 7904 2234 6512 67		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 8/25	

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

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9589 0710 5270 1820 9568 64

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

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

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 \$ 10.73

JOCELYN & DWAYNE JONES
1320 COLLEGE RD
DOVER DE 19904

DOVER DE 19901
JUL 28 2022
INSPECTIONS
DEPARTMENT
JE
24-4918
8/25

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover



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

FIFTH NOTICE

July 24, 2025

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

RE: Property Address: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Case Number: 24-00004918

Dear Sir/Madam:

On December 17, 2024, Code Enforcement Officer John England with the City of Dover; Department of Inspections conducted an inspection at 826 FOREST 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 an additional Citation for failure to correct the violation(s). An additional inspection must be scheduled by **August 25, 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,

A handwritten signature in black ink, appearing to read "John England", is written over the printed name.

John England
Code Enforcement Officer

cc: File

CONTRACTOR
FOR EXTERIOR
ANTHONY ROBERTS
302-612-5975

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

- This property is condemned due to the lack of utilities to the property and vacant since 1-2-2020. Make all necessary repairs and restore utilities. Contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :

SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :

The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

Property must remain secure.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :

Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 244 QUANTITY: 1
DESCRIPTION: 244 REPAIR SOFFIT DATE: 12/17/24
LOCATION: SOFFITT

NARRATIVE :

CONTINUED

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :
Repair missing soffitt.

ORDINANCE DESCRIPTION :
SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :
Repair soffit areas.

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 REPAIR WINDOW DATE: 12/17/24
LOCATION: WINDOW

NARRATIVE :
Repair/replace broken window that has plywood covering the opening.

ORDINANCE DESCRIPTION :
SECTION PM 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

CORRECTIVE ACTION REQUIRED :
Replace or repair the window(s).

VIOLATION: 601 QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :
Restore electric to the property.

ORDINANCE DESCRIPTION :
SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

ORDINANCE DESCRIPTION :

essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :

This property is condemned until the electrical service is restored.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Obtain an electrical inspection for the property. The electrical inspection must be completed by a licensed electrical inspector recognized by the Delaware State Fire Marshal s Office.

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 :

Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 236A QUANTITY: 1
DESCRIPTION: 236A EXTERIOR WALLS DATE: 12/17/24
LOCATION: EXTERIOR WALL

NARRATIVE :

Repair the broken block wall at the roof line.

ORDINANCE DESCRIPTION :

SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :

Repair exterior walls.

VIOLATION: 242 QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING DATE: 12/17/24
LOCATION: WALL SIDING

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE : CONTINUED
Repair/replace wall siding and or foundation covering.

ORDINANCE DESCRIPTION :
SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :
Repair or replace all damaged and/or missing exterior wall siding.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Make all repairs in a workmanship like manner,

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 400 QUANTITY: 1
DESCRIPTION: 400 PROVIDE HOT WATER DATE: 12/17/24
LOCATION: WATER HEATER

NARRATIVE :
Provide hot water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F.

CORRECTIVE ACTION REQUIRED :
Provide hot water.

VIOLATION: 401 QUANTITY: 1
DESCRIPTION: 401 RESTORE WATER SERVICE DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :

Restore active water to the building.

ORDINANCE DESCRIPTION :

SECTION PM 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CORRECTIVE ACTION REQUIRED :

Restore water service.

VIOLATION: 112 QUANTITY: 1
DESCRIPTION: 112 REPAIR PORCH DATE: 12/17/24
LOCATION: FRONT OVERHANG

NARRATIVE :

Repair/replace the front door overhang.

ORDINANCE DESCRIPTION :

✓ SECTION PM 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

CORRECTIVE ACTION REQUIRED :

Repair porch.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 24-00004918-03

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Location of Offense: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: July 24, 2025
Date of Issue: July 24, 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, prior to August 25, 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 get in touch with 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 bring the building into a safe, sanitary & habitable condition.

Sec No: DCO Article XI Dangerous Buildings / 2009 IPMC 108.1 General.

Fine as per code: \$300.00

CERTIFIED MAIL

Item 3.

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

INSTRUCTIONS
DEPARTMENT



9589 0710 5270 1820 9521 94

JOCELYN B & DWAYNE E JONES
1320 COLLEGE RD
DOVER DE 19904

*TO
JN
4/13/12*

*POSTED
6/4/25
@ 9:20*

199030475 UNCL
199030475

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWES

ZIP 19904 \$ 009.92⁰
02 7W
0008035008 APR 28 2025

NIXIE 171 DE 1 0005/29/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 19903047575 *0927-03228-28-37

111

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. 1. Article Addressed to: JOCELYN B & DWAYNE E JONES 1320 COLLEGE RD DOVER DE 19904		A. Signature X ☐ Agent ☐ Addressee	
2. Article Number (Transfer from service label) 9589 0710 5270 1820 9521 94		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 JE 24-4918	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 7/23	

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JOCELYN B & DWAYNE E JONES 1320 COLLEGE RD DOVER DE 19904	

INSPECTIONS
DEPARTMENT

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JE
24-4918
5/23

for Instructions

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

FOURTH NOTICE

April 23, 2025

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

RE: Property Address: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Case Number: 24-00004918

Dear Sir/Madam:

On December 17, 2024, Code Enforcement Officer with the City of Dover, Department of Inspections conducted an inspection at 826 FOREST 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 an additional Citation for failure to correct the violation(s). An additional inspection must be scheduled by **May 23, 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

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

This property is condemned due to the lack of utilities to the property and vacant since 1-2-2020. Make all necessary repairs and restore utilities. Contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :

SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :

The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

Property must remain secure.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :

Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 244 QUANTITY: 1
DESCRIPTION: 244 REPAIR SOFFIT DATE: 12/17/24
LOCATION: SOFFITT

NARRATIVE :

CONTINUED

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :
Repair missing soffitt.

ORDINANCE DESCRIPTION :
SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :
Repair soffit areas.

VIOLATION: 375	QUANTITY: 1
DESCRIPTION: 375 REPAIR WINDOW	DATE: 12/17/24
LOCATION: WINDOW	

NARRATIVE :
Repair/replace broken window that has plywood covering the opening.

ORDINANCE DESCRIPTION :
SECTION PM 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

CORRECTIVE ACTION REQUIRED :
Replace or repair the window(s).

VIOLATION: 601	QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE	DATE: 12/17/24
LOCATION: ELECTRIC	

NARRATIVE :
Restore electric to the property.

ORDINANCE DESCRIPTION :
SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

ORDINANCE DESCRIPTION :

essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :

This property is condemned until the electrical service is restored.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Obtain an electrical inspection for the property. The electrical inspection must be completed by a licensed electrical inspector recognized by the Delaware State Fire Marshal s Office.

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 :

Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 236A QUANTITY: 1
DESCRIPTION: 236A EXTERIOR WALLS DATE: 12/17/24
LOCATION: EXTERIOR WALL

NARRATIVE :

Repair the broken block wall at the roof line.

ORDINANCE DESCRIPTION :

SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :

Repair exterior walls.

VIOLATION: 242 QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING DATE: 12/17/24
LOCATION: WALL SIDING

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE : CONTINUED
Repair/replace wall siding and or foundation covering.

ORDINANCE DESCRIPTION :
SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :
Repair or replace all damaged and/or missing exterior wall siding.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Make all repairs in a workmanship like manner,

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 400 QUANTITY: 1
DESCRIPTION: 400 PROVIDE HOT WATER DATE: 12/17/24
LOCATION: WATER HEATER

NARRATIVE :
Provide hot water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F.

CORRECTIVE ACTION REQUIRED :
Provide hot water.

VIOLATION: 401 QUANTITY: 1
DESCRIPTION: 401 RESTORE WATER SERVICE DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :

Restore active water to the building.

ORDINANCE DESCRIPTION :

SECTION PM 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CORRECTIVE ACTION REQUIRED :

Restore water service.

VIOLATION: 112	QUANTITY: 1
DESCRIPTION: 112 REPAIR PORCH	DATE: 12/17/24
LOCATION: FRONT OVERHANG	

NARRATIVE :

Repair/replace the front door overhang.

ORDINANCE DESCRIPTION :

SECTION PM 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

CORRECTIVE ACTION REQUIRED :

Repair porch.

Division of
Code Enforcement
15 Looekerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 24-00004918-02

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Location of Offense: 826 FOREST ST
Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: April 23, 2025
Date of Issue: April 23, 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 Looekerman Plaza, Dover, Delaware prior to May 23, 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 bring the building into a safe, sanitary & habitable condition.

Sec No: DCO Article XI Dangerous Buildings / 2009 IPMC 108.1 General.

Fine as per code: \$200.00

England IV, John G

From: England IV, John G
Sent: Thursday, January 30, 2025 4:09 PM
To: Duca, Sharon
Cc: Kopp, Eddie L
Subject: 826 Forest St
Attachments: 20250130 Case History.docx; 20250130 Case #24-4919.pdf

Tracking:	Recipient	Delivery
	Duca, Sharon	Delivered: 1/30/2025 4:10 PM
	Kopp, Eddie L	Delivered: 1/30/2025 4:10 PM

Hello Sharon,

I created a Case history for this property for your review.
I also attached the condemnation case including violations and pictures.

We can chat after you review these.

Regards,

John England

Code Enforcement Officer / Inspector II

ICC-PMHI

City of Dover

15 Loockerman Plaza

Dover, DE. 19901

302-736-7015 P

jengland@dover.de.us



826 FOREST ST.

Owner: Sarah E Jones

Case #20-1384 - VBO

6/5/2020, Case opened - No Electric/Utilities since 1/2/2020

7/7/2020, Invoice \$375.00

9/3/2020, Fee not paid, transferred to customer service

4/9/2021, Case closed "Transfer of Ownership"

Sarah E Jones to Jocelyn B. & Dwayne E. Jones.

Owner: Jocelyn B. & Dwayne E. Jones

Case #21-1130 - VBO

4/9/2021, Case opened – No Electric/Utilities since 1/2/2020

5/17/2021, Invoice \$375.00 – 1st Year

6/16/2021, Fee not paid, transferred to customer service

5/17/2022, Invoice \$750.00 – 2nd Year

6/17/2022, Fee not paid, transferred to customer service

5/22/2023, Invoice \$1500.00 – 3rd Year

6/21/2023, Fee not paid, transferred to customer service

5/17/2024, Invoice \$3000.00 – 4th Year

6/18/2024, Fee not paid, transferred to customer service

**5/17/2025, Next invoice \$5000.00 – 5th Year

Owner: Jocelyn B. & Dwayne E. Jones

Case #24-4918 – Building Condemnation

12/17/2024, Case opened up

1/31/2025, Follow up

2/5/2025, 2nd Notice and \$100.00 citation

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 ☒ Agent ☐ Addressee	
1. Article Addressed to: JOCELYN & DWAYNE JONES 1320 COLLEGE RD DOVER DE 19904		B. Received by (Printed Name) C. Date of Delivery FEB 18 2025	
2. Article Number (Transfer from service label) 9590 9402 7904 2234 6631 23		D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type 24-4918 ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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☐ Adult Signature Restricted Delivery \$
 Postage \$
 To \$
 JOCELYN & DWAYNE JONES
 1320 COLLEGE RD
 DOVER DE 19904

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

SECOND NOTICE

February 5, 2025

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Loc ID #9598

RE: Property Address: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Case Number: 24-00004918

Dear Sir/Madam:

On December 17, 2024, Code Enforcement Officer John England with the City of Dover, Department of Inspections conducted an inspection at 826 FOREST 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 **March 05, 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

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

This property is condemned due to the lack of utilities to the property and vacant since 1-2-2020. Make all necessary repairs and restore utilities. Contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :

SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :

The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

Property must remain secure.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :

Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 244 QUANTITY: 1
DESCRIPTION: 244 REPAIR SOFFIT DATE: 12/17/24
LOCATION: SOFFITT

NARRATIVE :

CONTINUED

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :
Repair missing soffitt.

ORDINANCE DESCRIPTION :
SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :
Repair soffit areas.

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 REPAIR WINDOW DATE: 12/17/24
LOCATION: WINDOW

NARRATIVE :
Repair/replace broken window that has plywood covering the opening.

ORDINANCE DESCRIPTION :
SECTION PM 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

CORRECTIVE ACTION REQUIRED :
Replace or repair the window(s).

VIOLATION: 601 QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :
Restore electric to the property.

ORDINANCE DESCRIPTION :
SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

ORDINANCE DESCRIPTION :

essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :

This property is condemned until the electrical service is restored.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Obtain an electrical inspection for the property. The electrical inspection must be completed by a licensed electrical inspector recognized by the Delaware State Fire Marshal s Office.

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 :

Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 236A QUANTITY: 1
DESCRIPTION: 236A EXTERIOR WALLS DATE: 12/17/24
LOCATION: EXTERIOR WALL

NARRATIVE :

Repair the broken block wall at the roof line.

ORDINANCE DESCRIPTION :

SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :

Repair exterior walls.

VIOLATION: 242 QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING DATE: 12/17/24
LOCATION: WALL SIDING

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE : CONTINUED
Repair/replace wall siding and or foundation covering.

ORDINANCE DESCRIPTION :
SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes,breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :
Repair or replace all damaged and/or missing exterior wall siding.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Make all repairs in a workmanship like manner,

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 400 QUANTITY: 1
DESCRIPTION: 400 PROVIDE HOT WATER DATE: 12/17/24
LOCATION: WATER HEATER

NARRATIVE :
Provide hot water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F.

CORRECTIVE ACTION REQUIRED :
Provide hot water.

VIOLATION: 401 QUANTITY: 1
DESCRIPTION: 401 RESTORE WATER SERVICE DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

NARRATIVE :

Restore active water to the building.

ORDINANCE DESCRIPTION :

SECTION PM 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CORRECTIVE ACTION REQUIRED :

Restore water service.

VIOLATION: 112	QUANTITY: 1
DESCRIPTION: 112 REPAIR PORCH	DATE: 12/17/24
LOCATION: FRONT OVERHANG	

NARRATIVE :

Repair/replace the front door overhang.

ORDINANCE DESCRIPTION :

SECTION PM 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

CORRECTIVE ACTION REQUIRED :

Repair porch.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

OFFICIAL CITATION

Citation # 24-00004918-01

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

Location of Offense: 826 FOREST ST
Type of Offense: DANGEROUS BLDG/CONDEMNATION
Date of Offense: February 5, 2025
Time of Offense: 08:03
Date of Issue: February 5, 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 March 05, 2025.

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.

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 bring the building into a safe, sanitary & habitable condition.

Sec No: DCO Article XI Dangerous Buildings / 2009 IPMC 108.1 General.

Fine as per code: \$100.00

Item 3

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

INSPECTIONS
DEPARTMENT

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JOCELYN & DWAYNE JONES
1320 COLLEGE RD
DOVER DE 19904

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199030475

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 19903047575 *1727-12308-20-08

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:

JOCELYN & DWAYNE JONES
1320 COLLEGE RD
DOVER DE 19904



9590 9402 7735 2152 7006 36

2. Article Number (Transfer from service label)

9589 0710 5270 2357 6231 51

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

restricted Delivery

Domestic Return Receipt

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

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

\$

JOCELYN & DWAYNE JONES
1320 COLLEGE RD
DOVER DE 19904

DEC 19 2024

11/31

See reverse for instructions.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901



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

December 17, 2024

JOCELYN B & JONES
JONES, DWAYNE E
1320 COLLEGE RD
DOVER DE 19904

RE: Property address: 826 FOREST ST
Tax Parcel Number: ED-05-076.12-01-160.000-000
Case Number: 24-00004918

Dear Sir/Madam:

On December 17, 2024, Code Enforcement Officer John England with the City of Dover, Department of Inspections conducted an inspection at 826 FOREST ST.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **January 31, 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,

John England
Code Enforcement Officer

cc: File

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

VIOLATION: 000 QUANTITY: 1
DESCRIPTION: 000 HSG/BLDG CONDEMNATION DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

This property is condemned due to the lack of utilities to the property and vacant since 1-2-2020. Make all necessary repairs and restore utilities. Contact the Division of Code Enforcement to have the condemnation lifted.

ORDINANCE DESCRIPTION :

SECTION PM 108.1 GENERAL & DCO ARTICLE XI DANGEROUS BUILDINGS. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

CORRECTIVE ACTION REQUIRED :

The building/structure is to be vacated and remain vacated until such time that all violations have been corrected and or approval of occupancy has been obtained by the Code Official.

VIOLATION: 010 QUANTITY: 1
DESCRIPTION: 010 CLOSING OF VACANT BLDG DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

Property must remain secure.

ORDINANCE DESCRIPTION :

SECTION 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CORRECTIVE ACTION REQUIRED :

Properly secure the vacant structure. Structure is to remain secured at all times the structure remains vacant.

VIOLATION: 244 QUANTITY: 1
DESCRIPTION: 244 REPAIR SOFFIT DATE: 12/17/24
LOCATION: SOFFITT

NARRATIVE :

CONTINUED

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE :
Repair missing soffitt.

ORDINANCE DESCRIPTION :
SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :
Repair soffit areas.

VIOLATION: 375	QUANTITY: 1
DESCRIPTION: 375 REPAIR WINDOW	DATE: 12/17/24
LOCATION: WINDOW	

NARRATIVE :
Repair/replace broken window that has plywood covering the opening.

ORDINANCE DESCRIPTION :
SECTION PM 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

CORRECTIVE ACTION REQUIRED :
Replace or repair the window(s).

VIOLATION: 601	QUANTITY: 1
DESCRIPTION: 601 RESTORE ELECTRIC SERVICE	DATE: 12/17/24
LOCATION: ELECTRIC	

NARRATIVE :
Restore electric to the property.

ORDINANCE DESCRIPTION :
SECTION PM 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

SECTION 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

ORDINANCE DESCRIPTION :

essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CORRECTIVE ACTION REQUIRED :

This property is condemned until the electrical service is restored.

VIOLATION: 609 QUANTITY: 1
DESCRIPTION: 609 ELEC INSPECTION REQUIRED DATE: 12/17/24
LOCATION: ELECTRIC

NARRATIVE :

Obtain an electrical inspection for the property. The electrical inspection must be completed by a licensed electrical inspector recognized by the Delaware State Fire Marshal s Office.

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 :

Faulty electrical equipment/facilities. Schedule and electrical inspection by a State of Delaware authorized electrical inspection agency. Have all required repairs done by a licensed electrician. Provide this office with a copy of the report.

VIOLATION: 236A QUANTITY: 1
DESCRIPTION: 236A EXTERIOR WALLS DATE: 12/17/24
LOCATION: EXTERIOR WALL

NARRATIVE :

Repair the broken block wall at the roof line.

ORDINANCE DESCRIPTION :

SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :

Repair exterior walls.

VIOLATION: 242 QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING DATE: 12/17/24
LOCATION: WALL SIDING

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE : CONTINUED
Repair/replace wall siding and or foundation covering.

ORDINANCE DESCRIPTION :
SECTION PM 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CORRECTIVE ACTION REQUIRED :
Repair or replace all damaged and/or missing exterior wall siding.

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :
Make all repairs in a workmanship like manner,

ORDINANCE DESCRIPTION :
SECTION PM 102.5 Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

CORRECTIVE ACTION REQUIRED :
Make all repairs in a workmanship manner.

VIOLATION: 400 QUANTITY: 1
DESCRIPTION: 400 PROVIDE HOT WATER DATE: 12/17/24
LOCATION: WATER HEATER

NARRATIVE :
Provide hot water to the building.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F.

CORRECTIVE ACTION REQUIRED :
Provide hot water.

VIOLATION: 401 QUANTITY: 1
DESCRIPTION: 401 RESTORE WATER SERVICE DATE: 12/17/24
LOCATION: BUILDING

NARRATIVE :

CASE NUMBER 24-00004918
PROPERTY ADDRESS 826 FOREST ST

Item 3.

NARRATIVE :

Restore active water to the building.

ORDINANCE DESCRIPTION :

SECTION PM 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CORRECTIVE ACTION REQUIRED :

Restore water service.

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VIOLATION: 112	QUANTITY: 1
DESCRIPTION: 112 REPAIR PORCH	DATE: 12/17/24
LOCATION: FRONT OVERHANG	

NARRATIVE :

Repair/replace the front door overhang.

ORDINANCE DESCRIPTION :

SECTION PM 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

CORRECTIVE ACTION REQUIRED :

Repair porch.





From: [Wheeler, Crystal L](#)
To: jocelynib7@yahoo.com
Cc: [City Clerks Office](#)
Subject: Construction and Property Maintenance Code Board of Appeals Meeting Rescheduled
Date: Tuesday, April 28, 2026 3:53:51 PM
Attachments: [image001.png](#)

Good afternoon

Per our phone conversation, the Construction and Property Maintenance Code Board of Appeals meeting has been rescheduled. The previously scheduled meeting for May 1, 2026, has been cancelled and will now take place on May 6, 2026, at 3:30 p.m.

Please verify your current address so the Notice of Hearing letter can be sent to the correct mailing address.

Please let me know if you have any questions or concerns regarding this meeting.

Thank you,

Crystal Wheeler

Assistant to the Director of Council Affairs and Constituent Services/FOIA
Coordinator
City Clerk's Office – City of Dover
15 Loockerman Plaza
P.O. Box 475
Dover, DE 19901
P: (302) 736-4462
cwheeler@dover.de.us



From: [iocelyn.jones](#)
To: [Wheeler, Crystal L](#)
Subject: EXTERNAL: Re: Construction and Property Maintenance Code Board of Appeals Meeting Rescheduled
Date: Wednesday, April 29, 2026 3:51:01 AM
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.

828 Forest Street
Dover, Delaware 19904

Also, the meeting is supposed to be at 3:45 PM, May 6, 2026

[Yahoo Mail: Search, Organize, Conquer](#)

On Tue, Apr 28, 2026 at 3:53 PM, Wheeler, Crystal L
<cwheeler@dover.de.us> wrote:

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 City Clerk's Office – City of Dover
 15 Loockerman Plaza
 P.O. Box 475
 Dover, DE 19901
 P: (302) 736-4462
cwheeler@dover.de.us



From: [Wheeler, Crystal L](#)
To: [jocelyn.jones](#)
Cc: [City Clerks Office](#)
Subject: RE: EXTERNAL: Re: Construction and Property Maintenance Code Board of Appeals Meeting Rescheduled
Date: Wednesday, April 29, 2026 8:27:36 AM
Attachments: [image001.png](#)

Good morning

Per our phone conversation yesterday, the meeting will begin at 3:30 p.m. You will be the last appellant on the agenda, as there are two individuals scheduled to present their appeals before you. I understand that you will be arriving at 3:45 p.m., and I will inform the Board, so they are aware of your expected arrival time.

Please let me know if you have any questions or concerns regarding this meeting.

Thank you,

Crystal Wheeler

Assistant to the Director of Council Affairs and Constituent Services/FOIA
 Coordinator
 City Clerk's Office – City of Dover
 15 Loockerman Plaza
 P.O. Box 475
 Dover, DE 19901
 P: (302) 736-4462
cwheeler@dover.de.us



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City Clerk's Office – City of Dover

15 Loockerman Plaza

P.O. Box 475

Dover, DE 19901

P: (302) 736-4462

cwheeler@dover.de.us



From: [Wheeler, Crystal L](#)
To: [England IV, John G](#); [Kopp, Eddie L](#)
Cc: [City Clerks Office](#)
Subject: FW: EXTERNAL: Re: Construction and Property Maintenance Code Board of Appeals Meeting Rescheduled
Date: Wednesday, April 29, 2026 8:29:34 AM
Attachments: [image001.png](#)

Good morning

Please see below the updated current address from Jocelyn Jones.

Thank you,

Crystal Wheeler

Assistant to the Director of Council Affairs and Constituent Services/FOIA
 Coordinator
 City Clerk's Office – City of Dover
 15 Loockerman Plaza
 P.O. Box 475
 Dover, DE 19901
 P: (302) 736-4462
cwheeler@doover.de.us



From: jocelyn jones <jocelynjb7@yahoo.com>
Sent: Wednesday, April 29, 2026 3:51 AM
To: Wheeler, Crystal L <cwheeler@doover.de.us>
Subject: EXTERNAL: Re: Construction and Property Maintenance Code Board of Appeals Meeting Rescheduled

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City Clerk's Office – City of Dover

15 Loockerman Plaza

P.O. Box 475

Dover, DE 19901

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cwheeler@dover.de.us



|

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To: [Wheeler, Crystal L](#); [Kopp, Eddie L](#)
Cc: [City Clerks Office](#)
Subject: RE: EXTERNAL: Re: Construction and Property Maintenance Code Board of Appeals Meeting Rescheduled
Date: Wednesday, April 29, 2026 8:34:29 AM
Attachments: [IMG_7625.JPG](#)
[image002.png](#)
[image003.png](#)
[IMG_7627.JPG](#)

FYI:

This is 828 Forest St. see picture

The parcel is actually 826 Forest St.

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



From: Wheeler, Crystal L <cwheeler@dover.de.us>
Sent: Wednesday, April 29, 2026 8:30 AM
To: England IV, John G <jengland@dover.de.us>; Kopp, Eddie L <ekopp@dover.de.us>
Cc: City Clerks Office <CityClerk@dover.de.us>
Subject: FW: EXTERNAL: Re: Construction and Property Maintenance Code Board of Appeals Meeting Rescheduled

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Crystal Wheeler

Assistant to the Director of Council Affairs and Constituent Services/FOIA

Coordinator
 City Clerk's Office – City of Dover
 15 Loockerman Plaza
 P.O. Box 475
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Dover, DE 19901

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cwheeler@dover.de.us



8

2

8



NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
CONDEMNED

This Structure is Declared Dangerous and Unsafe
for Human Occupancy or Use. It is Unlawful for
Any Person to Use or Occupy This Building After
3:30 on December 17, 2024.
Any Unlawful Person Occupying This Building After 3:30 p.m.
Will Be Prosecuted

8260 Paper St. ISE 12/17/24

WARNING
ACCORDING TO THE SURGEON
GENERAL, WOMEN SHOULD
NOT DRINK ALCOHOLIC
BEVERAGES DURING
PREGNANCY BECAUSE OF THE
RISK OF BIRTH DEFECTS.

STOP

**STATE
LAW**

**21
YEARS OLD**
TO BUY OR DRINK
ALCOHOLIC
BEVERAGES

A FINE
OR BOTH

DO NOT ENTER IF UNDER LEGAL DRINKING AGE

ALWAYS SMOOTH
WIDEMOUTH

KEYSTONE

ALWAYS SMOOTH
WIDEMOUTH

KEYSTONE
LIGHT

MILWAUKEE'S
BEST ICE

STEEL SERVE

STORE HOURS

MONDAY	10AM-1PM
TUESDAY	10AM-10PM
WEDNESDAY	10AM-10PM
THURSDAY	10AM-10PM
FRIDAY	10AM-10PM
SATURDAY	10AM-10PM

12/17/2024 15:21



12/17/2024 15:21

I am writing to appeal the decision to charge me \$1000.00 for each code violation while work is in progress. The City of Dover Electric Company will not turn on the electric with bills that are outstanding. The taxes were paid within a year period plus the vacant building fee was added. After 6 months another vacant building fee was added which created a financial hardship. So, how do I meet the standards of turning on the electric with paying for repair fee (code violations) and how am I supposed to turn on the electric when the bills are being doubled in a short amount of time. As far as code violations; the property is condemned due to lack of utilities. The utilities cannot be turned on until the created out standing

To Whom It May Concern:

RECEIVED

APR 07 2026

OFFICE OF THE CITY CLERK

Jocelyn B. Jones
826 Forest Street
Dover DE 19904

Citation # 24-00004918-07
ED-05-076.12-01-160.000-000

4/2/2026

Appeal

Jocelyn B. Jones
 Jocelyn B. Jones
 (302) 943-9684
 jocelynjb7@yahoo.com

4/2/2026
 Appeal
 bills are paid. The building is secured,
 all doors are locked, and opening
 windows are boarded. The broken
 window has been secured and is
 functioning. Electrical inspection has
 been completed. All outside repairs
 have been completed in a workmanship
 like manner. The hot water heater has
 been purchased and will be installed.
 The water service and utility service
 cannot be connected until the outstanding
 bills are paid. These code violations
 created a double standard and financial
 hardship. The tax bill will be paid by the
 end of June.