CONSTRUCTION AND PROPERTY MAINTENANCE CODE BOARD OF APPEALS

AGENDA



JULY 31, 2018 - 4:00 P.M.

CITY HALL CONFERENCE ROOM 15 LOOCKERMAN PLAZA, DOVER, DELAWARE

AGENDA ADDITIONS/DELETIONS

- 1. CODE VIOLATIONS (CHAPTER 70 OFFENSES AND MISCELLANEOUS PROVISIONS, SECTION 70-4 -THROWING AND KICKING OBJECTS AND PLAYING GAMES IN STREETS AND PUBLIC PLACES; AND CHAPTER 98 - STREETS, SIDEWALKS, STORM SEWERS AND OTHER PUBLIC PLACES, ARTICLE I - IN GENERAL, SECTION 98-6 - DUTY OF PERSONS OCCUPYING COMMERCIAL ESTABLISHMENTS AND PREMISES TO KEEP SIDEWALKS CLEAR) - APPEAL OF DECISION TO REMOVE BASKETBALL GOAL FROM CITY RIGHT-OF-WAY - 18 BALTUSROL COURT (JOSEPH P. MAIER IV)
- 2. PROPERTY MAINTENANCE CODE CITATIONS (CHAPTER 22 BUILDINGS AND BUILDING REGULATIONS, ARTICLE XII - VACANT BUILDINGS, SECTION 22-403 - REGISTRATION AND REGISTRATION FEE) - APPEAL OF DECISION AND REGISTRATION FEE - 915 EAST DIVISION STREET (RHAE KONSCHAK)
- **3.** ADJOURNMENT

/DD S:\AGENDAS-MINUTES-PACKETS-PRESENTATIONS-ATT&EXH\MISC-AGENDAS\CPMCBA\07-31-2018 CPMCBOA AGENDA.wpd



July 27, 2018

Attn: Mr. Joseph P. Maier IV 18 Baltusrol Court Dover, DE 19904

Re: Appeal of Decision - Basketball Goal in Right-of-Way - 18 Baltusrol Court, Dover, DE Case #: 18-00001878

Mr. Maier:

I have received your request to appeal the decision of the Building Inspector to have the basketball goal removed from the right-of-way, in accordance with Chapter 70 - Offenses and Miscellaneous Provisions, Section 70-4 - Throwing and kicking objects and playing games in streets and public places; and Chapter 98 - Streets, Sidewalks, Storm Sewers and Other Public Places, Article I - In General, Section 98-6 - Duty of persons occupying commercial establishments and premises to keep sidewalks clear.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Tuesday, July 31, 2018 at 4:00 p.m. in the City Hall Conference Room, 15 Loockerman Plaza, Dover, DE 19901 to hear your appeal.

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

Sincerely,

Traci A. McBowell

Traci A. McDowell, MMC City Clerk

TAM/dld

S:\APPEALS\2018\18 BALTUSROL COURT-BASKETBALL GOAL IN RIGHT-OF-WAY-MAIER\Receipt of Appeal-Basketball Goal in Right-of-Way-18 Baltusrol Ct-Maier.wpd

cc: David Hugg, Director of Planning and Community Development Nicholas Rodriguez, City Solicitor William Pepper, Deputy City Solicitor Tim Taraila, Code Enforcement Supervisor Velvet Bowen, Code Enforcement Officer

RECEIVED JUL 0 3 2018 OFFICE OF THE CITY CLERK I, Joseph P. Maier II who verides at 18 Baltusrol Ct. in the neighborhood of fox hall here by appeal the code violations brought upon me and my residence. The following case number and codes can be used as reference. Case # 18-00001878 Ordinance # 70-4 Section. # 98-6 Respectfully Joseph P. Maier II (CASOR



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

June 15, 2018

JOSEPH PATRICK IV MAIER 18 BALTUSROL CT DOVER DE 19904

RE: Property address: 18 BALTUSROL CT Tax Parcel Number: ED-05-067.13-01-800.000-000 Case Number: 18-00001878

Dear Sir/Madam:

On June 15, 2018, the City of Dover, Department of Inspections during a routine drive by inspection noticed a basketball goal in the City Right of Way at 18 BALTUSROL CT.

The goal being placed in the Right of Way is a violation of the City of Dover Code of Ordinances Section 70-4 (copy enclosed). The goal being placed on the sidewalk is a violation of Section 98-6 (copy enclosed).

Please have the basketball goal removed from the Right of Way by July 06, 2018, or further action will be taken. The intent of this ordinance is to prevent games from being played in the street or within public places. If the basketball goal is placed on private property in such a manner that it allows games to be played in the public way, the basketball goal is in violation of the code.

Thank you for your cooperation in this matter. If you have any questions or concerns, please do not hesitate to contact me at (302) 736-7011.

Sincerely,

. Bowen

VELVET BOWEN Code Enforcement Officer



Y'A Chantain

cc: File

Sec. 70-4. - Throwing and kicking objects and playing games in streets and public places.

It shall be unlawful for any person to throw, kick or project, in any manner whatsoever, any stone, ball or other object in the city streets and public places, or to play or practice athletic games, quoits, pitching pennies and like games on the city streets and public places, unless those places are specifically designated for those purposes by lawful authority.

(Code 1968, § 20-20; Ord. of 5-12-1975; Code 1981, § 14-7)

Charter reference— Power of council to regulate use of streets, subpart A, § 29.

Sec. 98-6. - Duty of persons occupying commercial establishments and premises to keep sidewalks clear.

All persons occupying commercial establishments or premises fronting on any street or public place shall keep the sidewalk immediately in front of their premises clear of debris or other materials so that pedestrians may conveniently pass, and shall not sell, display or advertise goods or services on the sidewalk. Further, upon obtaining special permission from the city manager, such persons may utilize, for the display of merchandise, areas within the sidewalk right-of-way.

(Code 1968, § 28-34; Ord. of 6-13-1977; Code 1981, § 19-6; Ord. of 7-12-1993; Ord. of 5-10-1999)





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

SECOND NOTICE

July 6, 2018

JOSEPH PATRICK IV MAIER 18 BALTUSROL CT DOVER DE 19904

RE: Property address: 18 BALTUSROL CT Tax Parcel Number: ED-05-067.13-01-800.000-000 Case Number: 18-00001878

Dear Sir/Madam:

On June 15, 2018, Code Enforcement Officer Velvet Bowen from the City of Dover, Department of Inspections conducted a re-inspection of 18 BALTUSROL CT. The re-inspection revealed that the basketball goal in the City Right of Way violation still exists.

The basketball goal being placed in the Right of Way is a violation of the City of Dover Code of Ordinances Section 70-4. The goal being placed on the sidewalk is a violation of Section 98-6.

Please have the basketball goal removed from the Right of Way by July 20, 2018, or a summons will be issued. Be advised that fines may run as high as One Thousand Dollars (\$1000.00) per day for as long as the violation exists.

Thank you for your cooperation in this matter. If you have any questions or concerns, please do not hesitate to contact me at (302) 736-7011.

Sincerely,

- L. Bowen

VELVET BOWEN Code Enforcement Officer

cc: File

Community Excellence Through Quality Service





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

June 15, 2018

JOSEPH PATRICK IV MAIER 18 BALTUSROL CT DOVER DE 19904

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Please have the basketball goal removed from the Right of Way by July 06, 2018, or further action will be taken. The intent of this ordinance is to prevent games from being played in the street or within public places. If the basketball goal is placed on private property in such a manner that it allows games to be played in the public way, the basketball goal is in violation of the code.

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Sincerely,

alvet L. Bowen

VELVET BOWEN Code Enforcement Officer

cc: File



Community Excellence Through Quality Service

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Dover, DE Code of Ordinances

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(Code 1968, § 28-34; Ord. of 6-13-1977; Code 1981, § 19-6; Ord. of 7-12-1993; Ord. of 5-10-1999)



July 27, 2018

Attn: Mrs. Rhae Konschak 706 Wyoming Avenue Dover, DE 19904

Re: Appeal of Decision - Vacant Building Registration and Fee - 915 East Division Street, Dover, DE Case #: 15-00001360

Mrs. Konschak:

I have received your request to appeal the decision of the Building Inspector to register your property as vacant in accordance with Chapter 22 - Buildings and Building Regulations, Article XII - Vacant Buildings.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Tuesday, July 31, 2018 at 4:00 p.m. in the City Hall Conference Room, 15 Loockerman Plaza, Dover, DE 19901 to hear your appeal.

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

Sincerely,

Traci A. Mc Dowell

Traci A. McDowell, MMC City Clerk

TAM/dld

S:\APPEALS\2018\915 EAST DIVISION STREET - KONSCHAK - VACANT BLDG\Receipt of Appeal - Vacant Building - 915 East Division Street - Konschak.wpd

cc: David Hugg, Director of Planning and Community Development Nicholas Rodriguez, City Solicitor William Pepper, Deputy City Solicitor Tim Taraila, Code Enforcement Supervisor Ron Coburn, Code Enforcement Officer



JUL 1 2 2018

OFFICE OF THE CITY CLERK

July 5, 2018

The City Clerk Dover, Delaware

To whom it may concern:

I am requesting an appeal on the Vacant Building Registration for 915 E. Division Street. This was my parents house. My mother passed away and I am trying to clean the house out to sell.

I would appreciate a little extra time to accomplish this.

I appreciate your help in this matter.

Phae Amith Konschak 706 Wyoming Aire 674-1132 home

Pel.

ARTICLE XII. - VACANT BUILDINGS

Sec. 22-400. - Purpose; applicability; definitions.

- (a) Purpose. The purpose and intent of this article is to establish a registration and identification program of vacant buildings within the city. Vacant buildings are detrimental to the surrounding buildings and neighborhoods in which they exist. The article is also to ensure the public health, safety and welfare insofar as they are affected by vacant buildings within the city. The health, safety and welfare of the neighborhoods in which vacant buildings are located are of the utmost importance to the city, as is the general community character in which these vacant buildings are located.
- (b) Applicability. The provisions of this article shall apply to all matters affecting or relating to vacant buildings. Where, in this article, different sections of this Code may specify different requirements, the most restrictive shall govern.
- (c) Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribe to them in this subsection, except where the context clearly indicates a different meaning.
 - (1) Vacant building means a building, structure, or dwelling that has been unoccupied for more than three consecutive months; or a commercial tenant space greater than 10,000 square feet in an otherwise occupied building, that has been left unoccupied for more than three consecutive months.
 - (2) Actively for sale or lease means the building is being actively marketed through a licensed real estate broker or the owner who is regularly advertising the property in newspapers circulated in and around Dover, it is being offered for sale or lease at a cost of no more than 25 percent over market rate as determined by the city assessor, and the building is in reasonable condition for sale or lease, including but not limited to: no trash has collected inside or outside of the building, the utilities are functional, and it is not being used as storage that is unrelated to the former use.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-401. - Monitoring, inspection and condition standards.

(a)

about:blank

The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

Once a building/structure/unit or residence (hereon after referred to as building) is registered as a vacant building, the vacant building shall be inspected annually for as long as it is considered vacant.

- (b) The vacant building shall be secured; the exterior building and premises shall be maintained in accordance with all City of Dover Code requirements.
- (c) The vacant building shall be in reasonable condition (all utilities shall be functional, there shall be no trash or debris inside or outside the building and it shall not to be used as storage that is unrelated to the former use).

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-402. - Agent-Responsible person required.

- (a) Property manager. Any owner of a vacant building, residing outside of the county, shall be required to have a licensed property manager residing or having an office located in the county, or a family member or other designated individual who does not manage any other real estate for a fee and who resides in the county acting as a property manager. The property manager, including family members and designated individuals, shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection upon request by the building inspector, within 30 days.
- (b) Corporate or partnership owners. Any corporation or partnership owning a vacant building shall have a designated member, partner, or employee having charge, care and control of the vacant building. The designated member, partner or employee shall reside in or have an office located in the county, or shall be required to have a licensed property manager residing or having an office located in the county, or other designated individual who does not manage any other real estate for a fee, and who resides in the county, acting as a property manager. The property manager, or other designated individuals shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection, upon request by the building inspector, within 30 days.

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(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-403. - Registration and registration fee.

- (a) *Registration of building.* There are two ways to register the building as vacant.
 - The owner shall register with the city not later than 30 days after any building in the city becomes vacant, as defined.

The registration of the vacant building shall include the site address, the name of the current owner or owners, current address of the owner and of all applicable owners, tax parcel number, proof of insurance on the building, description of the condition of the building, plans for the building (to eliminate the vacancy), the responsible person or agent and their contact information and any other applicable information. If any information changes the owner is responsible for informing the city of those changes in a timely manner.

- (2) The building inspector or his designee, shall investigate any property that may be subject to registration. Based upon his findings, the building inspector may register the property as a vacant building subject to this chapter.
 - a. Notice of registration. Within five business days of such registration, the licensing and permitting office shall notify the owners of the registered property by certified mail at their last known address according to the records of the city and Kent County.

b. Registration fee.

(i) The annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. The annual registration fee will then be due on the registration anniversary date every year after that as long as it remains vacant. The starting point for counting a building as being vacant will begin on the date of the enactment of this article [June 26, 2006].

(ii) The annual fee is as provided for in Appendix F—Fees and Fines.

(Ord. of 6-26-2006; Ord. of 4-14-2008; Ord. No. 2009-09, 6-22-2009; Ord. No. 2013-03, 3-11-2013)

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Dover, DE Code of Ordinances

Sec. 22-404. - Violation and penalties.

- (a) If the registration fee is not paid within 30 days of being due, the owner shall be in violation of this article.
 - (1) A lien can be assessed against the property. Such fees shall be entered in the municipal lien docket as a lien owing the city, and the same may be turned over to the city solicitor for collection.
 - (2) The fee will be assessed to the parcel's tax bill.
 - (3) The fee shall be paid in full prior to the transfer of title.
 - (4) The fee shall be paid in full prior to the issuance of any building permits for the subject building and for any other building that is owned by the owner within the city.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-405. - Exemptions—Types of buildings eligible for exemption status from the registration fee.

- (a) The following are exempt from the registration: The building has fire damage. The owner has 90 days to file for a permit to start construction or demolition or it will be determined a vacant property.
- (b) The following properties shall be registered as vacant, but they are exempt from the registration fee:
 - (1) The building is actively being offered for sale or lease for a maximum period of five years. After such time this article will be in effect. Proof of activity shall fall on the owner to provide. See definition.
 - (2) The owner has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy.
 - (3) The property is in probate or where the owner has entered a long term care facility within six months of the building being vacant.
 - (4) The property is undergoing currently environmental cleanup or assessment.
- (c) Failure to register. If the owner of the property fails to register the property with the City of Dover within 30 days of notification to do so by the City of Dover staff, then the property owner/agent may not be entitled to exemption from the fees.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-406. - Appeal of the 25 percent over market rate.

about:blank

Dover, DE Code of Ordinances

Page 5 of 5

An appeal of the 25 percent over market rate (from the actively for sale or lease definition) can be considered through an appraisal using accepted appraisal standards to determine market rate. The owner has the option of asking the city tax assessor to perform the appraisal or having one performed (using accepted appraisal standards) at their own expense.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013; Ord. No. 2016-19, 8-22-2016)

about:blank

PROGRAM CE2 CITY OF DOV	EB	CASE NUMBER 15-000	CASE HISTORY REPORT CASE NUMBER 15-00001360					
CASE TYPE Tax Map Num ADDRESS	ber	DATE ESTABLISHED	STATUS	STATUS DATE				
		INSPECTOR		TENANT NBR				
ED-05-068.1 915 E DIVIS	E ORDINANCE 8-02-850.000-000 ION ST DE 199017401	5/04/15 RON COBURN	ACTIVE	5/04/15				
CASE DATA:	REGISTERED BY - OWNER/CITY FEE PAID - YES / NO ELECTRIC SERVICE - YES/NO BOARDED/SECURED - YES / NO	owner no yes yes						
VARRATIVE:	from the house to prepare it is \$150,000. I agreed to grant ei unless the dwelling meets one June 27, 2017 2:43:05 PM rlc Granted one more year exemptii during the past year. I infort to grant anymore exemptions un September 20, 2017 3:59:03 PM Dwelling is vacant, appears se October 20, 2017 12:35:15 PM Dwelling is vacant, appears se December 20, 2017 12:07:45 PM Dwelling is vacant, appears se March 20, 2018 1:11:21 PM rlc Dwelling is vacant, appears se March 20, 2018 1:11:21 PM rlc Dwelling is vacant, appears se March 20, 2018 1:11:21 PM rlc Dwelling is vacant, appears se March 20, 2018 1:11:21 PM rlc	s. Konshak is cleaning items for sale, listing price will be kemption for one year only of exemption next year.	6/08/16 6/08/16 6/08/16 6/27/17 6/27/17 6/27/17 9/20/17 9/20/17 10/20/17 10/20/17 12/20/17 12/20/17 12/20/17 2/20/18 3/20/18 3/20/18					

TIME

NOTICE NAMES: KONSCHAK, RHAE OWNER 302-674-1132

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR
	5/04/15 5/04/15 Respond to: Send to: Mail tracking # Name/address:	KONSCHAK,RHAE 706 WYOMING AVE	COMPLETED ISSUED Date: 6/03/	5/04/15 5/04/15 15	RON COBURN
	Telephone: Fax: EMail: 6/03/15	DOVER, DE 19904 INSPECTION - SECOND	COMPLETED	5/20/15	RON COBURN

ASE TYPE		E ESTABLISHED		STATUS		STATUS DATE
'ax Map Number DDRESS	INSPECTOR			r name	TENANT 1	NBR
ACANT HOUSE ORDINANCE ID-05-068.18-02-850.000-000 15 E DIVISION ST OVER DE 199017401	RON COBUR	5/04/15		ACTIVE		5/04/15
IISTORY: SCHEDULED ACTION		STATUS	RESULTED	INS	PECTOR	TIME
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6/20/15 INSPECTI 2/20/16 INSPECTI 5/20/16 REGISTRA NARRATIV	DN - ADDITIONAL DN - ADDITIONAL FION 2ND YEAR 3:	COMPLETED COMPLETED COMPLETED	1/20/16 5/20/16 5/20/16	RON RON	COBURN COBURN 0/00/00	
5/20/16 ASSESS F NARRATIV		COMPLETED	5/20/16		0/00/00	
5/20/16 INVOICE Respond to: Ms. Kons Send to: OWNER Mail tracking #: Name/address: KONSCHAK 706 WYOM DOVER, D Telephone: (302) 67 Fax: EMail:	Chak RHAE ING AVE 3 19904 4-1132	ISSUED Date: 6/20,				
5/20/16 RENEWAL Respond to: Ms. Kons Send to: OWNER Mail tracking #: Name/address: KONSCHAK 706 WYOM DOVER, D	2ND YEAR chak ,RHAE ING AVE	ISSUED Date: 6/20,				
Telephone: (302) 67 Fax:	4-1132 rizon.net DN - ADDITIONAL DN - ADDITIONAL DN - ADDITIONAL DN - ADDITIONAL DN - ADDITIONAL FION 3RD YEAR	COMPLETED COMPLETED COMPLETED COMPLETED COMPLETED COMPLETED	6/20/16 7/20/16 9/20/16 10/20/16 12/20/16 6/20/17 6/20/17	RON RON RON RON RON	I COBURN I COBURN I COBURN I COBURN I COBURN I COBURN 0/00/00	
6/20/17 ASSESS F NARRATIV		COMPLETED	6/20/17		0/00/00	
6/20/17 INVOICE		ISSUED	6/20/17			

PREPARED 7/20/18, 7:53:12 PROGRAM CE200L

Mail tracking #:

CASE HISTORY REPORT CASE NUMBER 15-00001360

CITY OF DOVER _____ DATE ESTABLISHED STATUS CASE TYPE STATUS DATE Tax Map Number TENANT NAME INSPECTOR TENANT NBR ADDRESS VACANT HOUSE ORDINANCE ED-05-068.18-02-850.000-000 5/04/15 ACTIVE 5/04/15 DISE DIVISION ST DE 199017401 DOVER DE 199017401 Respond to: Ms. Konschak Date: 7/20/17 Send to: 0 Mail tracking #: OWNER Name/address: KONSCHAK, RHAE 706 WYOMING AVE ,05 WIGHING AVE DOVER, DE 19904 Telephone: (302) 674-1132 Fax: Fax: 6/20/17 RENEWAL 3RD YEAR ISSUED 6/20/17 Respond to: Ms. Konschak Date: 7/20/17 Send to: O Mail tracking #: OWNER Name/address: KONSCHAK, RHAE 706 WYOMING AVE DOVER, DE 19904 Telephone: (302) 674-1132 Fax: EMail: : rhaez@verizon.net 7/20/17 INSPECTION - ADDITIONAL 8/20/17 INSPECTION - ADDITIONAL COMPLETED 9/20/17 10/20/17 INSPECTION - ADDITIONAL COMPLETED 10/20/17 1/20/17 INSPECTION - ADDITIONAL COMPLETED 12/20/17 1/20/18 INSPECTION - ADDITIONAL COMPLETED 3/20/18 4/20/18 INSPECTION - ADDITIONAL COMPLETED 3/20/18 5/20/18 INSPECTION - ADDITIONAL COMPLETED 4/20/18 5/20/18 INSPECTION - ADDITIONAL COMPLETED 4/20/18 5/20/18 INSPECTION - ADDITIONAL COMPLETED 6/20/18 6/20/18 REGISTRATION 4TH YEAR NARRATIVE: rhaez@verizon.net RON COBURN NARRATIVE: 0/00/00 COMPLETED 6/20/18 6/20/18 ASSESS FEES NARRATIVE: 0/00/00 ISSUED 6/20/18 6/20/18 INVOICE 6/20/18 INVOICE ISSUED 6 Respond to: Ms. Konschak Date: 7/20/18 Send to: OW Mail tracking #: OWNER Name/address: KONSCHAK, RHAE 706 WYOMING AVE DOVER, DE 19904 Telephone: (302) 674-1132 Fax: EMail: 6/20/18 RENEWAL 4TH YEAR ISSUED 6/20/18 Respond to: Ms. Konschak Date: 7/20/18 Send to: OWNER

PREPARED 7/20/18, 7:5: PROGRAM CE200L CITY OF DOVER	3:12	CASE HISTORY RE CASE NUMBER 15-00	PAGE 4		
CASE TYPE	DA!	TE ESTABLISHED	STATUS		STATUS DATE
Tax Map Number ADDRESS	INSPECTO	2	TENANT NAME		TENANT NBR
Name/address:	-000 RON COEU 199017401 KONSCHAK,RHAE 706 WYOMING AVE DOVER, DE 19904 (302) 674-1132	5/04/15 RN	ACTIVE		5/04/15
	INSPECTION - ADDITIONAL VBO INTERIOR INSPECTION VBO INTERIOR CITATION SEND TO COLLECTION FLAG ELECTRIC INSPECTION - THIRD CLOSED CASE	SCHEDULED PENDING PENDING PENDING PENDING PENDING		RON COBURN	TOTAL TIME:
FINES:	DESCRIPTION VACANT BUILDING 4TH YEAR	CHARGE 3000.00	PAID BILLED .00 .00	LIEN AMT LIE .00	N PAID .00



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

June 20, 2018

RHAE KONSCHAK 706 WYOMING AVE DOVER DE 19904

RE: Property address: 915 E DIVISION ST Annual Vacant Building Registration 4th Year Fee Due \$3000.00 Case Number: 15-00001360

Dear Ms. Konschak:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with payment amount as indicated above by *July 20, 2018*. Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

> City of Dover Planning and Community Development Department 15 Loockerman Plaza Dover, DE 19901

If the property is no longer vacant or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office. You have the right to appeal to the construction and property maintenance code board of appeals. Such appeal must be filed, in writing, within 30 days.

I can be reached by phone at 302-736-7011 or email at <u>rcoburn@dover.de.us</u>, should you have any questions or concerns.

Since rely, 10Ron Coburn

1 · · · · ·

Code Enforcement Officer

Attachments file







Phone: (302) 736-4457 Fax: (302) 736-4217

	City of	Dover	vacant Bul	laing	Registrati	ion	
Amount Due:	\$3000.00				Amount Pa	aid:	
Date Due: 07/2	0/2018	Case # 1	5-00001360		Date Regis	tered:	05/20/2016
Vacant Since:	03/14/2012		Tax Par	cel #	ED-05-068.	18-02	-850.000-000
Property Address:	915 E Divi	sion Stre	et Dover DE	1990′	1		
Current Property C)wner:	Rhae Ko	onschak				
	Address:		oming Avenue E 19904	e			
	Phone:				Cellular:		
	E-Mail:						
** Local	agent is requi	red for any	y owner residii	ng outs	side of Kent (County	Delaware
Responsible Person	n/Agent:						
	Address:						÷
	Phone:				Cellular:		
	E-Mail:						
Insurance on Build If Yes: Name of Ir Exempt from Regi Explanation of Ex NOTE: No Exem	surance Comp stration Fee: Y emption if gran	any:		aff			
****If building is for sale or lease–Listed Selling Price: ****Attach a copy of the Realtors Listing Sheet (REQUIRED)							
Owner Signature:							
Fees as follows: Buildings vacant one year Buildings vacant for more Buildings vacant for more Buildings vacant for more Buildings vacant for five	e than one year but ke than two years but than three years but	less than three	years; \$1,500.00				

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REVSED 01/01/2016



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

INVOICE

Date: June 20, 2018 Invoice #: 15-00001360-4

RHAE KONSCHAK 706 WYOMING AVE DOVER DE 19904

RE: Property address: 915 E DIVISION ST Tax Parcel #: ED-05-068.18-02-850.000-000

DESCRIPTION	AMOUNT
Vacant Building Registration Fee	\$3000.00
TOTAL	\$3000.00

Please make all checks payable to City of Dover Payment must be received before July 20, 2018

Received

JUN 27 2017

Planning & Inspections

Dover

Phone: (302) 736-4457 Fax: (302) 736-4217

Division of Code Enforcement 15 E. Loockerman St. Dover, DE 19901

23

City of Dover Vacant Building Registration								
Amount Due	: 9	\$1500.00					Amount Paid:	
Date Due:	07/2	0/17	Case #	15-0	0001360		Date Registered:	05/20/16
Vacant Since:		03/14/12			Tax Pa	rcel #	ED-05-068.18-0	2-850.000-000
Property Add	ress:	915 E D	ivision St	reet l	Dover DE	19901		
Current Prope	erty C)wner:	Rhae	Kons	chak			
	s: 706 W Dover		ng Avenu 19904	е				
		Phon	e: 30 a	6	14-113	2	Cellular:	
		E-Mai	1:					
** L	ocal	agent is req	uired for a	any ov	vner residi	ng outsi	ide of Kent Count	y Delaware
Responsible H	Person	n/Agent:						
		Addres	s:					
		Phon	e:		1.		Cellular:	
		E-Mai	1:		4			
Insurance on Building: Y $\square / N \square $ If Yes: Name of Insurance Company: $_ Li + _$ Exempt from Registration Fee: Y $\square / N \square $ Explanation of Exemption if granted: $_ I / N \square $ NOTE: No Exemption if Registered by City of Dover Staff								

****If building is for sale or lease-Listed Selling Price: _

****Attach a copy of the Realtors Listing Sheet (REQUIRED)

City of

Owner Signature:

Buildings vacant for five years or longer;

Fees as follows:	
Buildings vacant one year or less;	\$375.00
Buildings vacant for more than one year but less than two years;	\$750.00
Buildings vacant for more than two years but less than three years;	\$1,500.00
Buildings vacant for more than three years but less than five years;	\$3,000.00

REVISED 01/01/2016

\$5,000.00

machal Date: c/22)17



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

June 20, 2017

RHAE KONSCHAK 706 WYOMING AVE DOVER DE 19904

RE: Property address: 915 E DIVISION ST Annual Vacant Building Registration 3rd Year Fee Due \$1500.00 Case Number: 15-00001360

Dear Ms. Konschak:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with payment amount as indicated above by *July 20, 2017*. Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

> City of Dover Planning and Community Development Department 15 Loockerman Plaza Dover, DE 19901

If the property is no longer vacant, or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office.

I can be reached by phone at 302-736-7011 or email at <u>rcoburn@dover.de.us</u>, should you have any questions or concerns.

Sincerely,

Ron Coburn

Code Enforcement Officer

Attachments File



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> Phone: (302) 736-4457 Fax: (302) 736-4217

		City of	of Dove	er Va	cant Bui	ilding	g Registra	tion		
Amount Due:	\$	1500.00					Amount	Paid:		•
Date Due: 07	/20	/17	Case #	15-0	0001360		Date Reg	istered:	:	05/20/16
Vacant Since:		03/14/12			Tax Pa	rcel #	ED-05-068	8.18-0	2-8	350.000-000
Property Addres	ss:	915 E Div	ision St	treet	Dover DE	1990	1			
Current Property	y Ov	wner:	Rhae	Kons	chak					
		Address	706 V Dovei		ing Avenu 19904	ie				
		Phone	:				Cellular:			
		E-Mail	:							
** Loc	al a	gent is requ	ired for	any o	wner resid	ing out	tside of Kent	: Count	ty I	Delaware
Responsible Per	son	/Agent:								
		Address	:							
	:				Cellular:					
		E-Mail	:							
Insurance on Building: Y / N / N / If Yes: Name of Insurance Company:										
<pre>****If building is for sale or lease-Listed Selling Price: ****Attach a copy of the Realtors Listing Sheet (REQUIRED) Owner Signature:Date:</pre>										
Fees as follo ws: Buildings vacant one year or less; \$375.00 Buildings vacant for more than one year but less than two years; \$750.00 Buildings vacant for more than two years but less than three years; \$1,500.00 Buildings vacant for more than three years but less than three years; \$1,500.00 Buildings vacant for more than three years but less than five years; \$3,000.00 Buildings vacant for five years or longer; \$5,000.00										

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REVISED 01/01/2016



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

INVOICE

Date: June 20, 2017 Invoice #: 15-00001360-3

RHAE KONSCHAK 706 WYOMING AVE DOVER DE 19904

RE: Property address: 915 E DIVISION ST Tax Parcel #: ED-05-068.18-02-850.000-000

DESCRIPTION	AMOUNT	
Vacant Building Registration Fee	\$1500.00	
Dease make all checks payable to City of Dever	\$1500.00	

Please make all checks payable to City of Dover Payment must be received by July 20, 2017



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> Phone: (302) 736-4457 Fax: (302) 736-4217

	City	of Dover	Vacant Bui	laing Regi	stration			
Amount Due:	\$750.00			Am	ount Paid:			
Date Due: 06	6/20/16	Case # 1	Case # 15-00001360 Date Registered: 05/20/16					
Vacant Since:	03/14/12		Tax Par	rcel # ED-0	5-068.18-02	2-850.000-000		
Property Addres	ss: 915 E Di	vision Stre	et Dover DE	19901				
Current Property	y Owner:	Rhae K	onschak					
	Address	1.00.00	oming Avenu DE 19904	е				
674-113	2 Phone	:		Cellu	lar:			
	E-Mail	:						
** Loc	al agent is requ	uired for an	y owner residi	ng outside of	Kent County	y Delaware		
Responsible Per	rson/Agent:		1					
	Address	:						
	Phone	:						
	E-Mail	:						
Insurance on Bu If Yes: Name of Exempt from Re Explanation of NOTE: No Exe	f Insurance Con	npany: _ Y ∏/N	Litz Dropare City of Dover St			s house for s		
****If building					0			
****Attach a copy of the Realtors Listing Sheet (REQUIRED)								
Owner Signature: 1 Chae Konschah Date: 6/8/16								
Fees as follows: \$375.00 Buildings vacant one year or less; \$750.00 Buildings vacant for more than one year but less than two years; \$1,500.00 Buildings vacant for more than two years but less than three years; \$1,500.00 Buildings vacant for more than three years but less than five years; \$3,000.00 Buildings vacant for five years or longer; \$5,000.00								



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

May 20, 2016

RHAE KONSCHAK 706 WYOMING AVE DOVER DE 19904

RE: Property address: 915 E DIVISION ST Annual Vacant Building Registration 2nd Year Fee Due \$750.00 Case Number: 15-00001360

Dear Sir or Madam:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with payment amount as indicated above by *June 20, 2016*. Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

> City of Dover Planning and Community Development Department 15 Loockerman Plaza Dover, DE 19901

If the property is no longer vacant, or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office.

I can be reached by phone at 302-736-7011 or email at <u>rcoburn@dover.de.us</u>, should you have any questions or concerns.

Simerely, Ron Coburn

Code Enforcement Officer

Attachments File







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

INVOICE

Date: May 20, 2016 Invoice #: 15-00001360

RHAE KONSCHAK 706 WYOMING AVE DOVER DE 19904

RE: Property address: 915 E DIVISION ST Tax Parcel #: ED-05-068.18-02-850.000-000

DESCRIPTION	AMOUNT		
Vacant Building Registration Fee	\$750.00		
	X		
	2		
TOTAL	\$750.00		

Please make all checks payable to City of Dover Payment must be received by June 20, 2016



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Phone: (302) 736-4457 Fax: (302) 736-4217

City	JI DUVEL VA	Cant Dunum	g Registration	
Amount Due: \$750.00			Amount Paid:	
Date Due: 06/20/16	Case # 15-0	0001360	Date Registered	l: 05/20/16
Vacant Since: 03/14/12	at Since: 03/14/12		Tax Parcel # ED-05-068.18-02-850.000-000	
Property Address: 915 E Division Street Dover DE 19901				
Current Property Owner: Rhae Kons		chak		
Address	706 Wyoming Avenue Dover DE 19904			
Phone	:		Cellular:	
E-Mail	:			
** Local agent is required for any owner residing outside of Kent County Delaware				
Responsible Person/Agent:				
Address				
Phone			Cellular:	
E-Mail				
Insurance on Building: Y / N / If Yes: Name of Insurance Company: Exempt from Registration Fee: Y / N / Explanation of Exemption if granted: NOTE: No Exemption if Registered by City of Dover Staff				
****If building is for sale or lease–Listed Selling Price: ****Attach a copy of the Realtors Listing Sheet (REQUIRED)				
A kulon a copy of the Realton's Elisting Sheet (REQUINED)				
Owner Signature:			Date:	
Fees as follows: Buildings vacant one year or less; Buildings vacant for more than one year but Buildings vacant for more than two years b Buildings vacant for more than three years t Buildings vacant for five years or longer;	it less than three year			

City of Dover Vacant Building Registration


Division of Code Enforcement 15 E. Loockerman St. Dover, DE 19901

1 22 1

Phone: (302) 736-4457 Fax: (302) 736-4217

City of Dover Vacant Building Registration	
Amount Due: \$250.00 Amount Paid:	
Date Due: 06/03/15 Case # 15-00001360 Date Registered: 5 20 15	
Vacant Since: 03/14/12 Tax Parcel # ED-05-068.18-02-850.000-000	
Property Address: 915 E Division Dover DE 19901	
Current Property Owner: Rhae Konschak Gwendolyn W. Smith (decen	nsed
mailing Address: 706 Wyoming Avenue Dover DE 19904	
30スG74-113み Phone: Cellular:	
E-Mail:	
** Local agent is required for any owner residing outside of Kent County Delaware	
Responsible Person/Agent: Rhaz S. Konschall	
Address: Dance as above	
Phone: Cellular:	
E-Mail:	
Insurance on Building: Y M/N I If Yes: Name of Insurance Company:	
Exempt from Registration Fee: Y / N Explanation of Exemption if granted: <u>property</u> in property NOTE: No Exemption if Registered by City of Dover Staff	
****If building is for sale or lease–Listed Selling Price: ****Attach a copy of the Realtors Listing Sheet (REQUIRED)	
Owner Signature: Rhac Konschal Date: 5/20/15	
Fees as follows:Buildings vacant one year or less;\$250.00Commercial greater than 10,000 SF\$500.00Buildings vacant for more than one year but less than two years;\$500.00Commercial greater than 10,000 SF\$1,000.00Buildings vacant for more than two years but less than five years;\$1,000.00Commercial greater than 10,000 SF\$2,000.00Buildings vacant for five years or longer;\$2,000.00Commercial greater than 10,000 SF\$2,000.00	
Staff Use Only:	
Staff Registered: Y / N Y Staff Member: PC.	
Owner Notified: Y / N Date Owner Notified:	
REVISED 07/09/2014	

Community Excellence Through Quality Service

KENT

Register of Wills

HAROLD K. BRODE



Kent County Administration Building 555 S. Bay Road Dover, DE 19901 (Handicapped Accessible) (302) 744-2330

REGISTER OF WILLS

STATE OF DELAWARE S.S VOID AFTER 60 DAYS

I, Harold K. Brode, Register for

the Proba	te of Wills and Granting Letters of Adminis	stration, etc., for Kent Cou	unty, in the State
of Delaw	are, do hereby certify that on the Twenty F	ifth day of Septemb	er A.D. 2014
Letters	Testamentary upon the Estate of G	WENDOLYN EVA SMI	TH
late of Ke	ent County in the State of Delaware, decease	ed, were in due form of lav	w granted unto
RHAE S	MITH KONSCHAK		who is
now the	Executrix	upon said Estate, to al	ll whose acts
as such	Executrix	the said	
RHAE S	MITH KONSCHAK	•	is invested
with full	authority to direct and execute the transfer,	assignment or re-issue of	any stocks, bonds
money in	the banks, or other securities of any incorp	orated company owned or	held by the said
decedent	at the time of her decease and	now constituting part of	her

personal Estate, and I further certify that the said Letters are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and day of October official seal at Dover, this Fourteenth in the year of our Lord Two Thousand Fourteen .

Harold K. Brode REGISTER OF WILLS



A STAR	***************************************		
	DEATH CE State o Department of Hea	f Delawa	re
	STATE FILE NUMBE	R:	
DECEDENT'S INFORMATION: NAME: *GWENDOLYN EVA			
NKA's: NOT LISTED SEX: FEMALE DATE OF DEATH : MAY 31 2014	SOCIAL SECURITY NUMBER DATE OF BIRTH:	k :	ARMED FORCES: NO AGE: 101 YEARS
PLACE OF DEATH INFORMATIC TYPE: NURSING HOME/LONG T FACILITY NAME AND ADDRESS		ALTH CENTEF	२, 19904-2268
DISPOSITION INFORMATION: METHOD: BURIAL LOCATION: CAMDEN, DELAWA			DD FELLOWS CEMETERY
DEMOGRAPHIC INFORMATION RESIDENCE: 706 Wyoming AVEN PLACE OF BIRTH: DELAWARE SURVIVING SPOUSE'S NAME: M FATHER'S NAME: WILLIAM W MOTHER'S NAME PRIOR TO FI	NUE, DOVER, KENT COUNTY, D NOT LISTED 'AGNER RST MARRIAGE: CATHERINE	MANIAL	904 STATUS: WIDOWED (AND NOT REMARRIED)
INFORMANT'S INFORMATION: INFORMANT'S NAME: RHAE K MAILING ADDRESS: 706 WYOM	CONSCHAK MING AVE. DOVER, DELAWARE	E, 19904	SHIP: Daughter
FUNERAL HOME: BERRY-SHOF FUNERAL DIRECTOR: GEORG	RT FUNERAL HOMES, INC., FEL	TON, MAIN ST LICENSE N	, FELTON, KENT COUNTY, DELAWARE, 19943 IUMBER:
CAUSE OF DEATH - PART I CARDIORESPIRATORY FAILURE CORONARY ARTERY DISEASE	3		
PART II HYPERTENSION; DEI ME CONTACTED? NO ACTUAL OR PRESUMED TIME	AUTOPSY PERFO)RMED? NO VER OF DEAT	AUTOPSY AVAILABLE? H: NATURAL
INJURY INFORMATION: DATE OF INJURY:	TIME OF INJURY	(:	INJURY AT WORK?
PLACE OF INJURY: LOCATION OF INJURY:)?		
HOW THE INJURY OCCURRED			LICENSE NUMBER:
HOW THE INJURY OCCURRED CERTIFIER NAME AND TITLE CERTIFIER'S ADDRESS: 640 S.	: EPHRAIM A AYOOLA, MD STATE ST, DOVER, KENT COU	NTY, DELAW	



This is to certify that this is a true and correct reproduction or abstract of the official record filed with the Delaware Division of Public Health. KTRattayni



State Registrar



Division of Code Enforcement 15 Loockerman Plaza Dover, DE 19901

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

May 4, 2015

RHAE KONSCHAK 706 WYOMING AVE DOVER DE 19904

RE: Property Address: Tax Parcel #: Case Number: 915 E DIVISION ST ED-05-068.18-02-850.000-000 15-00001360

Dear Rhae Konschak:

On June 26, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact vacant buildings have on the surrounding businesses and neighborhoods. This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances.

In accordance with this ordinance, this building must be registered with the City of Dover. Enclosed with this notice is a registration form. Please return this form by June 03, 2015 to the City of Dover Department of Planning and Inspections. Failure to return the form within 30 days of mailing will result in the building being registered by this department.

An annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. Please read the enclosed leaflet for more information on fees and any exemptions that may apply with the fees.

The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

Please contact this office between the hours of 8:30 a.m. and 5:00 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

RON COBURN Code Enforcement Officer

cc: File



Pover

Division of Code Enforcement 15 E. Loockerman St. Dover, DE 19901

REVISED 07/09/2014

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Phone: (302) 736-4457 Fax: (302) 736-4217

City of Dover Vacant Building Registration							
Amount Due: \$250.00			Amount Paid:				
Date Due: 06/03/15	Case # 15-00001360		Date Registered:				
Vacant Since: 03/14/12	Tax Par	cel # E	D-05-068.18-02	-850.000-000			
Property Address: 915 E Divisio	on Dover DE 19901						
Current Property Owner:	Rhae Konschak						
Address:	706 Wyoming Avenu Dover DE 19904	e					
Phone:		С	Cellular:				
E-Mail:							
** Local agent is require	red for any owner residi	ng outsic	de of Kent Count	y Delaware			
Responsible Person/Agent:		i					
Address:							
Phone:		C	Cellular:				
E-Mail:			11 m				
Insurance on Building: Y / N If Yes: Name of Insurance Compa Exempt from Registration Fee: Y Explanation of Exemption if gran NOTE: No Exemption if Regist	any:	taff		2			
****If building is for sale or lease ****Attach a copy of the Realtors		ED)					
Owner Signature:	5		Date:	a			
Fees as follows: Buildings vacant one year or less; Buildings vacant for more than one year but le Buildings vacant for more than two years but l Buildings vacant for five years or longer;		Com Com	mercial greater than 10,0 mercial greater than 10,0 mercial greater than 10,0 mercial greater than 10,0	000 SF \$1,000.00 000 SF \$2,000.00			
Staff Use Only:		1	t.				
Staff Registered: Y / N S	Staff Member:		. <u>4</u>	<u>.</u>			
Owner Notified: Y / N / N	Date Owner Notified:		l s				

Community Excellence Through Quality Service



KENT COUNTY, DELAWARE 555 Bay Road, Dover, Delaware 19901-3615

(302) 744-2300 -- FAX (302) 736-2279

"Serving Kent County With Pride"

PROPERTY INFORMATION

Planning and Building Permits Information

Reference #		ED EAST DO	OVER HUNDRED Card #	1 of 1
Location ID	15749	Map Numbe	r 2-05-06818-02-8500-00001	
Tax ID	15749	Deed BVP	WE 0011 0985 IS 0018 0076 A 0018 0)385
Parcel ID	10348	Property Code	P - PROPERTY	
Current Own	er		Property Location	
KONSCHAK,	, RHAE		915 DIVISION ST	
706 WYOMIN	NG AVE	1	DOVER , DE 19901	
DOVER, DE	19904		Zoning R7	Acres .61

Additional Owner

Sub-Division DOVER HEIGHTS

Sales History					Liv.Sq.Ft	1,468.0000	
Date	Price	Assessment			Total Roo	ms 6	
12/31/14	0	Land 11,700		Bedrooms	3		
0/00/00	0	Buildings 24,000		Full Bath	1		
		Total	35,	700	Half Bath		
Base Tax Due	Base Tax Due .00 Last Billing Detail History Farm Info						
Tax Penalty		.00					
Total Tax Bal.	Total Tax Bal00						
Sewer Balance	Sewer Balance .00 Sewer Account #						
Neighborhood #	00207	Coordinates 0473294 E 0424513 N					
Land Use	1	Lot Dimer	t Dimensions 0000165.00 0000167.00		0		
Living Units	NO	School Dis	trict	18	CAPI	TOL	
Class	Residen	h Fire District 46 ROBBINS HOSE (DOVER)					
Plat Book Pg	001 0026	0 Sewer Dis	trict	00	NON	E	
Topography	Level	Ambulanc	lance District 46 ROBBINS HOSE (DOVER)				

Prepared 5/04/15,13:59:04 Program HTDFTAL User ID RLC

Location Master Inquiry - (LMNAB010) Screen detail for Program: LX LMNAB010 Location 000015574

Address Information

Address: City, state, zip: Carrier route: Delivery point: Inside/outside code: Jurisdiction: General location: DRS from Location Master Address type: Effective date: Location status: Last change user: Last change date:

Parcel Information

Tax Map Number Parcel status:

Zoning Information Zoning: Commissioner district: Undivided interest %: Longitude/latitude: Map X/Y coordinates: Property code:

Current Owner

Name: Address:

1/28/2015 ED-05-068.18-02-850.000-000 Active

915 E DIVISION ST

DOVER DE 199017401

IN INSIDE CITY LIMITS DOVER DOVER DIST3 DISTRICT 3

C006

152

30842200

Active CAB

Main Parcel

KONSCHAK, RHAE

706 WYOMING AVE DOVER DE 19904

ONE FAMILY RESIDENCE R-7 COUNCIL DISTRICT 3 .00% .000000 .000000

Coburn, Ron

From: Sent: To: Subject: McGinnis, David Monday, May 04, 2015 1:59 PM Coburn, Ron VBO 915 E Division St.

1

No water usage since August 2014.

David McGinnis



ARTICLE XII. - VACANT BUILDINGS

Sec. 22-400. - Purpose; applicability; definitions.

- (a) *Purpose.* The purpose and intent of this article is to establish a registration and identification program of vacant buildings within the city. Vacant buildings are detrimental to the surrounding buildings and neighborhoods in which they exist. The article is also to ensure the public health, safety and welfare insofar as they are affected by vacant buildings within the city. The health, safety and welfare of the neighborhoods in which vacant buildings are located are of the utmost importance to the city, as is the general community character in which these vacant buildings are located.
- (b) *Applicability.* The provisions of this article shall apply to all matters affecting or relating to vacant buildings. Where, in this article, different sections of this Code may specify different requirements, the most restrictive shall govern.
- (c) *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribe to them in this subsection, except where the context clearly indicates a different meaning.
 - (1) Vacant building means a building, structure, or dwelling that has been unoccupied for more than three consecutive months; or a commercial tenant space greater than 10,000 square feet in an otherwise occupied building, that has been left unoccupied for more than three consecutive months.
 - (2) Actively for sale or lease means the building is being actively marketed through a licensed real estate broker or the owner who is regularly advertising the property in newspapers circulated in and around Dover, it is being offered for sale or lease at a cost of no more than 25 percent over market rate as determined by the city assessor, and the building is in reasonable condition for sale or lease, including but not limited to: no trash has collected inside or outside of the building, the utilities are functional, and it is not being used as storage that is unrelated to the former use.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-401. - Monitoring, inspection and condition standards.

(a) The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

Dover, DE Code of Ordinances

Once a building/structure/unit or residence (hereon after referred to as building) is registered as a vacant building, the vacant building shall be inspected annually for as long as it is considered vacant.

- (b) The vacant building shall be secured; the exterior building and premises shall be maintained in accordance with all City of Dover Code requirements.
- (c) The vacant building shall be in reasonable condition (all utilities shall be functional, there shall be no trash or debris inside or outside the building and it shall not to be used as storage that is unrelated to the former use).

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-402. - Agent—Responsible person required.

- (a) *Property manager.* Any owner of a vacant building, residing outside of the county, shall be required to have a licensed property manager residing or having an office located in the county, or a family member or other designated individual who does not manage any other real estate for a fee and who resides in the county acting as a property manager. The property manager, including family members and designated individuals, shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection upon request by the building inspector, within 30 days.
- (b) *Corporate or partnership owners.* Any corporation or partnership owning a vacant building shall have a designated member, partner, or employee having charge, care and control of the vacant building. The designated member, partner or employee shall reside in or have an office located in the county, or shall be required to have a licensed property manager residing or having an office located in the county, or other designated individual who does not manage any other real estate for a fee, and who resides in the county, acting as a property manager. The property manager, or other designated individuals shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection, upon request by the building inspector, within 30 days.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-403. - Registration and registration fee.

- (a) *Registration of building.* There are two ways to register the building as vacant.
 - The owner shall register with the city not later than 30 days after any building in the city becomes vacant, as defined.

The registration of the vacant building shall include the site address, the name of the current owner or owners, current address of the owner and of all applicable owners, tax parcel number, proof of insurance on the building, description of the condition of the building, plans for the building (to eliminate the vacancy), the responsible person

Dover, DE Code of Ordinances

or agent and their contact information and any other applicable information. If any information changes the owner is responsible for informing the city of those changes in a timely manner.

- (2) The building inspector or his designee, shall investigate any property that may be subject to registration. Based upon his findings, the building inspector may register the property as a vacant building subject to this chapter.
 - a. *Notice of registration.* Within five business days of such registration, the licensing and permitting office shall notify the owners of the registered property by certified mail at their last known address according to the records of the city and Kent County.
 - b. Registration fee.
 - (i) The annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. The annual registration fee will then be due on the registration anniversary date every year after that as long as it remains vacant. The starting point for counting a building as being vacant will begin on the date of the enactment of this article [June 26, 2006].
 - (ii) The annual fee is as provided for in Appendix F—Fees and Fines.

(Ord. of 6-26-2006; Ord. of 4-14-2008; Ord. No. 2009-09, 6-22-2009; Ord. No. 2013-03, 3-11-2013)

Sec. 22-404. - Violation and penalties.

- (a) If the registration fee is not paid within 30 days of being due, the owner shall be in violation of this article.
 - (1) A lien can be assessed against the property. Such fees shall be entered in the municipal lien docket as a lien owing the city, and the same may be turned over to the city solicitor for collection.
 - (2) The fee will be assessed to the parcel's tax bill.
 - (3) The fee shall be paid in full prior to the transfer of title.
 - (4) The fee shall be paid in full prior to the issuance of any building permits for the subject building and for any other building that is owned by the owner within the city.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-405. - Exemptions—Types of buildings eligible for exemption status from the registration fee.

(a) The following are exempt from the registration: The building has fire damage. The owner has90 days to file for a permit to start construction or demolition or it will be determined a

vacant property.

- (b) The following properties shall be registered as vacant, but they are exempt from the registration fee:
 - (1) The building is actively being offered for sale or lease for a maximum period of five years. After such time this article will be in effect. Proof of activity shall fall on the owner to provide. See definition.
 - (2) The owner has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy.
 - (3) The property is in probate or where the owner has entered a long term care facility within six months of the building being vacant.
 - (4) The property is undergoing currently environmental cleanup or assessment.
- (c) Failure to register. If the owner of the property fails to register the property with the City of Dover within 30 days of notification to do so by the City of Dover staff, then the property owner/agent may not be entitled to exemption from the fees.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-406. - Appeal of the 25 percent over market rate.

An appeal of the 25 percent over market rate (from the actively for sale or lease definition) can be considered through an appraisal using accepted appraisal standards to determine market rate. The owner has the option of asking the city tax assessor to perform the appraisal or having one performed (using accepted appraisal standards) at their own expense.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013; Ord. No. 2016-19, 8-22-2016)

Chapter 22. - Buildings and Building Regulations

Chapter 22. Buildings and Building Regulations	Fees and Fines			
Article XII. Vacant Buildings				
Fines not paid within 14 days of the day the fine was issued, including the day the fine was issued, shal be automatically doubled in amount.				
Sec. 22-403. Registration and registration fees				
Subsec. (a)(2)b.(ii). Registration fee				
Residential buildings and non-residential buildings <10,000 SF:				
Buildings vacant one year or less	\$375.00			
Buildings vacant for more than one year but less than two years	\$750.00			
Buildings vacant for more than two years but less than three years	\$1,500.00			
Buildings vacant for more than three years but less than five years	\$3,000.00			
Buildings vacant for five years or longer	\$5,000.00			