PROPERTY MAINTENANCE CODE BOARD OF APPEALS AGENDA

MARCH 11, 2015 - 3:00 P.M.

CITY HALL CONFERENCE ROOM
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

THIS MEETING HAS BEEN CANCELLED AT THE REQUEST OF THE APPELLANT AND WILL BE RESCHEDULED FOR A FUTURE DATE.

PUBLIC COMMENTS ARE WELCOMED ON ANY ITEM AND WILL BE PERMITTED AT APPROPRIATE TIMES. WHEN POSSIBLE, PLEASE NOTIFY THE CITY CLERK (736-7008 OR E-MAIL AT CITYCLERK@DOVER.DE.US) SHOULD YOU WISH TO BE RECOGNIZED.

AGENDA ADDITIONS/DELETIONS

1. **PROPERTY MAINTENANCE CODE CITATION (VACANT BUILDING) - APPEAL OF DECISION (ANNUAL VACANT BUILDING REGISTRATION AND SECOND YEAR REGISTRATION FEE) - 1510 W. COLLEGE ROAD *(EDWARD W. DEMBY)***

2. **ADJOURNMENT**

/JS
S:\AGENDAS-MINUTES-PACKETS-PRESENTATIONS-ATT&EXH\MISC-AGENDAS\PROPERTY MAINTENANCE CODE BOARD OF APPEALS\03-11-2015 PMCBA CANCELLATION.WPD

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

Edward Demby

RECEIVED
Feb 20 2015
OFFICE OF THE CITY CLERK

RECEIVED
FEB 20 2015
OFFICE OF THE CITY CLERK

I would like to appeal the registration fee for the property at 1510 W. College Rd. Dover, DE, 19904. As a vacant building. This property is being lived in on various occasions. My relatives and myself (Edward Demby) are in continuous use of said property.

Edward W. Demby

City of Dover

Account Information

Customer: EDWARD W DEMBY
Service Address: 1510 W STATE COLLEGE RD
Account #: [redacted] 10-78
Bill Date: 01/08/2015
Due Date: 02/03/2015

Contact Information

8:30 a.m. - 5:00 p.m. Monday—Friday
Customer Service: 302-736-7035
Emergency after 5 p.m.: 302-736-7086
Website: www.cityofdover.com

2150 *IMPORTANT: See Notice of Disconnection below.*

Balance From Last Bill:	$	125.94
Thank you! Last payment received: 60.32 on 11/07/2014		
Payments and adjustments made after this Bill Date 01/08will appear on next bill.		
Current Charges:	$	175.35
A late payment charge of 1.5% will be added to any balance remaining 30 days after billing.		
Total Amount Due:	$	301.29

Other Payment Options

Automatic Bank Draft from checking or savings account— sign up needed.
Equalized Payment Plan - a fixed budget amount each month for residential customers—sign up needed
Online Payment with a credit card by visiting www.cityofdover.com or call 1-866-760-5451, a fee provided service.

Customer News & Information

Attention Customers;
Starting immediately -
ALL DELINQUENT BALANCES
must be paid in full
to prevent disconnection
of utility services.

Meter Information - Residential

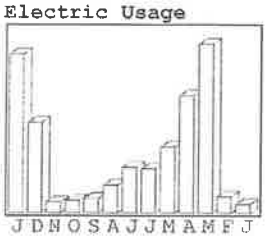
Meter #	Days	Service	Period	Previous	Present	Mult	Usage	Svc Units
34301972E	34	12/ 3/14	1/ 6/15	81125.00	82343.00	1.00	1218.00	EL KWH
51074555W	34	12/ 3/14	1/ 6/15	360.00	360.00	1.00	.00	WA TGAL

Charges for current cycle

Service		Consumption	Rate	Charge
EL	RES CUSTOMER CHG			5.00
EL	ENERGY CHG	1218.00	.120400	146.65
EL	GREEN ENERGY CHARGE	1218.00	.000178	.22
TOTAL	ELECTRIC			151.87
WA	WATER CUSTOMER CHG			2.50
TOTAL	WATER SERVICE			2.50
SE	SEWER CUSTOMER CHG			2.50
TOTAL	SEWER SERVICE			2.50
TR	TRASH SERVICE FEE			17.00
TOTAL	TRASH			17.00
TOTAL	MISC CHARGES			1.48
TOTAL	CHARGES FOR PERIOD			175.35

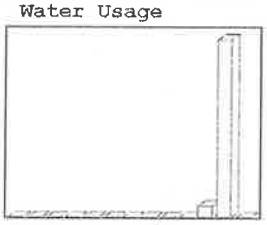
Consumption History

Electric Usage



Avg daily kwh: 35.8

Water Usage



Notice of Disconnection

Disconnection of service without further notice may occur *if balance due from last bill has not been paid by* 01/28/15. Receiving a new bill will not nullify this notice. If the account is scheduled for disconnection, a service fee must be paid along with the entire amount owed. An additional deposit may be required.

Please detach this portion and remit with payment made by mail or in person.

Mail all correspondence to utility billing office.

Notify customer service to update mailing address, phone number, or email.

City of Dover

EDWARD W DEMBY

[redacted]

Balance From Last Bill Due Immediately:	125.94	Total Amount Due: 301.29
Current Charges Due : 02/03/2015	175.35	Payment Enclosed
Total Due:	301.29	

Make Payments to:

City of Dover Utility
Po Box 15040
Wilmington, DE 19886-5040

EDWARD W DEMBY
1510 W STATE COLLEGE RD
DOVER DE 19904-6512

00002320300002379200000301295

City of Dover

March 2, 2015

Mr. Edward W. Demby
82 Washington Street
Dover, DE 19901

Re: Appeal of Annual Vacant Building Registration and Second Year Registration Fee in the Amount of $500.00 - 1510 West College Road
Case #: 13-00003969

Mr. Demby:

I have received your request to appeal the decision of the Building Inspector to require the annual registration of your property as vacant in accordance with Chapter 22 - Buildings and Building Regulations, Article XII - Vacant Buildings, and the payment of the second year registration fee in the amount of $500.00, in accordance with Appendix F - Fees and Fines, Sec. 22-403 - Registration and Registration Fees, Subsec. (a)(2)b.(iii).

A meeting of the Property Maintenance Code Board of Appeals has been scheduled for Wednesday, March 11, 2015 at 3:00 p.m. in the City Hall Conference Room, 15 Loockerman Plaza, Dover, Delaware 19901 to hear your appeal.

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

Sincerely,

Traci A. McDowell

Traci A. McDowell, CMC
City Clerk

TAM/js
S:\APPEALS\2015\Vacant Building Appeal - Edward W. Demby\Property Maintenance Code Board of Appeals - Receipt of Appeal - Notification of Property Owner.wpd

cc: Ann Marie Townshend, Director of Planning & Community Development
Scott Koenig, City Manager
Nicholas Rodriguez, City Solicitor
Tim Taraila, Code Enforcement Supervisor
Ron Coburn, Inspector

ARTICLE VII. PROPERTY MAINTENANCE CODE [4]

Sec. 22-221. Adopted.
Sec. 22-222. Definitions.
Sec. 22-223. Conflicting provisions.
Sec. 22-224. Enforcement.
Sec. 22-225. Property maintenance code board of appeals.
Secs. 22-226—22-250. Reserved.

Sec. 22-221. Adopted.

(a) A certain document, three copies of which are on file in the licensing and permitting office of the city, being marked and designated as "The International Property Maintenance Code, 2009" as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Dover, in the State of Delaware; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the following additions, insertions, deletions and changes:

Section 101.1 Title. Insert "City of Dover, DE" in place of "[NAME OF JURISDICTION]"

SECTION 111 MEANS OF APPEAL See Chapter 22 - Buildings and Building Regulations, Article VII - Property Maintenance Code, Sec. 22-225 Property maintenance code board of appeals.

Section 304.14 Insect screens. Insert "March 1st to November 30th" in place of "[date] to [date]".

Section 602.3 Heat supply. Insert "September 15th to May 1st" in place of "[date] to [date]".

Section 602.4. Occupiable work spaces. Insert "September 15th to May 1st" in place of "[date] to [date]".

(b) It shall be unlawful for any person to violate any of the provisions of the publication adopted in subsection (a).

(Code 1981, § 10-1; Ord. of 7-10-1989; Ord. of 4-25-1994; Ord. of 1-27-1997; Ord. of 3-13-2000; Ord. of 4-11-2005 (7); Ord. of 4-14-2008; Ord. No. 2010-02, 5-10-2010)

Sec. 22-222. Definitions.

(a) Whenever the word "municipality" or "city" is used in the publication adopted by this article, it shall be construed to mean the City of Dover, Delaware.

(b) Whenever the term "corporation counsel" or "city attorney" is used in the publication adopted by this article, it shall mean the city solicitor.

(c) Whenever, in the publication adopted by reference in this article, a term is used which is also defined in the city's zoning ordinance as set forth in appendix B to this Code, such term shall have the meaning provided in such appendix B.

(Code 1981, § 10-2; Ord. of 7-10-1989)

Sec. 22-223. Conflicting provisions.

In the event of any conflict between the provisions of the code adopted by this article and applicable provisions of state law, this Code or any other ordinance, rule or regulation, the provisions of state law, this Code or such other ordinance, rule or regulation shall prevail and be controlling.

(Code 1981, § 10-3; Ord. of 7-10-1989)

Sec. 22-224. Enforcement.

The city planner shall enforce the provisions of the publication adopted by reference in this article.

(Code 1981, § 10-4; Ord. of 7-10-1989; Ord. of 4-14-2008)

Sec. 22-225. Property maintenance code board of appeals.

There shall be a board to be referred to as the "property maintenance code board of appeals," consisting of three members, one of whom shall be the city manager, one a resident generally selected as a representative of homeowners, and one representative of the local real estate industry association. The members shall be appointed by the mayor, subject to confirmation of a voting majority of the city council at its annual meeting. Decisions of the board shall be final.

(Code 1981, § 10-5; Ord. of 7-10-1989; Ord. of 4-10-2000)

Secs. 22-226—22-250. Reserved.

FOOTNOTE(S):

--- ***(4)*** ---

Charter reference— *Power of city to regulate buildings, subpart A, §§ 20, 22.* *(Back)*

ARTICLE XII. VACANT BUILDINGS

Sec. 22-400. Purpose; applicability; definitions.
Sec. 22-401. Monitoring, inspection and condition standards.
Sec. 22-402. Agent—Responsible person required.
Sec. 22-403. Registration and registration fee.
Sec. 22-404. Violation and penalties.
Sec. 22-405. Exemptions—Types of buildings eligible for exemption status from the registration fee.
Sec. 22-406. Appeals.

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.

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.

(1) 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)

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. Appeals.

(a) Any appeal of the building inspector's decision must be made in writing within 30 days of the decision. The appeal would be heard by the property maintenance code board of appeals.

(b) 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)

APPENDIX F—FEES AND FINES

		Description	*Fees and Fines (in dollars)*
	Subsec. (c)	Failure to pay on due date: A penalty fee in the amount of ten percent per month of the amount of the license fee until the same is paid.	
	Subsec. (d)	Reinstatement fee	$100.00

Chapter 22—Buildings and Building Regulations, Article X—Rental Dwellings, Division 2—Permit

Fines not paid within 14 days of the day the fine was issued, including the day the fine was issued, shall be automatically doubled in amount.

Sec. 22-332—Inspection required

	Subsec. (b)	Reinspection fee (Not subject to doubling)	
		First follow-up inspection	$0.00
		Each subsequent reinspection, per inspection	$50.00

If the permit fee is not paid on the date due, the permittee shall incur a penalty fee of ten percent per month of the amount of the license fee until the same is paid.

Fines not paid within 14 days of the day the fine was issued, including the day the fine was issued, shall be automatically doubled in amount.

Sec. 22-351—Generally

	Subsec. (a)	Single-family dwellings, annual permit	
		Single-family detached dwelling, each dwelling	$90.00
		Single-family attached dwelling, each dwelling	$70.00
	Subsec. (b)	Multiple-family dwellings, annual permit	
		Multiple dwellings consisting of three or less dwelling units	$90.00
		Multiple dwellings consisting of four or more dwelling units:	
		For the first three dwelling units	$90.00
		For each additional dwelling unit in excess of three	$30.00
		Condominium units and accessory apartments located within structures principally used for owner occupancy, each	$30.00
	Subsec. (c)	Late payment penalty: A penalty fee in the amount of ten percent per month of the amount of the license fee until the same is paid.	
	Subsec. (d)	Reinstatement fee	$100.00

Chapter 22—Buildings and Building Regulations, Article XI—Dangerous Buildings

Fines not paid within 14 days of the day the fine was issued, including the day the fine was issued, shall be automatically doubled in amount.

Sec. 22-386		Violations; penalties for disregarding notices or orders	
	Subsec. (a)	Violations by owner, each offense, minimum	$100.00
	Subsec. (b)	Violations by occupant or lessee, each offense, minimum.	$100.00
	Subsec. (c)	Removal of notice, each offense, not to exceed	$100.00

Chapter 22—Buildings and Building Regulations, Article XII—Vacant Buildings

Fines not paid within 14 days of the day the fine was issued, including the day the fine was issued, shall be automatically doubled in amount.

Sec. 22-403		Registration and Registration Fees	
	Subsec. (a)(2)b.(iii)	Registration fee	
		Residential buildings and non-residential buildings <10,000 SF:	
		Buildings vacant one year or less	$250.00
		Buildings vacant for more than one year but less than two years	$500.00

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

City of Dover

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

City of Dover Vacant Building Registration LID 5650

Amount Due:	$500.00			Amount Paid:	
Date Due:	02/20/15	Case #	13-00003969	Date Registered:	12/20/13
Vacant Since:	09/07/10		Tax Parcel #	ED-05-067.17-01-780.000-000	
Property Address:	1510 W College Road Dover DE 19904				
Current Property Owner:	Edward W Demby				
Address:	82 Washington Street				
	Dover DE 19901				
Phone:	302-674-3093		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 (please circle)
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)

Owner Signature: _____ Date: _____

Fees as follows:

Buildings vacant one year or less;	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years;	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years;	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer;	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:

Staff Registered: Y ☑ / N ☐ Staff Member: Ron Cobb
Owner Notified: Y ☑ / N ☐ Date Owner Notified: 12/20/13

REVISED 07/09/2014


1510
02/20/2015 13:33


02/20/2015 13:33

UT300I01 **CITY OF DOVER** 2/20/15

Customer/Location Consumption History Inquiry 14:54:59

Customer ID: [redacted] Name: DEMBY, EDWARD W
Location ID: Addr: 1510 W STATE COLLEGE RD
Cycle/Route: 10 78 Amount due: $378.05
Initiation date : 6/12/03 Pending : $175.35-
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	2/04/15	.00	.00	29	51074555W		N
_	WA	REG	1/06/15	.00	.00	34	51074555W		N
_	WA	REG	12/03/14	.00	.00	28	51074555W		N
_	WA	REG	11/05/14	.00	.00	30	51074555W		N
_	WA	REG	10/06/14	.00	.00	31	51074555W		N
_	WA	REG	9/05/14	.00	.00	30	51074555W		N
_	WA	REG	8/06/14	.00	.00	30	51074555W		N
_	WA	REG	7/07/14	.00	.00	32	51074555W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 2/20/15
Customer/Location Consumption History Inquiry 14:55:07

Customer ID: [redacted] Name: DEMBY, EDWARD W
Location ID: Addr: 1510 W STATE COLLEGE RD
Cycle/Route: 10 78 Amount due: $378.05
Initiation date : 6/12/03 Pending : $175.35-
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	6/05/14	.00	.00	30	51074555W		N
_	WA	REG	5/06/14	.00	.00	29	51074555W		N *
_	WA	REG	4/07/14	.00	.00	33	51074555W		N *
_	WA	REG	3/05/14	3.00	.00	28	51074555W		N
_	WA	REG	2/05/14	45.00	.00	30	51074555W		N *
_	WA	REG	1/06/14	.00	.00	32	51074555W		N
_	WA	REG	12/05/13	.00	.00	30	51074555W		N
_	WA	REG	11/05/13	.00	.00	32	51074555W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 2/20/15
Customer/Location Consumption History Inquiry 14:54:49

Customer ID: [redacted] Name: DEMBY, EDWARD W
Location ID: Addr: 1510 W STATE COLLEGE RD
Cycle/Route: 10 78 Amount due: $378.05
Initiation date : 6/12/03 Pending : $175.35-
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	2/04/15	1438.00	.00	29	34301972E		N
_	EL	REG	1/06/15	1218.00	.00	34	34301972E		N *
_	EL	REG	12/03/14	695.00	.00	28	34301972E		N *
_	EL	REG	11/05/14	82.00	.00	30	34301972E		N
_	EL	REG	10/06/14	96.00	.00	31	34301972E		N
_	EL	REG	9/05/14	109.00	.00	30	34301972E		N
_	EL	REG	8/06/14	213.00	.00	30	34301972E		N
_	EL	REG	7/07/14	351.00	.00	32	34301972E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 2/20/15
Customer/Location Consumption History Inquiry 14:54:54

Customer ID: [redacted] Name: DEMBY, EDWARD W
Location ID: Addr: 1510 W STATE COLLEGE RD
Cycle/Route: 10 78 Amount due: $378.05
Initiation date : 6/12/03 Pending : $175.35-
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD	
_	EL	REG	6/05/14	341.00	.00	30	34301972E		N	*
_	EL	REG	5/06/14	506.00	.00	32	34301972E		N	*
_	EL	REG	4/04/14	901.00	.00	30	34301972E		N	
_	EL	REG	3/05/14	1297.00	.00	28	34301972E		N	*
_	EL	REG	2/05/14	124.00	.00	30	34301972E		N	
_	EL	REG	1/06/14	67.00	.00	32	34301972E		N	
_	EL	REG	12/05/13	65.00	.00	30	34301972E		N	
_	EL	REG	11/05/13	81.00	.00	32	34301972E		N	+

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

January 20, 2015

EDWARD W DEMBY
82 WASHINGTON ST
DOVER DE 19901

RE: Property address: 1510 COLLEGE RD
Annual Vacant Building Registration
2nd Year Fee Due $500.00
Case Number: 13-00003969

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 February 20, 2015. 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 rcoburn@dover.de.us, should you have any questions or concerns.

Sincerely,

Ronald L Coburn

Ron Coburn
Code Enforcement Officer

Attachments
File

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

RC

1. Article Addressed to:

EDWARD DEMBY
82 WASHINGTON ST
DOVER DE 19901

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Edward Demby
C. Date of Delivery 1-23-15

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

3. Service Type 13-3969
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7014 0150 0002 1470 4554

PS Form 3811, July 2013 Domestic Return Receipt

7014 0150 0002 1470 4554

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

RC Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

DOVER DE 19901 JAN 23
6.48
Postmark Here
13-3969
USPS

EDWARD DEMBY
82 WASHINGTON ST
DOVER DE 19901

Instructions

Inspections & Planning

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

INVOICE

Date: January 20, 2015
Invoice #: 13-00003969

EDWARD W DEMBY
82 WASHINGTON ST
DOVER DE 19901

RE: Property address: 1510 COLLEGE RD
Tax Parcel #: ED-05-067.17-01-780.000-000

DESCRIPTION	AMOUNT
Vacant Building Second Year Registration Fee	$500.00
TOTAL	$500.00

Please make all checks payable to City of Dover
Payment must be received by February 20, 2015

LD 5650

City of Dover

Department of
Planning & Inspections

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

City of Dover Vacant Building Registration

Amount Due: $250.00 Amount Paid: _____

Date Due: 1/20/14 Case # 13-3969 Date Registered: 12/20/13

Vacant Since: 9/7/10 Tax Parcel # ED-05-067.17-01-780.000-000

Property Address: 1510 W. College Rd. 19904

Current Property Owner: Edward W. Demby

Address: 82 Washington St
Dover DE 19901

Phone: 302 674 3043 Cell: _____

Responsible Person/Agent: _____

Address: _____

_____

Phone: _____ Cell: _____

Local agent is required for any owner residing outside of Kent County Delaware

Mail correspondence to: **Owner/Agent** (Please Circle)

Insurance on Building: Y / N (please circle)
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y / N (please circle) Vacant since 9/7/10

~~Explanation of Exemption if granted:~~ Owner Moving in.

NOTE: No Exemption if Registered by City of Dover Staff ~~Staff~~ Registered

****If building is for sale or lease – Listed selling price _____

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

Owner Signature Edward W. Demby Date: 1/14/14

Fees as follow:

Buildings vacant one year or less;	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years;	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years;	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer;	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:
Staff Registered: Y / N Staff Member: RC
Owner Notified: Y / N Date Owner Notified: 12/20/13

REVISED 03/19/13

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

REGISTRATION NOTIFICATION

December 20, 2013

EDWARD W DEMBY
82 WASHINGTON ST
DOVER DE 19901

RE: Property Address: 1510 COLLEGE RD
Tax Parcel #: ED-05-067.17-01-780.000-000
Case Number: 13-00003969

Dear Mr. Demby:

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, the Code Enforcement Officer has registered this building as vacant with the City of Dover.

An annual registration fee shall be paid at the time of registration. Please read the enclosed leaflet for more information on fees and any exemptions that may apply with the fees. **Total amount due at this time will be $250.00.**

The Code Enforcement Officer 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 Code Enforcement Officer, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

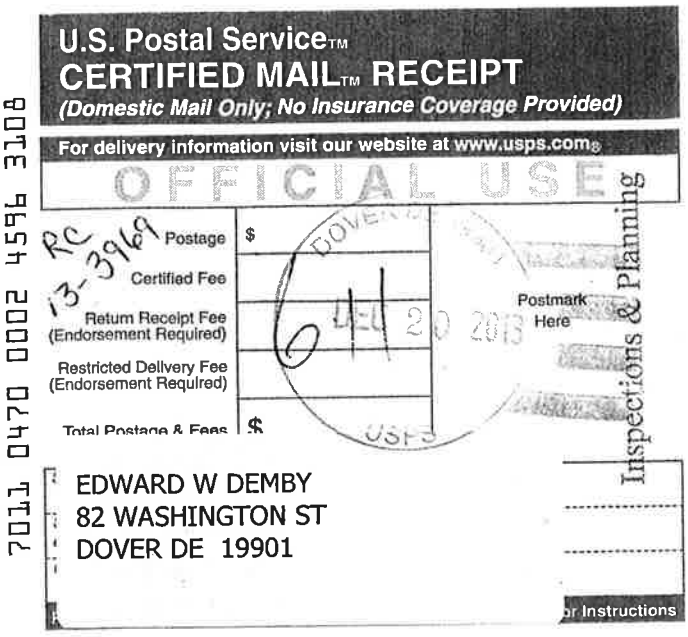
IF THE REGISTRATION FEE IS NOT PAID BY January 20, 2014 IT WILL BE PLACED ON THE NEXT TAX BILLING.

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



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

RC 13-3969

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

DOVER DE
DEC 20 2013
USPS

Postmark Here

7011 0470 0002 4596 3108

EDWARD W DEMBY
82 WASHINGTON ST
DOVER DE 19901

Inspections & Planning

or Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

EDWARD W DEMBY
82 WASHINGTON ST
DOVER DE 19901

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by (Printed Name) C. Date of Delivery 12-31

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

3. Service Type RC 13-3969
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0470 0002 4596 3108

PS Form 3811, July 2013 Domestic Return Receipt

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

INVOICE

Date: December 20, 2013
Invoice #: 13-00003969

EDWARD W DEMBY
82 WASHINGTON ST
DOVER DE 19901

RE: Property address: 1510 COLLEGE RD
Tax Parcel #: ED-05-067.17-01-780.000-000

DESCRIPTION	AMOUNT
Vacant Building First Year Registration Fee	$250.00
TOTAL	$250.00

Please make all checks payable to City of Dover
Payment must be received by January 20, 2014

City of Dover

Department of
Planning & Inspections

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

City of Dover Vacant Building Registration

Amount Due: $ 250.00 Amount Paid: _____

Date Due: 01/20/14 Case # 13-3969 Date Registered: 12/20/13

Vacant Since: 09/07/10 Tax Parcel # ED-05-067.17-01-780.000

Property Address: 1510 College Road Dover DE 19904

Current Property Owner: Edward W Demby

Address: 82 Washington Street
Dover DE 19901

Phone: _____ Cell: _____

Responsible Person/Agent: _____

Address: _____

_____

Phone: _____ Cell: _____

Local agent is required for any owner residing outside of Kent County Delaware

Mail correspondence to: **Owner/Agent** (Please Circle)

Insurance on Building: Y / N (please circle)
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y / (N) (please circle)

Explanation of Exemption if granted: None Staff Registered
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: _____ Date: _____

Fees as follow:

Buildings vacant one year or less;	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years;	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years;	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer;	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:
Staff Registered: (Y) / N
Owner Notified: (Y) / N

Staff Member: RC
Date Owner Notified: 12/20/13

REVISED 03/19/13

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

November 20, 2013

EDWARD W DEMBY
82 WASHINGTON ST
DOVER DE 19901

RE: Property Address: 1510 COLLEGE RD
Tax Parcel #: ED-05-067.17-01-780.000-000
Case Number: 13-00003969

Dear Mr. Demby:

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 December 20, 2013 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

City of Dover

Department of
Planning & Inspections

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

City of Dover Vacant Building Registration

Amount Due: $ 250.00 Amount Paid: _____

Date Due: 12/20/12 Case # 13-3969 Date Registered: _____

Vacant Since: 09/07/10 Tax Parcel # ED-05-067.17-01-780.000

Property Address: 1510 College Road Dover DE 19904

Current Property Owner: Edward W Demby

Address: 82 Washington Street
Dover DE 19901

Phone: _____ Cell: _____

Responsible Person/Agent: _____

Address: _____

_____

Phone: _____ Cell: _____

Local agent is required for any owner residing outside of Kent County Delaware

Mail correspondence to: **Owner/Agent** (Please Circle)

Insurance on Building: Y / N (please circle)
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y / N (please circle)

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)

Owner Signature: _____ Date: _____

Fees as follow:

Buildings vacant one year or less;	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years;	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years;	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer;	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:
Staff Registered: Y / N Staff Member: _____
Owner Notified: Y / N Date Owner Notified: _____

REVISED 03/19/13

Address Information

Address:	1510 COLLEGE RD
City, state, zip:	DOVER DE 19904
Delivery point:	7
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
DRS from Location Master	
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	CAR
Last change date:	1/08/2013

Parcel Information

Tax Map Number	ED-05-067.17-01-780.000-000
Parcel status:	Active

Zoning Information

Zoning:	ONE FAMILY RESIDENCE R-7
Commissioner district:	COUNCIL DISTRICT 4
Undivided interest %:	.00%
Longitude/latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	

Current Owner

Name:	DEMBY,EDWARD W
Address:	82 WASHINGTON ST
	DOVER DE 19901

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 DOVER HUNDRED		**Card #** 1 **of** 1
Location ID	9457	**Map Number**	2-05-06717-01-7800-00001	
Tax ID	9457	**Deed BVP**	X 0028 0131	
Parcel ID	7921	**Property Code**	P - PROPERTY	

Current Owner
DEMBY, EDWARD W.
82 WASHINGTON STREET
DOVER, DE 19901

Property Location
1510 COLLEGE RD
DOVER , DE 19904

Zoning R7 **Acres** .11

Additional Owner

Sub-Division

Sales History				Liv.Sq.Ft	576.0000
Date	**Price**	**Assessment**		**Total Rooms**	4
0/00/00	0	**Land**	7,200	**Bedrooms**	2
0/00/00	0	**Buildings**	6,100	**Full Bath**	1
		Total	13,300	**Half Bath**	

Base Tax Due	1,203.93	Last Billing Detail		History	Farm Info
Tax Penalty	232.53				
Total Tax Bal.	1,286.46				
Sewer Balance	.00	**Sewer Account #**			
Neighborhood #	00202	**Coordinates**			0458930 E 0425325 N
Land Use	1	**Lot Dimensions**			0000102.20 0000142.20
Living Units	NO	**School District**		18	CAPITOL
Class	Residen	**Fire District**		46	ROBBINS HOSE (DOVER)
Plat Book Pg	00000	**Sewer District**		00	NONE
Topography	Level	**Ambulance District**		46	ROBBINS HOSE (DOVER)
Street or Road	Paved	**Trash District**			

UT300I01 **CITY OF DOVER** 11/20/13
Customer/Location Consumption History Inquiry 11:48:15

Customer ID: [redacted] Name: DEMBY, EDWARD W
Location ID: Addr: 1510 W STATE COLLEGE RD
Cycle/Route: 10 78 Amount due: $34.73
Initiation date : 6/12/03 Pending : $.00
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
	EL	REG	11/05/13	81.00	.00	32	34301972E		N
_	EL	REG	10/04/13	81.00	.00	29	34301972E		N
_	EL	REG	9/05/13	94.00	.00	31	34301972E		N
_	EL	REG	8/05/13	98.00	.00	31	34301972E		N
_	EL	REG	7/05/13	90.00	.00	30	34301972E		N
_	EL	REG	6/05/13	83.00	.00	30	34301972E		N *
_	EL	REG	5/06/13	98.00	.00	32	34301972E		N *
_	EL	REG	4/04/13	378.00	.00	30	34301972E		N +
_									

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 11/20/13
Customer/Location Consumption History Inquiry 11:48:22

Customer ID: [redacted] Name: DEMBY, EDWARD W
Location ID: Addr: 1510 W STATE COLLEGE RD
Cycle/Route: 10 78 Amount due: $34.73
Initiation date : 6/12/03 Pending : $.00
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	11/05/13	.00	.00	32	51074555W		N
_	WA	REG	10/04/13	.00	.00	29	51074555W		N
_	WA	REG	9/05/13	.00	.00	31	51074555W		N
_	WA	REG	8/05/13	.00	.00	31	51074555W		N
_	WA	REG	7/05/13	.00	.00	30	51074555W		N
_	WA	REG	6/05/13	.00	.00	30	51074555W		N
_	WA	REG	5/06/13	.00	.00	32	51074555W		N
_	WA	REG	4/04/13	.00	.00	30	51074555W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 11/20/13
Customer/Location Consumption History Inquiry 11:48:27

Customer ID: [redacted] Name: DEMBY, EDWARD W
Location ID: Addr: 1510 W STATE COLLEGE RD
Cycle/Route: 10 78 Amount due: $34.73
Initiation date : 6/12/03 Pending : $.00
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	3/05/13	.00	.00	28	51074555W		N
_	WA	REG	2/05/13	.00	.00	29	51074555W		N
_	WA	REG	1/07/13	.00	.00	34	51074555W		N
_	WA	REG	12/04/12	.00	.00	29	51074555W		N
_	WA	REG	11/05/12	.00	.00	32	51074555W		N
_	WA	REG	10/04/12	.00	.00	28	51074555W		N
_	WA	REG	9/06/12	.00	.00	31	51074555W		N
_	WA	REG	8/06/12	.00	.00	32	51074555W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 11/20/13
Customer/Location Consumption History Inquiry 11:48:36

Customer ID: [redacted] Name: DEMBY, EDWARD W
Location ID: Addr: 1510 W STATE COLLEGE RD
Cycle/Route: 10 78 Amount due: $34.73
Initiation date : 6/12/03 Pending : $.00
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	9/07/10	.00	.00	34	51074555W		N
_	WA	REG	8/04/10	1.00	.00	29	51074555W		N
_	WA	REG	7/06/10	.00	.00	32	51074555W		N
_	WA	REG	6/04/10	1.00	.00	29	51074555W		N
_	WA	REG	5/06/10	.00	.00	30	51074555W		N
_	WA	REG	4/06/10	.00	.00	33	51074555W		N
_	WA	REG	3/04/10	1.00	.00	29	51074555W		N
_	WA	REG	2/03/10	.00	.00	28	51074555W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history