Violation of Dangerous Building Ordinance 101 S Queen Street

Planning & Inspections Department

Dover, Delaware

July 8, 2013

EXHIBIT #3
Regular Council Meeting of 07/08/13

101 S Queen Street
Case History

- 27 code enforcement cases since 1998
  - Exterior code violations / junk & debris in yard
  - Missing siding / damaged gutters, missing fascia
- The utilities were terminated September 6, 2011
- Registered as a vacant building on February 28, 2012
- Condemned by City Staff on April 8, 2013 due to no active utilities and the numerous existing code violations
- Source of neighbor complaints
- Outstanding Charges
  - Suspension of Rental License Fee
  - Outstanding Code Enforcement Citation

Dangerous Building Code – Chapter 22 Article XI, Sec. 22-381

(5) *Unfit for habitation.*

(9) *General welfare.*

(10) *Code violations.*

(12) *Unoccupied buildings.*


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Recommended Council Action

- Declare this property dangerous.
- Order the property repaired or demolished by **August 8, 2013** by the owner or equity owner at their own risk.
- Order the Building Inspector to cause the repair or demolition of the property if not completed by the owner **within 10 days of the date established by City Council**.
- Order the City Manager with the assistance of the City Solicitor to cause the cost of repairs or demolition to be charged against the land on which the property exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.

Violation of Dangerous Building Ordinance 43 S Kirkwood Street

Planning & Inspections Department

Dover, Delaware

July 8, 2013

EXHIBIT #4
Regular Council Meeting of 07/08/13

43 S Kirkwood Street
Case History

- 20 code enforcement cases since 1999
  - Exterior code violations / grass violations
  - Sewage leak / structural report needed
- The utilities were terminated February 7, 2013
- Registered as a vacant building on June 7, 2013
- Condemned by City Staff on February 13, 2013 due to no active utilities, existing code violations and failure of the owner to produce a structural engineers report.
- Source of neighbor complaints
- Outstanding Charges
  - Vacant Building Registration Fee
  - Outstanding Code Enforcement Citations

Dangerous Building Code – Chapter 22 Article XI, Sec. 22-381

(5) *Unfit for habitation.*

(9) *General welfare.*

(10) *Code violations.*

(12) *Unoccupied buildings.*


43
BRUTE


BRUTE
BRUTE
43












BRUTE
Rubbermaid
Commercial Products



Recommended Council Action

- Declare this property dangerous.
- Order the property repaired or demolished by **August 8, 2013** by the owner or equity owner at their own risk.
- Order the Building Inspector to cause the repair or demolition of the property if not completed by the owner **within 10 days of the date established by City Council**.
- Order the City Manager with the assistance of the City Solicitor to cause the cost of repairs or demolition to be charged against the land on which the property exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.