CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, September 17, 2012 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF AGENDA
ADOPTION OF MINUTES OF REGULAR MEETING of August 20, 2012
ADOPTION OF MINUTES OF QUARTERLY WORKSHOP of August 21, 2012

COMMUNICATIONS & REPORTS

1) An Audio/Web Conference entitled "Planning Mistakes: Accessing, Learning, Adapting" will be held on October 10, 2012 from 4:00pm-5:30pm at the Kent County Administrative Building, Room 220. The session is co-sponsored by the Delaware Chapter of the American Planning Organization (APA) and the Kent County Department of Planning Services.

2) Reminder: The next Planning Commission regular meeting is scheduled for October 15, 2012 at 7:00pm in the City Council Chambers.

3) Report on City Council actions

4) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   a) S-10-17 Duncan Plaza at 600 Forest Street – Request for an extension of the Planning Commission approval granted on September 20, 2010 with the one year extension of September 19, 2011 for a Site Development Plan and Architectural Review Certification for construction of a four story 32,624 S.F office building with coffee shop and the associated site improvements. The project site is zoned IO (Institutional and Office Zone) and subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The property site is located on the south side of Forest Street just west of the intersection of West Loockerman Street, South Kirkwood Street, and Slaughter Street. The owner of record is 1776 Investments & Holdings (Robert Duncan). Property Address: 600 Forest Street. Tax Parcel: ED-05-076.12-02-44.00-000. (Parcel ED-05-076.12-02-45.00-000 is reputed to be a City of Dover owned parcel). Council District 4. *Final Site Plan approval has not been granted.*

   b) S-10-21 NBR Properties at 850 New Burton Road – Request for an extension of the Planning Commission approval granted on September 20, 2010 with a one year extension of September 19, 2011 for a Site Development Plan to permit the construction of a 20,000 S.F. office building with the associated site improvements on a 1.671 acre parcel. The property is zoned C-1A (Limited Commercial Zone). The property is located southwest of the

intersection of New Burton Road/Queen Street and West Street. The owner of record is NBR Properties, LLC. Property Address: 850 New Burton Road. Tax Parcel: ED-05-76.00-01-23.00-000. Council District 2. *Final Site Plan approval was issued on January 30, 2012; however, construction has not commenced.*

NEW BUSINESS

1) Consideration of Revocation of Conditional Use Permit:
   a) C-08-01 House of Pride at Properties on North New Street and South New Street – Public Hearing and Consideration of Revocation of the Conditional Use Permit for the House of Pride properties, a philanthropic use and social service agency, including a residential recovery program and transitional housing. The project is located on seven (7) properties on North New Street and South New Street. The application involved the establishment of a multi-use philanthropic use relating to substance abuse prevention, intervention, treatment, education, and aftercare. The buildings include office, recovery houses, and transitional houses. The properties are zoned RG-1 (General Residential Zone) with the exception of 105 South New Street which is zoned C-2 (Central Commercial Zone). The owner of record is The House of Pride, Inc. The property addresses and associated tax parcels numbers are listed below. Council District 4.

20 North New Street	ED-05-076.08-05-20.00-000
29 South New Street	ED-05-077.05-03-10.00-000
37 South New Street	ED-05-077.05-03-08.00-000
38 South New Street	ED-05-076.08-05-84.00-000
55-57 South New Street	ED-05-077.05-03-02.00-000
105 South New Street	ED-05-077.09-01-37.00-000
110 South New Street	ED-05-077.09-01-31.00-000

   ****Initial approval of the Conditional Use by the Planning Commission on January 22, 2008. At the January 18, 2011 meeting, the Planning Commission acted to provisionally continue the Conditional Use Permit and required that it be subject to annual review by the Planning Commission. At the September 19, 2011 the Planning Commission acted to provisionally continue the Conditional Use Permit and directed the Annual Review to occur in July 2012. The Annual Review by the Planning Commission was rescheduled from the July meeting to the August 20, 2012 meeting to allow for completion of property inspections. However, after review of the Inspection Reports the Planning Office initiated the Process for Revocation of the Conditional Use.*

NEW DEVELOPMENT APPLICATIONS

1) C-12-06 Dover First Christian School at 647 Wyoming Avenue – Public Hearing and Review of a Conditional Use Site Plan to allow for the construction of a 4,000 SF school building and associated site improvements. The application also includes a Conditional Use to allow for the temporary use of the existing hall within the church as the school. The property is zoned R-8 (One Family Residence Zone). The property is located on the north side of Wyoming Avenue east of New Burton Road and west of Woodford Drive. The owner of record is Seventh Day Adventist Church. Address: 647 Wyoming Avenue. Tax Parcel: ED-05-76.20-01-78.00-000. Council District 2. *Waiver Requests: Elimination of Sidewalk along New Burton Road,*

Elimination of Sidewalk along Konschak Avenue, Elimination of Upright Curbing, Reduction in Parking

2) S-12-15 DelTech Office of the President Building Addition – Public Hearing and Review of a Site Development Plan to allow for the construction of building additions totaling 6,029 S.F. to the existing Office of the President/Administration Building and associated site improvements on the campus of Delaware Technical Community College: Terry Campus. The subject parcel of land is zoned IO (Institutional/Office Zone). The property is located on the west side of North DuPont Highway south of West Denneys Road and north of Scarborough Road. The owner of record is State of Delaware - Delaware Technical Community College. Address: 100 Campus Drive. Tax Parcel: ED-05-057.00-01-01.00-000. Council District 3. *Waiver Requests: Elimination of Loading Space, Partial Elimination of Curbing*

3) S-12-16 Dick's Sporting Goods at the Dover Mall – Public Hearing and Review of a Site Development Plan to allow for the construction of a 53,183 SF addition and associated site improvements to the existing mall. The subject parcel of land is zoned SC-3 (Regional Shopping Center Zone) and are subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 3 – Excellent Recharge Area. The property is located on the east side of North DuPont Highway south of Rustic Lane. The owner of record is Dover Mall, LLC. Address: 1365 North DuPont Highway. Tax Parcel: ED-05-057.00-01-14.00-000. Council District 3. *Waiver Request: Reduction in Bicycle Parking Spaces*

ADJOURN

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

Posted Agenda: September 7, 2012 at 11:45am

CITY OF DOVER PLANNING COMMISSION
August 20, 2012

The Regular Meeting of the City of Dover Planning Commission was held on Monday, August 20, 2012 at 7:00 PM with Chairman Welsh presiding. Members present were Mr. Baldwin, Mr. Shomo, Mr. Tolbert, Mr. Holt, Mr. Ambruso, Colonel Welsh, Mrs. Still and Mr. Holden. Mr. Nichols was absent.

Staff members present were Mrs. Townshend, Ms. Cornwell, Mrs. Melson-Williams, Ms. Duca, and Ms. Metsch. Also present were Mr. Mark Dunkle, Mr. Phillip McGinnis, Mr. Kevin Minnich, Mr. William Boyles, and Mr. Conny Malmberg.

Mrs. Townshend stated that Staff would request that an amendment be made to the agenda to move Item #1 under New Business: MI-12-21 Garrison Energy Center, LLC to before New Development Applications following Old Business.

APPROVAL OF AGENDA

Mr. Tolbert moved to approve the agenda as amended, seconded by Mr. Holt and the motion was unanimously carried 8-0 with Mr. Nichols absent.

APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF JULY 16, 2012

Mr. Shomo moved to approve the regular Planning Commission meeting minutes of July 16, 2012, seconded by Mr. Holt and the motion was unanimously carried 8-0 with Mr. Nichols absent.

COMMUNICATIONS & REPORTS

Mrs. Townshend stated that the Planning Commission Quarterly Workshop will be held tomorrow, August 21, 2012 at 4:00 PM in the City Hall Conference Room. There will be guest speakers to provide Fair Housing training. The next regularly scheduled Planning Commission meeting will be held on September 17, 2012 at 7:00 PM in the City Hall Council Chambers.

Mrs. Townshend provided an update on the regular City Council meeting of July 23, 2012 and the regular City Council and the Parks, Recreation and Community Enhancement Committee meetings of August 13, 2012.

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

Mrs. Townshend presented the audience information on policies and procedures for the meeting.

OLD BUSINESS

C-10-02 The Arbors at 1051 College Road – Request for a one year extension of the Planning Commission approval granted August 16, 2010 with the one year extension of July 18, 2011 for the Conditional Use Site Plan to permit the construction of a 55,350 S.F. multi-family building with 48 total units (condominium style units) and associated site improvements. The project is located on one parcel of land totaling 4.32 acres ± and is zoned RG-2 (General Residence Zone). The subject area is located on the north side of College Road, just west of McKee Road. The owner of record is JNK, LLC. Tax Parcel: ED-05-067.00-01-35.03-000. Council District 1.

Representative: None

Mrs. Melson-Williams stated that the Planning Commission considered this application as a Conditional Use Site Plan application for a multi-family residential building in August of 2010. It was conditionally approved at that time giving them one year to finalize their plan and start construction; however, in July 2011, they sought and were successful in receiving a one (1) year extension from the Planning Commission which lengthened their conditional approval until August of 2012. They are in the process and have not finalized their plan at this point; therefore, construction has not commenced. They are eligible for the one year extension request due to the amendments to the *Zoning Ordinance* for Article 10 that occurred last summer which allowed any project that remained in good standing to be eligible for up to a total approval timeframe of three (3) years.

There were no questions raised from any of the Planning Commission members at this time.

Mr. Tolbert moved to approve a one year extension for C-10-02 The Arbors located at 1051 College Road, seconded by Mr. Holt and the motion was unanimously carried 8-0 with Mr. Nichols absent.

C-08-01 House of Pride at Properties on North New Street and South New Street – Annual Review of the Conditional Use Permit for the House of Pride properties, a philanthropic use and social service agency, including a residential recovery program and transitional housing. The project is located on seven (7) properties on North New Street and South New Street. The application involved the establishment of a multi-use philanthropic use relating to substance abuse prevention, intervention, treatment, education, and aftercare. The buildings include office, recovery houses, and transitional houses. The properties are zoned RG-1 (General Residential Zone) with the exception of 105 South New Street which is zoned C-2 (Central Commercial Zone). The owner of record is The House of Pride, Inc. The property addresses and associated tax parcels numbers are listed below. Council District 4.

20 North New Street	ED-05-076.08-05-20.00-000
29 South New Street	ED-05-077.05-03-10.00-000
37 South New Street	ED-05-077.05-03-08.00-000
38 South New Street	ED-05-076.08-05-84.00-000
55-57 South New Street	ED-05-077.05-03-02.00-000
105 South New Street	ED-05-077.09-01-37.00-000
110 South New Street	ED-05-077.09-01-31.00-000

****Initial approval of the Conditional Use by the Planning Commission on January 22, 2008. At the January 18, 2011 meeting, the Planning Commission acted to provisionally continue the Conditional Use Permit and required that it be subject to annual review by the Planning Commission. At the September 19, 2011 the Planning Commission acted to provisionally continue the Conditional Use Permit and directed the Annual Review to occur in July 2012. The Annual Review by the Planning Commission was rescheduled from the July meeting to the August meeting to allow for completion of property inspections. However, after review of the Inspection Reports the Planning Office is initiating the Process for Revocation of the Conditional Use Permit with a Public Hearing to be scheduled for the September meeting.*

Representatives: None

Mrs. Townshend stated that the Annual Review of the Conditional Use for the House of Pride properties was to be scheduled every year in July so that June inspections could be conducted and

be able to come back to the Planning Commission in July. Due to a number of issues, inspections were scheduled in July; therefore, it was pushed to this month. Following the inspections, Code Enforcement, Fire Marshal, and Planning Staff met to determine how to proceed with regards to the properties.

Mrs. Townshend further stated that at this point, what you have in your packet is a letter that was sent to the House of Pride last week dated August 10, 2012 letting them know that Staff is intending to initiate the process for revocation of the Conditional Use permits. There are Conditional Use permits on seven (7) properties so the City will complete the public notice process for those properties. Of the seven (7) properties that are a part of the Conditional Use, there are two (2) that are pending before City Council for various actions. 38 S. New Street was the subject of a fire in January. The Planning Department took that forward to City Council for dangerous building declaration in the Spring and that action was tabled pending changes to the Clean Hands Ordinance. The changes to the Clean Hands Ordinance were approved in July and at this point, the House of Pride has picked up the Building Permit for the repairs that need to be made to 38 S. New Street. An update status report to City Council regarding 38 S. New Street will occur on August 27, 2012.

Mrs. Townshend further stated that the other action that will be reviewed by City Council next week is with response to the inspections that were performed in July. The Planning Office issued a notice to vacate and close the property located at 110 S. New Street due to chronic fire code regulations. This matter will be taken up by City Council on August 27, 2012 as the House of Pride has appealed that decision. When this comes before you in September, with the public hearing, Staff will have the outcome of those various actions as well as updates on any of the compliance efforts that have been made by the House of Pride since the July inspections.

Mrs. Townshend stated that this is an informational item and there is no action to be taken at this time.

NEW BUSINESS

MI-12-21 Garrison Energy Center, LLC Performance Standards Review Application – Review of the Performance Standards Review Application associated with the Site Plan for Garrison Energy Center (Site Development Master Plan S-12-03) to determine if the proposed use will conform to the applicable performance standards as outlined in *Zoning Ordinance*, Article 5 §8 Performance Standards. The Garrison Energy Center is a combined cycle electric generating facility proposed for location on Lot 7 in the Garrison Oak Technical Park located on the north side of White Oak Road east of State Route 1. The owner of the property is the City of Dover and the lessee is Garrison Energy Center, LLC (Calpine Corporation). Address 1499 White Oak Road. Tax Parcel: Part of LC-05-068.00-01-03.00-000. Council District 3.

Mr. Holden recused himself from this application stating that his employer has worked on this project.

Representative: Mr. Mark Dunkle, Parkowski, Guerke and Swayze on behalf of Calpine.

Mrs. Melson-Williams stated that the Planning Commission this evening is here to consider the Performance Standards Review Application for the Garrison Energy Center. The Garrison Energy Center project is proposed for Lot #7 in the Garrison Oak Technical Park which is located off of

White Oak Road. The Technical Park itself has been the subject of a Subdivision Plan that was reviewed beginning in 2009 with Preliminary Subdivision Plan approval in September of 2010. The Technical Park Record Plan to establish the lots was recorded in May 2012 and they are continuing to work on the construction plans for the infrastructure in the overall Technical Park. Specifically, the Garrison Energy project is a project that involves the construction of a combined cycle, electric generating facility that utilizes natural gas as its primary fuel. The City of Dover Planning Commission granted conditional approval of the Site Development Master Plan for the Garrison Energy Center Project in April of 2012. At that meeting, the Commission saw the two phases of the project specifically on Lot #7 that included various equipment, one building, and various site improvements for that project.

Mrs. Melson-Williams further stated that with the Site Development Master Plan that was reviewed by the Planning Commission and then upon its conditional approval, the project then moves into an Administrative Site Plan review process for each phase as they are readying for construction activity. On August 17, 2012 the Planning Office received the first Administrative Site Plan filing for the Garrison Energy Center for Phase I and will begin the review process for that Administrative Site Plan. This is a Staff and agency review process and does not involve the Planning Commission specifically with that aspect.

Mrs. Melson-Williams further stated that as part of the process for Site Plan review, this project is subject to the Performance Standards Review requirement. The uses in the IPM-2 Zone are subject to the Performance Standards that are outlined in the *Zoning Ordinance* in Article 5, Section 8. Included in the Staff Report on the Performance Standards Review Application are some Code citations that describe the Performance Standards Review procedure and the appropriate Code references. Specifically, there is an application that is filed and is to be reviewed by the Planning Commission to determine if the proposed use of the Garrison Energy Center conforms with the applicable Performance Standards. The review process with the Planning Commission does not require a public hearing.

Mrs. Melson-Williams further stated moving onto the Performance Standards Regulations, the project has to exhibit compliance with the Performance Standards for what are a series of dangerous and objectionable elements. These elements are listed and include items such as fire and explosion hazards, radioactivity, electromagnetic disturbance, noise, vibrations, smoke, odors, fly ash, dust, fumes, vapors, gases and other forms of air pollution, glare from lighting or high temperature processes, liquid, or solid waste, and traffic congestion. A project being reviewed cannot cause any of the above additions to exist so that they adversely affect the surrounding areas or adjoining properties. The Ordinance more greatly details the limits of each of the Performance Standards. It is also noted that in the case where other regulations specifically State or Federal are more restrictive then those more restrictive regulations apply over and above what is listed in the *Zoning Ordinance.*

Mrs. Melson-Williams further stated that the Performance Standards Review Application that was submitted by the Garrison Energy Center was presented in a format of a narrative report that was included for the Planning Commission along with a reference copy of the preliminary Site Development Master Plan so that you can be familiar with the project. The report itself, that was prepared by the applicant, notes a series of activities and actions with regards to each of the

Performance Standards. They range from design considerations to required permits and plan activities that will be necessary at the Garrison Energy facility.

Mrs. Melson-Williams further stated that in addition to the report that Planning Commissioners received, there is a reference binder that was submitted to the Planning Office. The reference binder included a number of greater exhibits, full copies of some of the permit information, and more detailed information as referenced in their report.

Mrs. Melson-Williams further stated that in preparation for the Planning Commissioners review of the Performance Standards Review Application submission, Staff completed a review report that was submitted to the Planning Commissioners. Staff finds that the application as submitted by the Garrison Energy Center contains adequate information in order to confirm the project's compliance of the *Zoning Ordinance.* In a number of cases, especially related to air quality, there are a number of State and Federal permits that well exceed the requirements of the City's own *Zoning Ordinance.* In other instances, some of the Performance Standards are enforced by regulations with other City Departments and those would relate to items such as fire protection needs and water/waste water regulations for the City.

Mrs. Melson-Williams further stated that the Planning Office provided a series of review comments for the application that are listed as Items 1-13 beginning on Page 5 of the Staff's summary report. The Planning Staff makes note that there is an Administrative Site Plan process that must be completed for the project overall. Staff notes that there are Draft Air Emission Construction Permits that have been issued by DNREC and they continue to move through that regulatory process for air pollution permitting aspects. There are several plans that will be developed as part of the facility to ensure on-going compliance. These include items such as a Fire Risk Evaluation Plan and a Risk Management Plan.

Mrs. Melson-Williams further stated that the facility itself is making use of advanced and best available control technologies. They are addressing lighting for the site to ensure that while it adequately lights the subject area, it does not reflect onto adjacent properties. Specifically, with the design of water service and wastewater service for the facility, the project is subject to the review and approval of the City's Public Works Department. They have been working with the City with regards to conducting analysis of the effects of the Energy Center project on the City's water and wastewater systems.

Mrs. Melson-Williams further stated with regards to transportation, the facility takes access from Garrison Oak Drive which is proposed as a City street. Garrison Oak Drive itself has two (2) intersections with White Oak Road which is a DelDOT State maintained road that will be dealing with entrance plans and entrance permitting as the City continues to develop the overall Technical Park. There is not a Traffic Impact Study that is required for the development of this facility and that is noted in the report.

Mrs. Melson-Williams further stated that the remaining items listed in Staff's comments are advisory and procedural in nature. Any major changes or revisions to the project may trigger re-review as part of the Development Advisory Committee process, the Planning Commission review, or other agencies.

Mrs. Melson-Williams further stated that the Development Advisory Committee provides comments in their specific areas of expertise and Code requirements. The process continues following the Site Development Master Plan with the Administrative Site Plan submissions that have just begun. Prior to any ground disturbing activities, there are a number of plan approvals, site inspections, and permits and licensing that would be required before any construction activity. It is also noted that any approval of the Performance Standards Review Application does not represent a Building Permit or any other construction activity permits in and of itself.

Mr. Dunkle stated that they agree with the Staff recommendations included in that the Application does meet all of the Performance Standards of Article 5, Section 8. We are asking for approval from the Planning Commission that this application does meet the Performance Standard requirements.

There were no questions raised from any Planning Commission members at this time.

Colonel Welsh stated that there is no public hearing required for this application.

Mr. Ambruso moved to approve MI-12-21 Garrison Energy Center, LLC Performance Standards Review Application and to accept the remarks and Staff review of the Performance Standard Requirements Report and are aware that they are currently meeting the standards that are required of them, seconded by Mr. Holt and the motion was unanimously carried 8-0 with Mr. Nichols absent.

NEW DEVELOPMENT APPLICATIONS

Z-12-02 Lands of Bennie Smith at 870-872 Forest Street: Rezoning from CPO to C-1A –Public Hearing and Review and Recommendation for a rezoning application for one parcel of land consisting of 0.747 acres (32,532 S.F.) of area. The property is currently zoned CPO (Commercial/Professional Office Development District Zone) and subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning classification is C-1A (Limited Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property known as 870-872 Forrest Street is situated on the south side of Forest Street and east of Gibbs Drive. The owner of record is Bennie Smith. Tax Parcel: ED-05-076.12-01-08.00-000. Council District 4.

Representative: Mr. Phillip McGinnis, McGinnis Commercial Real Estate Company, representing Mr. Bennie Smith.

Mrs. Townshend stated that the purpose of the rezoning application is to allow retail on this site. Their property is currently in the CPO zone and retail is not a permitted use. When Staff looked at the existing property, there are two (2) buildings on the property. The building to the rear is a daycare facility that is still in the licensing process and is not currently open. The daycare has operated on and off at this site for a number of years.

Mrs. Townshend further stated that the surrounding zoning in the immediate surroundings is RG-1; however, there is also I/O, C-1 and C-1A in the general vicinity. What the applicant is looking to do is take the vacant property (building) located at the front and be able to use it for retail. The rezoning request is consistent with the *Comprehensive Plan* and in looking at the surrounding zoning Staff

believes that it is compatible with the surrounding zoning and would therefore recommend in favor of the rezoning. Other agencies have provided their comments regarding a zoning application and they are advisory only comments.

Colonel Welsh opened the public hearing and after seeing no one wishing to speak closed the public hearing.

Mr. Holt questioned what type of retail was planned for the site? Responding to Mr. Holt, Mr. McGinnis stated that across the street is the funeral home that has photographers and a florist in that building. He would be able to move those over into this building and get better use of his funeral home space and they would be open to the public.

Mr. Tolbert moved to forward to City Council a recommendation of approval of Z-12-02 Lands of Bennie Smith at 870-872 Forest Street: (Rezoning from CPO to C-1A and subject to the COZ-1), seconded by Mr. Holt and the motion was unanimously carried 8-0 with Mr. Nichols absent.

S-12-13 Serenity Place Dover at 327 Martin Street — Public Hearing and Review of a Site Development Plan to allow for the construction of a two story 2,940 S.F. building as a residential treatment facility and associated site improvements. The subject property consists of 0.2696 acres and is zoned IO (Institutional and Office Zone). The property is located on the east side of Martin Street south of Court Street. The owner of the property is EBJ Inc. Address: 327 Martin Street. Tax Parcel: ED-05-077.10-01-48.00-000. Council District 2. *Associated with Board of Adjustment application V-12-04.Waiver Request: Elimination of Connection Sidewalk.*

Representatives: Mr. Kevin Minnich, Minnich Engineering; and Mr. William Boyles, Executive Director, Serenity Place.

Ms. Cornwell stated that Serenity Place has been in existence at this location since 1991. In June, 2011 a fire destroyed the former building. The use was a non-conforming use with the former zoning of C-4 (Highway Commercial Zone). The property was rezoned in 2011 to IO (Institutional/Office zone).

Ms. Cornwell further stated that the Board of Adjustment on June 20, 2012 granted a number of variances with regards to allowing parking within the front yard setback, parking to be located between the street and the principle structure, and reduction of the overall number of off-street parking spaces from a requirement of nine (9) spaces to seven (7). The site currently provides the required seven (7) parking spaces.

Ms. Cornwell further stated that the site consists of an existing office building and residential treatment center. The site is required to provide one bicycle parking space. The site will provide the required dumpster, curbing, and trees. There is a waiver request for the application which is for the elimination of a sidewalk connection from the sidewalk along the street into the site. They are asking to eliminate that connection. Staff's recommendation regarding that waiver request is in the DAC Report.
Ms. Cornwell further stated that the architecture of the building is a metal siding with a watertable feature along the front of the building and along a portion of the left side elevation. The building is proposing windows along most sides of the building. Staff notes; however, that the windows along the back of the building may not be permitted due to Building Code as they are currently located within a

stairwell. There are no proposed changes to the office building. The other agencies reviewing this application have provided their comments and they include the Public Works Department, the Fire Marshal's Office, and the Kent Conservation District.

Mrs. Townshend stated that Colonel Welsh had a concern regarding not allowing windows on the rear of the building. There may be other options and we would work with them; however, it is possible that we would end up with a blank wall if that is all we can do because of the Building Code.

Mr. Boyles stated that we continue in this process as we were before you a year ago to start the rezoning process and received approval. We have gone through the Board of Adjustment for off-street parking variances that were approved. We are moving forward with the Site Plan and are anxious and eager to get a shovel in the ground. Staff's recommendations and analysis is very accurate.

Colonel Welsh opened a public hearing and after seeing no one wishing to speak closed the public hearing.

Mrs. Still questioned with regards for an area for dining, will there be a kitchen area associated with the dining area? Responding to Mrs. Still, Mr. Boyles stated that on the floor plan on the first floor, there is space for a rather large kitchen and then outside of that area is a dining seating area.

Mr. Baldwin stated that he would like some clarification regarding the windows and the lack of them. Responding to Mr. Baldwin, Ms. Cornwell stated that the back of the building is proposing windows. Some of these windows are in stairwells and the Building Code does not allow windows to be located within stairwells. The Fire Marshal is looking into possibly a smaller size that would be permitted; however, typically, windows are not permitted in stairwells.

Mr. Boyles stated that the four (4) windows to the left on the plan are what are in question as it is a stairwell.

Colonel Welsh questioned if dummy windows would be a possibility? Responding to Colonel Welsh, Mr. Boyles stated that yes, it would be a possibility and would be something they can look into. They are using Advanced Construction as their builder and apparently, this is something that they have done in the past.

Mr. Tolbert questioned what kind of treatment the clients would be receiving? Responding to Mr. Tolbert, Mr. Boyles stated that Serenity Place is licensed by the State of Delaware for substance abuse treatment. We are an adult male facility and have been here since 1991. The fire last year knocked us out of that location and we have been operating at a different location until we are able to get this building back up.

Mr. Holden questioned if they have discussed with their builder or given any thought to the Staff recommendations for screening the exterior HVAC equipment? Responding to Mr. Holden, Mr. Boyles stated that his builder and engineer felt that this was very doable.
Colonel Welsh stated that one of his concerns is the design and construction of the building. He is very supportive of things architecturally tying into the community. He recognizes that the type of service you provide is very valuable for the community and that your funds are somewhat limited.

This is not what he would like to personally see for the community; however, it serves a need. He would like to see a pitched roof and brick; that is a logical expectation.

Mr. Tolbert moved to approve S-12-13 Serenity Place Dover located at 327 Martin Street as submitted. The approval is also contingent upon the applicant complying with all DAC comments of record and recommendations of the Planning Commission. To also include approval of the waiver request for elimination of the connection of sidewalk, seconded by Mr. Holt and the motion was unanimously carried 8-0 with Mr. Nichols absent.

C-11-03 Revised Governors Club Café at 144 Kings Highway – Public Hearing and Review of a Revised Conditional Use Site Development Plan to permit the establishment of a café/sandwich shop (restaurant use) serving alcohol in a portion of the first floor of an existing building. The property is zoned RGO (General Residence and Office Zone) and H (Historic District Zone). The property is located at the southernmost intersection of American Avenue and Kings Highway. The owner of record is Governors Club Professional Center, LLC and the lessee is Coffee Shop, LLC. Property Address: 144 Kings Highway SW. Tax Parcel: ED05-077.05-04-40.00-000. Council District 2. *The Planning Commission previously granted approval of the café/sandwich shop (restaurant use) with the condition of no serving of alcohol in June 2011.*

Representative: Mr. Conny Malmberg, Attorney for the applicant.

Ms. Cornwell stated that the Planning Commission previously approved the Conditional Use for a restaurant located within the RGO (General Residents Zone) and the Historic District in June 2011. The final Conditional Use Plan approval was granted on August 24, 2011. The site is currently in operation as a restaurant.

Ms. Cornwell further stated that the application before the Planning Commission this evening is to consider the use of the restaurant to serve alcohol. A text amendment was approved by the City Council at their meeting of August 13, 2012 removing the language "with no alcohol beverages" from the Conditional Use provisions regarding restaurants and properties zoned RGO and within the Historic District.

Ms. Cornwell further stated that Staff has made several recommendations if the Planning Commission decides to approve this request for the sale of alcohol for this restaurant.

Mr. Malmberg stated that they have been before you before and in fact his client sponsored the text amendment that allowed restaurants; however prohibited the sale of alcoholic beverages in those restaurants within the RGO and Historic District. The concept here is to allow people to have a place where they can sit out on the deck and have a glass of wine and relax after work or in conjunction with coffee drinks after the Schwartz Center performances. This is a great use for an old property like this to have Christmas parties and political fundraisers and other things that his client would like to cater. There are lots of towns where we can all think of where the historic buildings that have been turned into restaurants that make the town such as Lewes for an example and Georgetown that has the "Brick Hotel." This is the mold that we are trying to follow here. We are not interested in restrictions regarding time because we want to keep the ability to have private parties and not have a curfew time limit. The ABC allows these types of establishments to stay open until 11:00 PM and while his client does not expect to do that, he does not want the time limit requirement. The City of Dover does have

Noise Ordinances so that if there are any issues they can be addressed. We do not anticipate having this problem.

There were no questions raised from any Planning Commission members at this time.

Colonel Welsh opened a public hearing and after seeing no one wishing to speak closed the public hearing.

Mr. Ambruso moved to approve C-11-03 Revised Governors Club Café located at 144 Kings Highway to remove the language to allow the Conditional Use provisions allowing the application to operate as a restaurant with the capacity to serve alcoholic beverages.

Mr. Ambruso stated that he was unsure about the comment regarding Staff's recommendation that the Conditional Use be re-evaluated in one year. Responding to Mr. Ambruso, Mrs. Townshend stated that they were not recommending that it be re-evaluated every year. Staff figured that if it was evaluated after a year, the idea is that there would not be a public hearing; however, an update to the Planning Commission members. If there were any questions or concerns, they could then be addressed. She does not anticipate that there would be any.

Mr. Ambruso further stated that it is the sentence "The Planning Commission may require this to be an annual review of the Conditional Use." Responding to Mr. Ambruso, Mrs. Townshend stated that this is in the Code that you can require it. The idea is that you would schedule it for next August and if there is an issue you could require it every year. There have been a couple of Conditional Uses where after a year it has been proven that it has not been problematic at all; they are released at that point.

Colonel Welsh stated that the way he sees the application and the direction that we could go as the Planning Commission is that we can approve it with a Conditional Use and continue that to see how it works out serving alcohol as a one year probation period. This gives us the opportunity to come back at the end of one year to see if it is not working out or if there are changes that need to be made. We could also approve it unconditionally where we say you can go ahead and serve alcohol without any further approval. The downside to that if there is something unforeseen that occurs we have no recourse and then becomes an enforcement issue. While he does not anticipate any problems, he would suggest that a one year condition be approved and then we can eliminate that provision next year. We can eliminate that condition at any time as it is not something that lives with the Conditional Use approval.

Mr. Ambruso stated that he would like to add a one year conditional review into the motion.

Mr. Ambruso moved to approve Conditional Use for the service of alcohol, seconded by Mrs. Still and the motion unanimously carried 8-0 with Mr. Nichols absent.

Meeting Adjourned at 7:54 PM

Sincerely,
Diane Metsch
Secretary

CITY OF DOVER PLANNING COMMISSION
QUARTERLY WORKSHOP
August 21, 2012

The Regular Quarterly Workshop Meeting of the City of Dover Planning Commission was held on Tuesday August 21, 2012 at 4:00 PM with Chairman Colonel Welsh presiding. Members present were Colonel Welsh, Mr. Tolbert, Mr. Shomo, Mr. Baldwin, Mr. Holt and Mrs. Still. Mr. Ambruso, Mr. Nichols, and Mr. Holden were absent.

Staff members present were Mrs. Townshend, Mrs. Melson-Williams, Ms. Cornwell, Mrs. Harvey and Ms. Metsch. Also attending was Romona Fullman, Executive Director, Division of Human Relations Commission; Vincent Petroff, Supervisor of Investigators; and Ines Hungria, Investigator for the State of Delaware.

Planning Commission Comments and Concerns

Colonel Welsh stated that he would provide some background as to why we hold Quarterly Workshops. We meet in a public fashion and do not have a chance to sit down as a Commission and talk about things we could do to improve our effectiveness, talk about training opportunities, and to talk about things that could make us a better body. If we were to meet once a quarter, we would have that opportunity to just kick back and talk. We would not be able to talk about upcoming projects or current applications; however, we could talk about things that we have already done and where we have made mistakes and where we could do things better.

Colonel Welsh further stated that this was working very well. Then we went to a more structured format where we started having some formal training which is something that we can all use; however, we need to make sure it is something that is pertinent to our area of responsibility and authority.

Mrs. Townshend stated that the City of Dover is an entitlement community for CDBG so we receive money directly from HUD each year for Community Development activities. As part of accepting that money, we have an obligation to affirmatively further fair housing. The City along with other partners in the state recently developed a statewide "Analysis of Impediments to Fair Housing." Some of what that calls for is training of the bodies that make land use decisions and set the rules. We would also like to extend this training on fair housing to City Council so that they understand what our legal obligations are with regards to fair housing.

Colonel Welsh stated that one of the things that he is very concerned about is that we have nine (9) Commission members and he is not sure that we are taking advantage of all of the training opportunities that may be available to us. He would ask that the members of the Planning Commission please make yourself available for training sessions that are available to us. He has taken several that are offered through the University of Delaware at the Paradee Center.

Mrs. Townshend stated that the Delaware Chapter of the American Planning Association and the Kent County Planning Office has offered most all of the national Audio Web Conference presentations in both New Castle and Kent Counties. Also, the Institute for Public Administration classes typically starts in January and goes through the spring. There have been new classes that have been added if you have attended in the past.

Colonel Welsh further stated that the other thing that he would like to see the Commission members participate and rotate going is to the Regional Planning Conferences and National Conferences. These conferences are very informative and you can pick up so many ideas with the many sessions that are available at them where you can hear people's experiences and can import them back to Dover. This is where our architectural review process came from.

Mrs. Townshend stated that the next regional conference is being held in Columbia, Maryland in October. The training budget this year is going to be very tight because of travel cost associated with it.

Colonel Welsh stated that you learn by experience and his concern is that he has heard a lot of negative comments regarding the library and its appearance. He does not feel that they did what they should have done with this building. If you look at the community that it is in, near the Legislative Mall area with red brick and modified colonial construction and architecture, he feels that they could have done a better job with the library. He would like to hear thoughts on how we can do things better.

Mr. Tolbert stated that he would agree with Colonel Welsh as there has been a lot of criticism regarding the library not only on its appearance as it does not look like it belongs in this area regarding its architectural design.

Mr. Holt stated that he has heard a lot of negative comments regarding the library, mainly its size. It is larger than most envisioned it to be. The problem is that he does not feel that the general public realizes the scope of what the library does. They are looking at the old fashioned small bricked library and going back fifty (50) years. They do not realize all of the computers that will go in there and all the different means of teaching children; it is more than just books. The problem is that it has not gotten out to the public and what the library can do and what it is going to do. This is a modern up-to-date library. There needs to be more education of what the library can and will do especially for the kids in the area. This leads to the negative comments.

Colonel Welsh stated that in our role and responsibility we do not control the size, funding, or whether it can or cannot be built. Where he feels that this Commission has some teeth and could have exercised more options is in the architectural finish and design of the building. In the elevations of the library, he does not remember seeing all of the different materials that now appear on the building.

Mrs. Townshend stated that the level of detail that you see in the architectural elevation does not fully capture that. There was a description of the materials; however, when you translate the two dimensional elevation that you looked at on the ground, she has heard a lot of people state they didn't realize it would be so big. Part of the reasoning for the different bricks is because it is such a large building, this helps break up some of that massive building to make it look like not such of a massive building. Where the Commission has had a lot of positive influence on the architecture is when you have someone wanting to bring in the bottom of the barrel to do it as cheaply as you can.

Mr. Tolbert stated that he feels with regards to architecture, this is an area that this Commission could use some training on. Without the kind of information you would need to make a

meaningful review of the architecture, as it is an art form; we are reduced to being subjective without having the kind of knowledge to make quality comments. To him, the library does not look like it belongs where it is sitting.

DEPARTMENT OF PLANNING AND INSPECTIONS UPDATE

Status of Ordinance Amendments

Mrs. Townshend stated that in your packet is a summary of the text amendments that Staff has been working on. One Ordinance will deal with residential zone family definitions dealing with making sure that the Code clearly affords for transitional housing. We need to adopt the Airport Environs Overlay Zone and Noise contour; however, there is a lot involved in that and Staff has not had the time to get to it.

Educational and Training Opportunities

Mrs. Melson-Williams stated that registration is open for the Maryland/Delaware Regional APA Conference that will be held October 17-19 in Columbia, Maryland. The host is the Sheraton Hotel. The conference focuses on Columbia, Maryland because it is the anniversary of that town. There are major speakers from the APA National that will be there. She is unsure if there is funding for Planning Commission members in this year's budget as we would be funding Staff first due to continuing education credits that have to be obtained.

IPA Training Series

Mrs. Melson-Williams stated that regarding the IPA training series, there are none this fall that pertain to the Planning Commission. There are other programs that are scheduled for the fall timeframe. The spring schedule has not been released as of yet. For the other local presentations of the APA National Web Conference series, the Delaware Chapter is again working with the Kent County Planning Office and some other sponsors to bring a number of those presentations to the area. The first Audio Web Conference is scheduled for October 10, 2012 and is on "Planning Mistakes Accessing, Learning, and Adapting"

Training Session: Fair Housing

Mrs. Harvey stated that one of the recommendations in the Fair Housing Plan was to provide training to the elected officials, Boards, and Commissions. She reached out to the State Human Relations Commission to provide this training for the State of Delaware. They will provide an overview of the Fair Housing Laws for the State of Delaware.

Mrs. Fullman stated that you have talked a lot about the importance of training and learning. By the agenda that was just discussed regarding regional training for this body, both Staff and volunteers, you have identified yourself as lifelong and continuous learners. That is a good thing for both the City, the State, and the community.

Mrs. Fullman further stated that the Fair Housing Training is intended to inform you both as City officials; however, also as co-workers, neighbors, and as citizens so that you may learn what the Fair Housing law requires and will help them in some way to enforce it by referring to us anyone that needs our assistance.

Mrs. Fullman further stated that the Power Point Presentation that will be presented today has been provided in your packet. Also included in the packet was a copy of the Fair Housing Law, a sheet that provides the Human Relation Commission and the Division information. From that, you can see that our mission is to eliminate unlawful discrimination and to foster amicable relations among diverse populations in Delaware.

Mrs. Fullman further stated that what they will be covering today is both State and Federal laws, the protected classes for those who discriminate is prohibited, the specific acts that are prohibited, the exemptions, reasonable accommodations and modifications, the responsibility to affirmatively further Fair Housing, the complaints process, and the remedies that are available through the State Human Relations Commission.

Mrs. Fullman further stated that your entitlement in this jurisdiction for the top seven (7) keys to affirmatively furthering fair housing is to: understand how HUD defines affirmatively fair housing; to understand how impediments to Fair Housing Choice are defined; to conduct an Analysis of Impediments which has been done to ensure that it is an exclusion and inclusionary process on behalf of the City in conjunction with the State of Delaware, New Castle County, and the City of Wilmington; and to implement the actions to address the impediments identified. The impediments study is a 700 page document and is available on the Delaware State Housing Authorities website under "Analysis of Impediments." We have provided the recommendations section as it relates specifically to the City of Dover.

Ms. Hungria presented a Power Point Presentation at this time. (See Attachment #1). The presentation included scenarios for discussion and the opportunity for questions and comments.

Ms. Hungria presented a scenario case where a Zoning Officer reversed an initial decision that a group home for recovering substance abusers was a permitted use under the *Zoning Ordinance* following expression of neighborhood and City Council opposition.

Colonel Welsh questioned if this would apply to half-way houses and because if it does, the City of Dover could not have a zoning ordinance that would exclude halfway houses from a certain zoning classification? Responding to Colonel Welsh, Mrs. Townshend stated that we would consult with the City Solicitor on any of those types of matters. When you are not case specific to say absolutely yes or no is probably too broad of a brush. There is a State statute that allows governments to have zoning authority that states specifically that group homes for people with disabilities that are licensed by the State can register with the State and are to be treated as single family from a zoning perspective.

Ms. Hungria explained the physical and mental impairments regarding persons with disabilities. Mrs. Townshend questioned if you could require a drug test if you know someone has this history? They are not a protected class if they are actively using and the only way that you know they are not actively using is if you test.

Responding to Mrs. Townshend, Mrs. Hungria stated that no you can ask them if they have been through recovery and if they have, you can get that information to say you would be drug testing them every three (3) months to make sure that they are not currently using. You would use this as your criteria for everyone.

Colonel Welsh stated that this would be the criteria for people with a history of using drugs. He does not have any rental properties; however, if he has someone who wants to rent from him and he does a background check and finds that they have repeated arrests for possession or use of drugs and you confront them on it and they state that they have been through treatment and they are clean, can you legally ask for the documentation? Responding to Colonel Welsh, Ms. Hungria stated that you can ask for the documentation from the recovery of wherever they went to get their substance abuse treatment from. You can also use a third party to gain information. Usually, the person who went through the treatment program would have to obtain this information for you.

Mrs. Harvey questioned if someone who is bipolar would be a protected class because they have a mental illness? Responding to Mrs. Harvey, Ms. Hungria stated that yes; they would be considered a protected class.

Mrs. Townshend stated that in the case where someone with bipolar or anyone with mental illness is a threat to others can you evict as long as you document. Responding to Mrs. Townshend, Ms. Hungria stated that they had a case where a woman became aggressive because she was not on her medication and they pursued eviction against her. The argument was made that at the time she was not on her medication so they felt they needed to put some mechanisms in place that would guarantee that she continue on her medications and because of these mechanism she was able to retain her housing and was not evicted.

Ms. Hungria stated that you can lose an exemption for the Fair Housing Act if you make a discriminatory remark.

Mr. Tolbert questioned if you lose your exemption can it be reinstated at some point? Responding to Mr. Tolbert, Ms. Hungria stated that he would lose his exemption for this case. Once the case is resolved, he would keep his exemption and would always be able to retain it.

Mrs. Townshend questioned with regards to religious or Christian organizations that have housing; however, will not rent to unmarried couples or gay couples, is this discriminative? Responding to Mrs. Townshend, Ms. Hungria stated that they cannot say it is against their belief that they would not rent to people who are gay or people who are not married.

Mrs. Townshend stated that we have a provision in our Code that limits how you can rent to students. You would have to go through Conditional Use process and it cannot have more than three (3) students and closer than 500 feet. Her understanding was that students are not a protected class. Responding to Mrs. Townshend, Ms. Hungria stated that they would fall under age discrimination because students are between the ages of 18 to 23.

Mr. Tolbert questioned that if a development is advertised as a 55+ community and the development managers do not adhere to that and start renting to people under 55, does this fall under your authority? Responding to Mr. Tolbert, Ms. Hungria stated that as long as it is not rented for more than 20% of the units less than the age of 55. If out of the 80% of the units that they have and there is not one person that is 55 and over, they can lose their exemption when it comes to denying people with children or under that age. Unless you move into a 62 and over community that the sole intention is for those who are 62 years of age and older, you will have

children and younger people living in the community.

Colonel Welsh questioned regarding Section 8 housing, does it come about by a person securing some type of loan? Responding to Colonel Welsh, Mrs. Townshend stated that Section 8 is a voucher program for rent where they would have to still find a landlord.

Colonel Welsh further stated that what has happened is someone bought a couple of homes in an area and immediately converted it to Section 8 housing. What obligation do they have when they did that? What is the advantage of someone who purchases the property? Are they purchasing it from someone who guarantees Section 8 housing? Responding to Colonel Welsh, Mrs. Townshend stated that they have no obligations. Section 8 is the landlord accepting the voucher and is the means of paying for the rent.

Colonel Welsh further questioned that there is nothing that specifically designates housing as being Section 8? Responding to Colonel Welsh, Mrs. Harvey stated that no there is not.

Colonel Welsh further questioned if he is asking a certain amount for rent and he is approached with someone with a voucher that is for less is he obligated to rent to that person? Responding to Colonel Welsh, Ms. Hungria stated that no, he does not. They would not be able to rent from him if their voucher is for less money and they want to pay the difference; this is actually illegal.

Mr. Tolbert questioned if Section 8 properties need to meet certain guidelines? Responding to Mr. Tolbert, Ms. Hungria stated that there is an inspection that is conducted at the property to make sure that it is up to Code.

Colonel Welsh questioned what would happen if he were to rent to someone with Section 8 and after about six (6) months it becomes apparent that these people are trashing his property; what recourse do you have as a landlord? Responding to Colonel Welsh, Ms. Hungria stated that you would have the same rights that any landlord would have under normal rental rules. If Section 8 were advised they could lose their Section 8 voucher.

Mr. Tolbert questioned if there is a complaint it should be written and require specific information, does your office provide help to people to provide that document? Responding to Mr. Tolbert, Ms. Hungria stated that yes, there is an intake complaint form and once it is filled out it goes to a Supervisor who reviews it and it is then assigned to an investigator and then they are contacted for any missing information.

Mr. Tolbert further questioned if they have a large amount of cases? Responding to Mr. Tolbert, Ms. Hungria stated that in terms of whether discrimination occurs in large numbers in our case she would say yes. We know that it is happening and for various reasons people come or they don't. Sometimes they will start the process but not complete it. The economy could be a factor because as it relates to housing people just need a place to stay.

Mr. Tolbert further questioned if they are finding that people in Delaware just do not know enough about what you do? Responding to Mr. Tolbert, Ms. Hungria stated yes, there has been a lot of training conducted where she hears people state that they wish they knew of this agency years ago. We try our best to advertise, we go to churches and daycare facilities and it seems

there are still bodies or groups of people who do not know who we are.

Meeting adjourned at 6:08 PM

Sincerely,

Diane Metsch
Secretary

S-10-17

Duncan Center, LLC

500 West Loockerman Street

Dover, DE 19904

RECEIVED
SEP 6 2012
CITY OF DOVER
PLANNING & INSPECTIONS

Dover Planning Department

City of Dover

Dover, DE 19903

To Whom It May Concern:

I would like to extend my application for the Duncan Plaza which is about to expire. I still intend to build the Duncan Plaza, but the economy has not been conducive to building more office and retail space at this time.

I am still actively attempting to interest people in new commercial space, but this is just not the right time to do so. It is for that reason that I wish to extend my application and hope that in the near future there may be enough reason to build the new site.

I thank you very much for your help in this matter.

Sincerely,

Robert M. Duncan

BECKER MORGAN

ARCHITECTURE
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PLANNING OUR
CLIENT'S SUCCESS

September 4, 2012

Dawn Melson-Williams, AICP
City of Dover Planning & Inspections
Principal Planner
P.O. Box 475
Dover, DE 19903-0475

RE: **Extension Request Approval – S-10-21**
NBR PROPERTIES
Dover, Delaware
2007131.00

Dear Dawn:

On behalf of our client, NBR Properties, LLC, we respectfully request a one (1) year extension of approval S-10-21 referenced as NBR Properties. Planning Commission approved this project at their meeting September 20, 2010.

At this point the project has received all necessary agency approvals; our client is in the process of securing tenants.

Please accept this letter as our request to be placed on the next available Planning Commission agenda to request an extension. Thank you for your consideration in this matter. Please contact me directly should you need additional information

Sincerely,

BECKER MORGAN GROUP, INC.

Jonathan D. Richard
Civil Designer

JDR

cc: Robert MacLeish, NBR Properties, L.L.C.

200713100ch-ltr.doc

BECKER MORGAN GROUP, INC.

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www.beckermorgan.com

REVOCATION OF CONDITIONAL USE PERMIT
PLANNING COMMISSION MEETING
September 17, 2011

Plan Title:	House of Pride Inc. C-08-01
Plan Type:	Conditional Use
Property Locations:	North New Street and South New Street between Loockerman Street and Fulton Street
Property Addresses:	20 North New Street; 29, 37, 38, 55-57, 105 and 110 South New Street
Tax Parcels:	ED-05-076.08-05-20.00-000 ED-05-077.05-03-10.00-000 ED-05-076.08-05-84.00-000 ED-05-077.09-01-37.00-000 ED-05-077.09-01-31.00-000 ED-05-077.05-03-08.00-000 ED-05-077.05-03-02.00-000
Owner:	House of Pride 110 South New Street Dover, DE 19904
Present Use:	Philanthropic Use as Residential Recovery Center and Transitional Housing
Zoning Classification:	RG-1 (General Residence Zone) C-2 (Central Commercial Zone) (property at 105 South New St.)

Conditional Use Approvals Granted by Planning Commission-
The Planning Commission granted conditional approval of the Conditional Use **on January 22, 2008** in accordance to the DAC Report dated January 11, 2008. In addition, the Planning Commission made the following conditions on this Conditional Use:

1. All Building and Life Safety Code requirements must be met for all occupancies and must be complied with for the properties.
2. All code violations from the January 2, 3, and 4, 2008 Annual Housing Inspections shall be complied with.
3. The condition that no more than five (5) people may live in each unit at any given time.

The Conditional Use was set to expire on July 31, 2008. At the July 2008 Planning Commission meeting, the Planning Commission moved to extend the item one month to the August 18, 2008 Planning Commission meeting. At the August 18, 2008 meeting the Planning Commission postponed the 6-month review of the Conditional Use application to allow for further information to be obtained and to address the Code classification concerns of the Office of the Fire Marshal and Building Inspections/Code Enforcement Divisions. The application was taken

back to the Planning Commission at their November 17, 2008 meeting where the application was postponed as there was no representation on behalf of the applicant.

The 6-month review was completed at its meeting of December 15, 2008, the City of Dover Planning Commission moved to grant conditional approval of the Conditional Use for the House of Pride located at the above listed properties on North and South New Street in accordance with the conditions of approval outlined in the agency comments of the Development Advisory Committee (D.A.C.) Report dated January 10, 2008, the six month review report dated August 18, 2008, and in accordance with the conditions as noted below.

In addition, the Planning Commission included the following conditions as a part of its approval:

1. The requirements stated in the letter from the City of Dover Fire Marshal dated October 27, 2008 shall be complied with.
2. Hardwired smoke detectors shall be installed in all units no later than March 1, 2009. Following installation, the Fire Marshal's Office must inspect the units to ensure proper placement.
3. The City of Dover conduct annual housing inspections of all units included within this Conditional Use application. These inspections will occur each year, and continuation of the Conditional Use shall be contingent on successful completion of the inspections.
4. The condition that no more than five (5) people may live in each unit at any given time.
5. No signs shall be permitted to be erected on the premises of the properties associated with this application.

At the January 18, 2011 meeting, the Planning Commission held a review of the Conditional Use application for the House of Pride located at the above listed properties on North and South New Street in accordance with the conditions of approval outlined in the agency comments of the Development Advisory Committee (D.A.C.) Report dated January 10, 2008, the six month review report dated August 18, 2008, the Reconsideration Report dated January 2011 and in accordance with the conditions noted below.

- The Conditional Use Permit has been revoked for 16 North New Street and 102 South New Street, effective immediately **(**which means that neither property shall be used for the recovery program or transitional housing**).** Both houses are currently unoccupied**.**
- On the 30th day (February 18, 2011), if full compliance is not made, the Conditional Use Permit shall be administratively revoked by staff. (Copies of the inspection reports issued by the Fire Marshal's Office and Code Enforcement Division are attached.)
- The Conditional Use Permit shall be subject to annual review by the Planning Commission.
- Each property shall be considered independent of the others. (By February 18, 2011, if any property has not achieved full compliance, the Conditional Use Permit shall be revoked for those properties; however for any property that has achieved full compliance, the Conditional Use Permit shall remain in place.)

At the September 19, 2011 meeting, the Planning Commission held a review of the Conditional Use application for the House of Pride located at the above listed properties on North and South New Street in accordance with the conditions of approval outlined in the agency comments of the Development Advisory Committee (D.A.C.) Report dated January 10, 2008, the six month

review report dated August 18, 2008, the Reconsideration Report dated January 2011 and in accordance with the conditions noted below.

- The continuation of the Conditional Use Permit is contingent upon the repair and correction of the identified discrepancies (Code violations) as identified by the inspections conducted on September 7 and 8, 2011 by the City of Dover's Code Enforcement Division and the City Fire Marshal's Office. Copies of the Code violations were issued previously via separate letters. If you need additional copies of these notices contact our office.
- The Conditional Use Permit shall be subject to annual review by the Planning Commission. The next Annual Review by the Planning Commission will occur during July 2012. Annual Housing Inspections shall be scheduled in June 2012.
- Each property shall be considered independent of the others. By October 7, 2011, if any property has not achieved full compliance, the process for revocation of the Conditional Use Permit shall begin. However, for any property that has achieved full compliance, the Conditional Use Permit shall remain in place.

At the July 16, 2012 meeting, the Planning Commission was made informed that the one year review for the Conditional Use would occur at their meeting of August 20, 2012 as inspections had not been scheduled until July 2012.

At the August 20, 2012 meeting, the Planning Commission was informed that the housing inspections had been completed and staff had sent a letter to the applicant indicating that Staff would be begin the revocation process for the Conditional Use and a public hearing would be schedule before the Planning Commission at their September 17, 2012 meeting.

Failure to comply with City codes may result in revocation of the Conditional Use permit. If code violations are found, the City will allow time for the House of Pride to correct violations. Time allowed will depend upon the nature of the violation. Any extensions to allotted tie for corrections must be approved by the City Planner.

As with all applications, Planning Commission approvals are conditioned upon completing all of the agency requirements and finalization of plans. The Planning Office is in receipt of final plans for the House of Pride Conditional Use Permit, but has not signed off on them pending resolution of outstanding code violations.

<u>Revocation of Conditional Use Permit:</u>
This report is intended to present information to help the Planning Commission determine whether the Conditional Use Permit for the existing seven House of Pride properties as a philanthropic use as recovery centers and transitional housing should be revoked. This revocation also includes the property located at 105 South New Street that has been classified as a social service agency under the C-2 (Central Commercial Zone) Zoning District.

The following conditions, as previously stated, were placed on the Conditional Use Permit granted by the Planning Commission on January 22, 2008, December 15, 2008 and January 18, 2011, respectively:

> All Building and Life Safety Code requirements must be met for all occupancies and must be complied with for the properties.

> The City of Dover conduct annual housing inspections of all units included within this Conditional Use application. These inspections will occur each year, and continuation of the Conditional Use shall be contingent on successful completion of the inspections.

The Planning Office is bringing the Conditional Use Permit forward to the Planning Commission for reconsideration, as these conditions have not been met.

Code Compliance Issues

Staff is bringing the Conditional Use Permit back to the Planning Commission with a recommendation for revocation, as the conditions of maintaining compliance with City codes and making corrections to code violations within required timeframes have not been met. The Planning Office sent a letter on August 10, 2012, indicating that failure to comply with the requirements of Code Enforcement Division and Fire Marshal Office inspection reports would result in bringing the Conditional Use Permit back to the Planning Commission for revocation. The following are examples of some of the code compliance issues from the July 2012 inspection reports from the Fire Marshal's Office and the Code Enforcement Division, which are attached to this report for each property.

20 N. New Street:
Self-closing hardware on doors not functioning properly
No current electrical inspection

29 S. New Street:
No current electrical inspection
Storage on rear exit steps
Outdated fire extinguisher, inadequate size
Non-operational smoke detectors
Incense burning unattended
Self-closing hardware on doors not functioning properly
Fence in need of repair
Junk and debris to be removed
Unregistered vehicles
Mold/mildew

37 S. New Street:
No current electrical inspection
Outdated fire extinguisher
Non-operational smoke detectors
Self-closing hardware on doors not functioning properly
Insect extermination required
Cracks in ceiling
Mold/mildew
Noxious odor to be remedied

38 S. New Street:
A fatal fire occurred at this property in January 2012. The property is currently vacant with a building permit issued for renovations. The property was a legal non-conforming two (2) unit dwelling. The cost of the repair of the fire damage exceeded 75% of the replacement cost of the building and is required to come into compliance with the *Zoning Ordinance* as a single family

residence. The House of Pride made an application to the Board of Adjustment to retain the use as a two unit dwelling. The Board of Adjustment denied the variance request. The building is currently being renovated to a single family residence.

55-57 S. New Street:
An inspection has not occurred for this property this year.

105 S. New Street:
Non-operational smoke detectors
Outdated fire extinguisher
Excessive storage
Damaged window flashing
Mold/mildew
Kitchen ceiling in need of repair
Junk and debris to be removed

110 S. New Street:
Discharged Fire Extinguisher needs to be replaced
Kitchen stove is non-operational
Self-closing hardware on doors not functioning properly
Space used as storage on the first floor – not permitted
Outdated fire extinguisher
Padlocks on the outside of interior doors need to be removed
Non-operational smoke detectors
Candles burning unattended
During the inspection in July 2012 violations were found and the property at 110 S. New Street was condemned by the City of Dover and ordered to be vacated. A Certificate of Occupancy is required before the building can be reoccupied.

On July 10, 11, and 12, 2012, the Code Enforcement Division and Fire Marshal's Office conducted joint housing inspections on properties located at 20 N. New Street, 29 S. New Street, 37 S. New Street, 105 S. New Street, and 110 S. New Street. Inspection reports were issued, identifying code violations, corrective actions necessary, and a timeline for compliance.

Following the inspections conducted in July 2012, the Fire Marshal's Office and Code Enforcement Division issued inspection reports, which are attached to this report. A number of the code violations that remain are life safety code violations.

Conditional Use Authority
A Philanthropic Use requires a Conditional Use Permit within a One Family Residence Zone and General Residence Zone per Article 3 Section1.14 and a Social Service Agency requires a Conditional Use Permit within the Central Commercial Zone per Article 3 Section 13.2.

The Conditional Use is subject to the requirements of Article 10 §1 further discussed below. When considering requests for Conditional Use Permits, the Planning Commission reviews the proposed project to determine whether or not the intended use is appropriate in type and scale for the immediate neighborhood. The Commission must also consider whether or not the proposed use will have an adverse impact on the future orderly development of the surrounding area. The

following sections of the *Zoning Ordinanc*e relate to the role of the Commission in reviewing Conditional Use applications:

1.1 *Accessibility for emergency response.* That all proposed structures, equipment or material shall be readily accessible for fire, ambulance, police, and other emergency response;

1.2 *Harmony of location, size and character.* That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties;

1.3 *Residential zones.* That, in addition to the above, in the case of any use located in, or adjacent to, a residential zone:

1.31 The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the said residential district or conflict with the normal traffic of the neighborhood; and

1.32 The location and height of buildings, the location, nature and height of walls and fences, the nature and extent of landscaping, and other improvements on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

1.4 *Conditional use permits.*

1.41 *Conditional use approval.* Any use for which a conditional use permit may be granted shall be deemed to be a conforming use in the district in which such use is located, provided that:

(A) The provision in this article under which such permit was issued is still in effect;

(B) Such permit was issued in conformity with the provisions of this article; and

(C) Such permit shall be deemed to affect only the lot or portion thereof for which such permit shall have been granted.

1.42 *Periodic renewal of conditional use permit.* The commission may require that conditional use permits be periodically renewed. Such renewal shall be granted following public notice and hearing in accordance with subsection 1.53. The commission may withhold approval of the renewal upon a determination by the city planner to the effect that such conditions as may have been prescribed by the commission in conjunction with the issuance of the original permit have not been, or are being no longer, complied with.

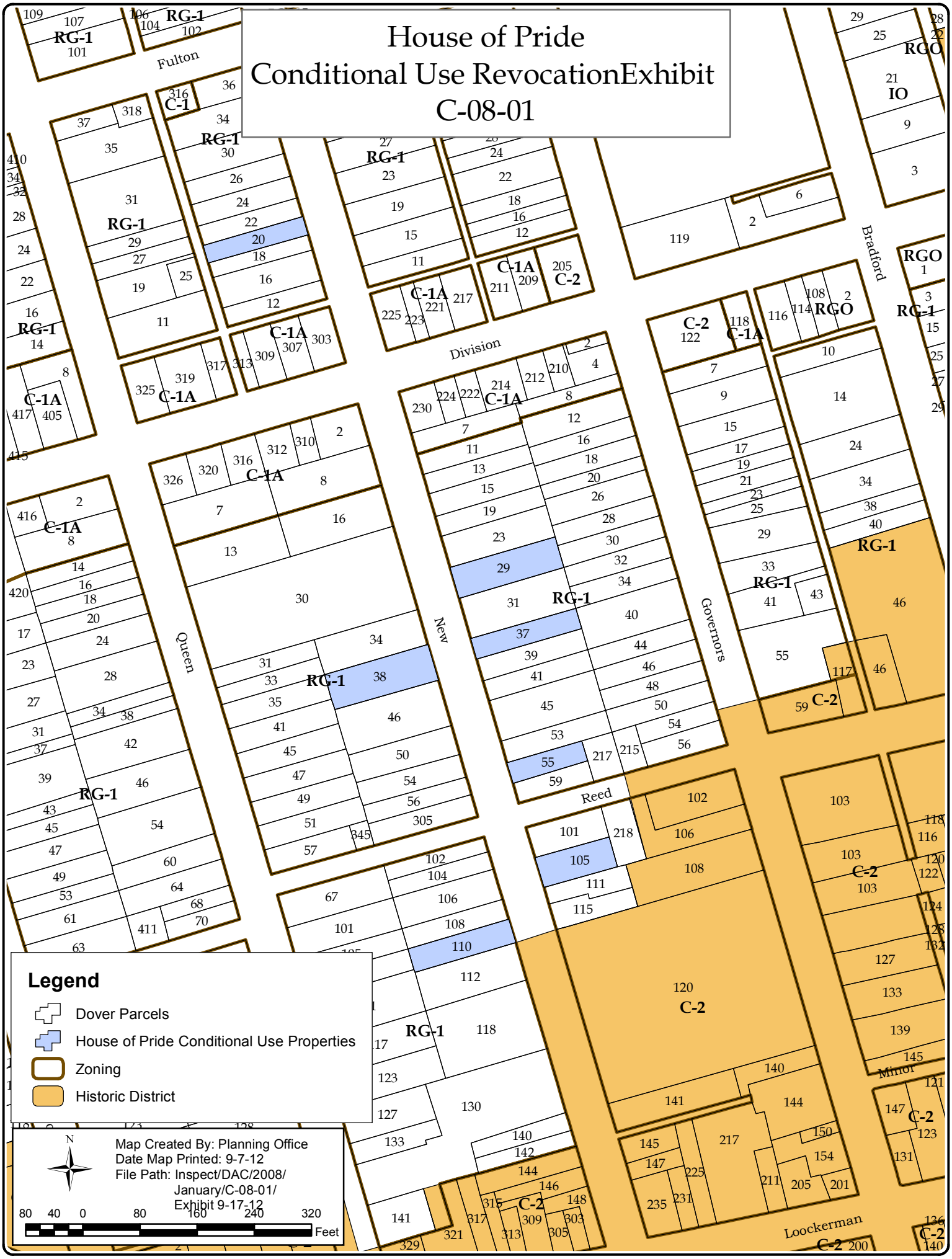
Staff Recommendation:
Staff recommends the immediate revocation of the Conditional Use Permit for non-compliance with City codes and the conditions of the Conditional Use Permit approval.

Advisory Comments:
Action by the Planning Commission relates only to the allowance of the philanthropic use as it relates to requirements of the *Zoning Ordinance.* Such action shall not preclude the Code Enforcement Division and/or Fire Marshal's Office from taking additional measures of

enforcement as they relate to their areas of jurisdiction.

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

Attachments:
A- Exhibit
B- Notice of Initiation Process for Revocation Letter 8-10-12
C- Condemnation Letter of 110 S. New St. Letter 7-19-12
D- Code Enforcement Inspections Results Letter 7-13-12
E- Fire Marshal Inspection Results Letter 7-16-12
F- Code Enforcement History Report 20 N. New St.
G- Code Enforcement History Report 29 S. New St
H- Code Enforcement History Report 37 S. New St
I- Code Enforcement History Report 38 S. New St
J- Code Enforcement History Report 55-57 S. New St
K- Code Enforcement History Report 105 S. New St
L- Code Enforcement History Report 110 S. New St


House of Pride
Conditional Use RevocationExhibit
C-08-01
Fulton
Division
Reed
Minor
Loockerman
Bradford
Governors
New
Queen
RG-1
C-1
C-1A
C-2
RGO
IO
Legend
Dover Parcels
House of Pride Conditional Use Properties
Zoning
Historic District
Map Created By: Planning Office
Date Map Printed: 9-7-12
File Path: Inspect/DAC/2008/
January/C-08-01/
Exhibit 9-17-12
80 40 0 80 160 240 320
Feet

City of Dover

August 10, 2012 Sent by Certified and Regular Mail

Marian Harris
House of Pride, Inc.
105 South New Street
Dover, DE 19904

Re: Notice of Initiation Process for Revocation of Conditional Use of the properties located North and South New Street, Dover, Delaware
C-08-01: House of Pride

20 North New Street	**ED-05-076.08-05-20.00-000**
29 South New Street	**ED-05-077.05-03-10.00-000**
37 South New Street	**ED-05-077.05-03-08.00-000**
38 South New Street	**ED-05-076.08-05-84.00-000**
55-57 South New Street	**ED-05-077.05-03-02.00-000**
105 South New Street	**ED-05-077.09-01-37.00-000**
110 South New Street	**ED-05-077.09-01-31.00-000**

Dear Ms. Harris:

This letter serves as notice that the Planning Office is initiating the process to revoke the Conditional Use Permit for the aforementioned properties located on North and South New Street in accordance with *Zoning Ordinance* Article 10 Section 1.43. The properties are not in compliance with the provisional Conditional Use granted by the Planning Commission. The Planning Commission required that the properties must meet all Building and Life Safety requirements. The Fire Marshal has found numerous Life Safety violations including but not limited to non-operational smoke detectors, outdated or insufficient fire extinguishers, outdated electrical inspections, non self-closing doors and no working fire safety plan. The Code Enforcement Office also identified a number of Code violations.

You have thirty (30) days to correct all violations identified in the Fire Marshal and Code Enforcement inspection reports of July 2012 and develop a fire safety plan to be approved by the Fire Marshal's Office. The Planning Commission also required as part of the Conditional Use approval that the House of Pride have a knowledgeable person on staff to ensure the operation of the fire alarm system, and a working fire safety plan acceptable by the City of Dover Code Enforcement (Case 12-711).

The Planning Commission will hold the annual review of the Conditional Use at their meeting on August 20, 2012 at which time the Planning Staff will inform them of the Public Hearing scheduled for September 17, 2012. The Planning Commission will hold a Public Hearing on revocation of the Conditional Use on the aforementioned properties located North and South New Street at their meeting on September 17, 2012.

Staff notes that the property located at 110 South New Street has been condemned by the City of Dover and the House of Pride is appealing the condemnation to City Council. The appeal will be heard by City Council at their meeting on August 13, 2012.

Please be prepared to speak at the Public Hearing on September 17, 2012 to share information as to why the Conditional Use for Recovery and Transitional Housing should not be revoked.

Should you have any questions, or require further assistance, please contact me at (302) 736-7196.

Sincerely,

Ann Marie Townshend

Ann Marie Townshend, AICP
Planning and Community Development Director

cc: Sandra Dean
Herb Konowitz
Janelle Cornwell, AICP Planner II
Dave Truax, Fire Marshal
Tim Taraila, Code Enforcement Supervisor
C-08-01

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

NOTICE

July 19, 2012

Marian Harris
House of Pride
105 South New Street
Dover, DE 19904

RE: 110 South New Street
Case 12-2047

Dear Mrs. Harris:

The Department of Planning and Inspections for the City of Dover inspected the dwelling located at 110 South New Street on July 12, 2012, as a part of the annual inspection of properties that are owned by the House of Pride and associated with the recovery and transitional housing approved as Conditional Use by the City of Dover Planning Commission. **The building was found to be in violation of the Dangerous Building Ordinance of the City, and is hereby condemned and the rental permit suspended. The property must be vacated immediately.**

The inspection on July 12, 2012 revealed a number of fire/life safety code violations that have been found repeatedly in previous inspections. These violations are indicative of a consistent pattern of disregard of code requirements and failure to maintain a fire safe environment. The following violations were documented during the inspection:

Main Hallways/Kitchen
1) Fire Extinguisher on 2nd floor hallway has been discharged, needs to be replaced.
2) Front main entrance door not latching.
3) Fire Extinguisher on 3rd floor not annually tagged/inspected.

1st Floor Office Area
*Entire space is being used for storage. Not permitted.

Apt. 1
*A small refrigerator was noted to be within the apartment. This needs to be checked by a licensed electrician to ensure the electric service can support having such equipment within the room.

Apt. 2
* A small refrigerator was noted to be within the apartment. This needs to be checked by a licensed electrician to ensure the electric service can support having such equipment within the room.
1) Padlocks (2) on the interior of the apartment door need to be removed.
2) Padlock (1) on the exterior of the apartment door needs to be removed.

Apt. 3
1) Smoke detector not working.
2) Self closing door hardware not working properly.
Apt. 4
1) Smoke detector not working.
2) Door closure not working properly.
3) Candles were lit within the apartment and no occupants could be found.
Apt. 5
*No violations.
Apt. 6
*Unable to gain access House of Pride Staff did not have any keys for entry.
1) Door needs to be labeled with Apt. 6.
Apt. 7
1) Smoke detector not working properly; no battery.
2) Numerous surge protectors within apartment; Add outlet or limit use, could be overloading the electric service to that apartment.

In addition to the above noted violations, the fire alarm system has been identified in a state of distress numerous times in the last year, and there have been numerous preventable fire alarm responses by the Fire Department (six within the last year and 13 since January 2011). The Fire Marshal's Office has expressed the need to develop a fire safety plan for House of Pride and to have someone on-site to ensure that the properties are maintained in a manner that provides a fire-safe environment and complies with code requirements. The House of Pride has failed to provide and implement such a plan.

The repeated and continued absence of operational smoke detectors, padlocks on the outside doors of apartments and/or bedrooms, excessive storage on the first floor, and improperly maintained fire extinguishers places the residents of this building in a situation that risks their safety. The House of Pride has provided no plan for emergency evacuation, and the safety conditions have remained consistently insufficient or deteriorated over time.

In accordance with Dover Code, Chapter 22 – Buildings and Building Regulations, Article XI – Dangerous Buildings, Section 22-381 – Definitions, the structure is condemned in accordance with the following definitions:

- (5) *Unfit for habitation.* Those which have become or are so … unsafe… so utterly fail to provide the amenities to decent living that they are unfit for human habitation…, or … so as to work injury to the health, morals, safety or general welfare of those living therein.
- (9) *General welfare.* Those which, because of their condition or use, are unsafe…
- (10) *Code violations.* Those existing in violation of any provisions of the building code of this city, or any provision of the fire prevention code, or other ordinances of this city.

This letter is to notify you that the building shall be vacated in accordance with the provisions of Dover Code, Chapter 22 – Buildings and Building Regulations, Article XI – Dangerous Buildings, Section 22-382 (2) – Vacation, as follows.

> (2) *Vacation.* If the dangerous building is in such a condition or is being used as to make it dangerous to the health, morals, safety, or general welfare of its occupants, it shall be ordered to be vacated and closed. Buildings ordered closed shall not be reopened until a certificate of occupancy is issued.

Once vacated, the building will be secured by the City. Reinstatement of the rental permit for this property shall not be permitted until such time that a certificate of occupancy is obtained. The property shall meet current code standards prior to obtaining a certificate of occupancy. This will involve the submission of sealed architectural plans and subsequent renovations to provide a fully code compliant building.

The person or entity receiving notice shall have the right to appeal this decision directly to Council and have a hearing conducted in accordance with the provisions of Section 22-385 before Council, provided that the notice of appeal is filed with the City Clerk no later than five (5) days after receiving this notice.

This property has been duly posted as legally prescribed by the ordinance and all other parties will be notified as required. Please call (302) 736-7010 between 8:30 AM to 5:00 PM if you have any questions concerning this correspondence.

Sincerely,

Ann Marie Townshend

Ann Marie Townshend, AICP
Director of Planning and Community Development
atownshend@dover.de.us

cc: Traci McDowell – City Clerk
Timothy M. Taraila – Code Enforcement Supervisor
David Truax – Fire Marshal
Alan Rachko – Dover Police Department
Jack Fortney – Fire Chief
City Solicitor

C-08-01

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

July 13, 2012

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 110 S NEW ST 7
Tax Parcel Number: ED-05-077.09-01-310.000-000
Case Number: 12-00001941

Dear SIR OR MADAM:

On July 12, 2012, the City of Dover, Department of Inspections conducted an inspection at 110 S NEW ST 7.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by August 13, 2012, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

If a Citation is enclosed it must be paid for within 14 days of issued date or it automatically doubles.

Sincerely,

COREY REED
Code Enforcement Officer

cc: File

CASE NUMBER 12-00001941
PROPERTY ADDRESS 110 S NEW ST 7

VIOLATION: 231 QUANTITY: 1
DESCRIPTION: 231 REPAIR CEILING PLASTER DATE: 7/13/12
LOCATION: KITCHEN

NARRATIVE :
Repair kitchen ceiling to smooth finish.

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR CEILINGS

CORRECTIVE ACTION REQUIRED :
REPAIR CEILING PLASTER AND OR DRYWALL

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

July 17, 2012

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 37 S NEW ST 1
Tax Parcel Number: ED-05-077.05-03-080.000-000
Case Number: 12-00001942

Dear SIR OR MADAM:

On July 11, 2012, the City of Dover, Department of Inspections conducted an inspection at 37 S NEW ST 1.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by August 13, 2012, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

If a Citation is enclosed it must be paid for within 14 days of issued date or it automatically doubles.

Sincerely,

COREY REED
Code Enforcement Officer

cc: File

CASE NUMBER 12-00001942
PROPERTY ADDRESS 37 S NEW ST 1

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 7/13/12
LOCATION: BATHROOM CEILIN

ORDINANCE DESCRIPTION :
SECTION PM 305.1 GENERAL SANITATION

CORRECTIVE ACTION REQUIRED :
CLEAN MOLD/MILDEW AND CORRECT CAUSE.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

July 13, 2012

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 37 S NEW ST 2
Tax Parcel Number: ED-05-077.05-03-080.000-000
Case Number: 12-00001956

Dear SIR OR MADAM:

On July 11, 2012, the City of Dover, Department of Inspections conducted an inspection at 37 S NEW ST 2.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by August 13, 2012, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

If a Citation is enclosed it must be paid for within 14 days of issued date or it automatically doubles.

Sincerely,

COREY REED
Code Enforcement Officer

cc: File

CASE NUMBER 12-00001956
PROPERTY ADDRESS 37 S NEW ST 2

VIOLATION: 229 QUANTITY: 1
DESCRIPTION: 229 REPAIR CRACKS IN CEILING DATE: 7/13/12
LOCATION: UPSTAIRS BATH

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR CEILINGS

CORRECTIVE ACTION REQUIRED :
REPAIR CRACKS IN CEILING(S)

VIOLATION: 703 QUANTITY: 1
DESCRIPTION: 703 RMV SOURCE OF NOXIOUS ODOR DATE: 7/13/12
LOCATION: UPSTAIRS AREA

ORDINANCE DESCRIPTION :
SECTION PM 302.1/305.1 GENERAL REQUIREMENTS/SANITATION

CORRECTIVE ACTION REQUIRED :
CORRECT CAUSE OF NOXIOUS ODOR(S)

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

July 17, 2012

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 37 S NEW ST
Tax Parcel Number: ED-05-077.05-03-080.000-000
Case Number: 12-00001955

Dear SIR OR MADAM:

On July 11, 2012, the City of Dover, Department of Inspections conducted an inspection at 37 S NEW ST.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by August 13, 2012, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

If a Citation is enclosed it must be paid for within 14 days of issued date or it automatically doubles.

Sincerely,

COREY REED
Code Enforcement Officer

cc: File

CASE NUMBER 12-00001955
PROPERTY ADDRESS 37 S NEW ST

VIOLATION: 705 QUANTITY: 1
DESCRIPTION: 705 EXTERMINATE FOR INSECTS DATE: 7/13/12
LOCATION: OUTSIDE

NARRATIVE :
Flea infestation around entire house contact pest control asap.

ORDINANCE DESCRIPTION :
SECTION PM 309.1 INFESTATION

CORRECTIVE ACTION REQUIRED :
EXTERMINATE FOR ROACHES, ANTS AND/OR OTHER INSECTS

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

July 13, 2012

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 105 S NEW ST
Tax Parcel Number: ED-05-077.09-01-370.000-000
Case Number: 12-00001897

Dear SIR OR MADAM:

On July 10, 2012, the City of Dover, Department of Inspections conducted an inspection at 105 S NEW ST.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by August 10, 2012, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

If a Citation is enclosed it must be paid for within 14 days of issued date or it automatically doubles.

Sincerely,

COREY REED
Code Enforcement Officer

cc: File

CASE NUMBER 12-00001897
PROPERTY ADDRESS 105 S NEW ST

VIOLATION: 241 QUANTITY: 1
DESCRIPTION: 241 REPLACE WINDOW FLASHING DATE: 7/11/12
LOCATION: UPSTAIRS STORAG

ORDINANCE DESCRIPTION :
SECTION PM 304.13 EXTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE WINDOW FLASHING

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 7/11/12
LOCATION: RESTROOM 1ST FL

NARRATIVE :
Remove mold restroom first floor in corner of ceiling.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 GENERAL SANITATION

CORRECTIVE ACTION REQUIRED :
CLEAN MOLD/MILDEW AND CORRECT CAUSE.

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 7/11/12
LOCATION: FOOD STORAGE

NARRATIVE :
Remove mold on floor in food storage underneath refer.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 GENERAL SANITATION

CORRECTIVE ACTION REQUIRED :
CLEAN MOLD/MILDEW AND CORRECT CAUSE.

VIOLATION: 717 QUANTITY: 1
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 7/11/12
LOCATION: BACK/SIDE

ORDINANCE DESCRIPTION :
SECTION PM 302.1 GENERAL REQUIREMENTS/SANITATION

CORRECTIVE ACTION REQUIRED :
REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
EXTERIOR PROPERTY AREAS

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

July 16, 2012

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 29 S NEW ST
Tax Parcel Number: ED-05-077.05-03-100.000-000
Case Number: 12-00001961

Dear SIR OR MADAM:

On July 11, 2012, the City of Dover, Department of Inspections conducted an inspection at 29 S NEW ST.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by August 10, 2012, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

If a Citation is enclosed it must be paid for within 14 days of issued date or it automatically doubles.

Sincerely,

COREY REED
Code Enforcement Officer

cc: File

CASE NUMBER 12-00001961
PROPERTY ADDRESS 29 S NEW ST

VIOLATION: 386 QUANTITY: 1
DESCRIPTION: 386 REPAIR YARD FENCE DATE: 7/16/12
LOCATION: AROUND YARD

ORDINANCE DESCRIPTION :
SECTION PM 302.7 ACCESSORY STRUCTURES/MAINTENANCE

CORRECTIVE ACTION REQUIRED :
REPAIR, REPLACE OR REMOVE DAMAGED OR DETERIORATED YARD FENCE

VIOLATION: 717 QUANTITY: 1
DESCRIPTION: 717 RMV JUNK AND DEBRIS DATE: 7/16/12
LOCATION: BACKYARD

ORDINANCE DESCRIPTION :
SECTION PM 302.1 GENERAL REQUIREMENTS/SANITATION

CORRECTIVE ACTION REQUIRED :
REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
EXTERIOR PROPERTY AREAS

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 7/16/12
LOCATION: SIDE OF HOUSE

ORDINANCE DESCRIPTION :
SECTION DCO 106-130(b) ABANDONED/UNREGISTERED/DISABLED
VEHICLES

CORRECTIVE ACTION REQUIRED :
REMOVE, PROPERLY REGISTER VEHICLE OR REPAIR DISABLED VEHICLE

VIOLATION: 724 QUANTITY: 1
DESCRIPTION: 724 REMOVE ABD/UNREG VEHICLE DATE: 7/16/12
LOCATION: SIDE OF HOUSE

NARRATIVE :
Vehicles are mercedes benz and a truck both stored
improperly.

ORDINANCE DESCRIPTION :
SECTION DCO 106-130(b) ABANDONED/UNREGISTERED/DISABLED
VEHICLES

CORRECTIVE ACTION REQUIRED :
REMOVE, PROPERLY REGISTER VEHICLE OR REPAIR DISABLED VEHICLE

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

July 16, 2012

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 29 S NEW ST A
Tax Parcel Number: ED-05-077.05-03-100.000-000
Case Number: 12-00001965

Dear SIR OR MADAM:

On July 11, 2012, the City of Dover, Department of Inspections conducted an inspection at 29 S NEW ST A.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by August 13, 2012, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

If a Citation is enclosed it must be paid for within 14 days of issued date or it automatically doubles.

Sincerely,

CORRY REED
Code Enforcement Officer

cc: File

CASE NUMBER 12-00001965
PROPERTY ADDRESS 29 S NEW ST A

VIOLATION: 360 QUANTITY: 1
DESCRIPTION: 360 DOORS / DEADBOLT LOCKS DATE: 7/16/12
LOCATION: TOP/BOTTOM

NARRATIVE :
Door has three deadbolts only can have one turn style has one on top/bottom needs to be removed.

ORDINANCE DESCRIPTION :
IPMC 2003 304.18.1 Doors.

CORRECTIVE ACTION REQUIRED :
Access doors shall be equipped with a deadbolt lock. Such deadbolt locks shall be operated only by the turning of a knob and have a lock throw of not less than 1-inch.

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 7/16/12
LOCATION: BATHROOM

NARRATIVE :
Remove mold restroom.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 GENERAL SANITATION

CORRECTIVE ACTION REQUIRED :
CLEAN MOLD/MILDEW AND CORRECT CAUSE.

FIRE MARSHAL
David J. Truax, FM 1

DEPUTY FIRE MARSHALS
Samuel Gonzalez, FM 2
Timothy P. Mullaney Jr., FM 4

Fire Marshal

City of Dover
Fire Marshal's Office
15 Loockerman Plaza
Dover, De 19903

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

July 16th, 2012

Marian Harris
House of Pride
105 South New Street
Dover, De 19901

Ref: 2012 Annual Fire/ Life Safety Inspections Results

On July 10th, 11th & 12th, 2012 the Annual Fire/Life Safety Inspections for the following House of Pride properties were conducted in conjunction with the requirements outlined by the City of Dover Planning Commission. Below are the items noted during the inspections.

16 North New Street

*No inspection conducted due to the property being a rental. Code Enforcement will conduct a Rental Inspection this calendar year.

20 North New Street

1) No current 3yr Electrical Inspection; Last inspection dated 02/17/09
2) Fire Extinguisher is outdated, size not sufficient.
3) Bedroom doors propped open causing self-closing hardware to not latch.

29 South New Street

*No current 3yr Electrical Inspection; Last inspection dated 02/17/09.

1st Floor

1) No storage permitted on rear exit steps (Grill/Boxes).
2) Smoke Detector in basement not operational; no battery.
3) Fire Extinguisher is outdated, size is not sufficient.
4) Apt 3- remove switch/bolt locks on top and bottom of door; dead bolt is permitted.
5) Unknown location of chirping smoke detector; check all batteries.
* Incents burning on bathroom counter; No occupants were aware of this.

2nd Floor

1) Fire Extinguisher is outdated; Displaying Recharging Needed Condition.
2) Smoke Detector Disconnected in main living area; when connected activates continually. Need a Licensed Electrician to repair and/or replace.
3) All Bedroom Doors propped open; Rear bedroom door not latching.

37 South New Street

*No current 3yr Electrical Inspection; Last Inspection dated 02/17/09.

1st Floor

1) Entry door is not latching secure.
2) Fire Extinguisher is outdated.
3) Two refrigerators within kitchen and one large freezer in hallway out cove; Have a licensed electrician check to ensure the electric service for the property can handle the load.

2nd Floor
1) Fire Extinguisher is outdated.
2) No hardwired smoke detector in front bedroom; it was removed and exposed wires are still present.

38 South New Street
*No Inspection done due to property being involved in a fatal fire incident.

45 South New Street
*Storage was kept to a minimal amount to none existing. No operational smoke detectors or Fire Extinguishers present within the residence. Numerous holes in walls and ceilings; Stability on stairwell is questionable.

105 South New Street
1) Battery Operated Smoke Detector not working on the 2nd floor meeting room area.
2) Fire Extinguisher is outdated; needs inspection/tag.
3) Excessive storage in 2nd Floor bedrooms.

110 South New Street
Main Hallways/Kitchen
1) Fire Extinguisher on 2nd floor hallway has been discharged, needs to be replaced.
2) Kitchen- Stove cannot be used until burner plate assemblies are replaced.
3) Numerous cigarette butts cans/piles located in hallways on 2nd floor.
4) Front main entrance door not latching.
5) Fire Extinguisher on 3rd floor not annually tagged/inspected.
1st Floor Office Area
*Entire space is being used for storage. Not permitted.
Apt. 1
*A small refrigerator was noted to be within the apartment. This needs to be checked by a licensed electrician to ensure the electric service can support having such equipment within the room.
Apt. 2
* A small refrigerator was noted to be within the apartment. This needs to be checked by a licensed electrician to ensure the electric service can support having such equipment within the room.
1) Padlocks (2) on the interior of the apartment door need to be removed.
2) Padlock (1) on the exterior of the apartment door needs to be removed.
Apt. 3
1) Smoke detector not working.
2) Self closing hardware needs to be adjusted.
Apt. 4
1) Smoke detector not working.
2) Door closure not working properly.
3) Candles were lit within the apartment and no occupants could be found.
Apt. 5
*No violations.
Apt. 6
*Unable to gain access House of Pride Staff did not have any keys for entry.
1) Door needs to be labeled with Apt. 6.
Apt. 7
1) Smoke detector not working properly; no battery.
2) Numerous surge protectors within apartment; Add outlet or limit use, could be overloading the electric service to that apartment.

Please review additional documents in regards to deadlines for correction of the above items and detail of further information regarding the inspections that were conducted. If you should have any questions or concerns regarding the above items noted, please do not hesitate to contact this office at 302-736-4457.

Thank you for your attention on this matter,

Timothy P. Mullaney Jr.
Deputy Fire Marshal

CC: Electronic File
Dave Truax, Fire Marshal
Ann Marie Townshend, Director, Planning & Community Development
Tim Taraila, Chief Code Enforcement Officer
Corey Reed, Code Enforcement Officer
Janelle Cornwell, Planner
City of Dover Planning Commission

CASE NUMBER 12-00001965
PROPERTY ADDRESS 29 S NEW ST A

VIOLATION: 360 QUANTITY: 1
DESCRIPTION: 360 DOORS / DEADBOLT LOCKS DATE: 7/16/12
LOCATION: TOP/BOTTOM

NARRATIVE :
Door has three deadbolts only can have one turn style has one on top/bottom needs to be removed.

ORDINANCE DESCRIPTION :
IPMC 2003 304.18.1 Doors.

CORRECTIVE ACTION REQUIRED :
Access doors shall be equipped with a deadbolt lock. Such deadbolt locks shall be operated only by the turning of a knob and have a lock throw of not less than 1-inch.

VIOLATION: 261 QUANTITY: 1
DESCRIPTION: 261 REMOVE MOLD/MILDEW DATE: 7/16/12
LOCATION: BATHROOM

NARRATIVE :
Remove mold restroom.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 GENERAL SANITATION

CORRECTIVE ACTION REQUIRED :
CLEAN MOLD/MILDEW AND CORRECT CAUSE.

Viol Code: *
Action Reqd:
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST ATTENTION
10-00002577 10/29/10 CM Reslvd: 5/17/11 20 N NEW ST ATTENTION

Viol Code: 0
Action Reqd:
10-00002577 10/29/10 CM Reslvd: 5/17/11 20 N NEW ST DWELLING
10-00002577 10/29/10 CM Reslvd: 5/17/11 20 N NEW ST DWELLING

Viol Code: 001 WORKMANSHIP
Action Reqd: MAKE ALL REPAIRS IN A WORKMANLIKE MANNER.
10-00002577 10/29/10 CM Reslvd: 5/17/11 20 N NEW ST DWELLING

Viol Code: 007 RMV DBL CYL LOCKS
Action Reqd: ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE
Action Reqd: SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE NEED FOR
Action Reqd: KEYS, SPECIAL KNOWLEDGE OR EFFORT.
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST BATHROOM

Viol Code: 009 SMOKE DETECTOR(S)
Action Reqd: INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)
Action Reqd: REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE
Action Reqd: BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE
Action Reqd: OUTSIDE THE SLEEPING AREA (HALL)
Action Reqd: REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)
06-00000918 5/23/06 AC 20 N NEW ST ***ATTENTION***

Viol Code: 220 REPLACE DAMAGED CARPETING
Action Reqd: REPLACE OR REMOVE DAMAGED, DETERIORATED CARPETING
11-00002772 9/08/11 CM Reslvd: 10/11/11 20 N NEW ST STAIRS

Viol Code: 221 REPAIR FLOOR COVERING
Action Reqd: REPAIR OR REPLACE FLOOR COVERING
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST ATTENTION
11-00002772 9/08/11 CM Reslvd: 10/11/11 20 N NEW ST KITCHEN

Viol Code: 222 PAPER OR PAINT WALLS
Action Reqd: PAPER OR PAINT WALLS
02-00001605 7/29/02 IA Reslvd: 9/23/02 20 N NEW ST
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST ATTENTION

Viol Code: 223 PAPER OR PAINT CEILING
Action Reqd: PAPER OR PAINT CEILING
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST ATTENTION

Viol Code: 227 PAINT EXTERIOR SURFACES
Action Reqd: PREPARE & PAINT EXTERIOR METAL/WOOD SURFACES
02-00001605 7/29/02 IA Reslvd: 9/23/02 20 N NEW ST
06-00000918 5/23/06 AC 20 N NEW ST EXTERIOR
08-00000120 1/11/08 CM Reslvd: 8/27/09 20 N NEW ST ATTENTION

Viol Code: 236 REPAIR HOLES IN WALLS
Action Reqd: REPAIR HOLES IN WALLS, BRING TO FINISH CONDITION THEN
Action Reqd: REPAINT
10-00002577 10/29/10 CM Reslvd: 5/17/11 20 N NEW ST DWELLING

Viol Code: 238 CAULK BATHTUB OR SHOWER
Action Reqd: CAULK AROUND BATHTUB OR SHOWER
02-00001605 7/29/02 IA Reslvd: 9/23/02 20 N NEW ST
06-00000918 5/23/06 AC 20 N NEW ST BACK BATH
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST BATHROOM

Viol Code: 242 REPAIR WALL SIDING
Action Reqd: REPAIR OR REPLACE WALL SIDING
08-00000120 1/11/08 CM Reslvd: 8/27/09 20 N NEW ST ATTENTION

Viol Code: 251 REPAIR TUB ENCLOSURE
Action Reqd: REPAIR OR REPLACE DAMAGED/DETERIORATED SHOWER/TUB ENCLOSURE
06-00000918 5/23/06 AC 20 N NEW ST BACK BATH
10-00002577 10/29/10 CM Reslvd: 5/17/11 20 N NEW ST BATHROOM

Viol Code: 362 REPAIR/REPLACE DOOR
Action Reqd: REPAIR OR REPLACE DOOR

06-00000918	5/23/06 AC		20 N NEW ST	BACK BATH
08-00000120	1/11/08 CM Reslvd:	6/26/08	20 N NEW ST	ATTENTION
10-00002577	10/29/10 CM Reslvd:	5/17/11	20 N NEW ST	BEDROOM
11-00002772	9/08/11 CM Reslvd:	10/11/11	20 N NEW ST	REAR BEDROOM
11-00002772	9/08/11 CM Reslvd:	10/11/11	20 N NEW ST	FRONT BEDROOM

Viol Code: 365 INST/REPAIR DOOR MOLDING
Action Reqd: INSTALL/REPAIR OR REPLACE DOOR MOLDING

08-00000120	1/11/08 CM Reslvd:	6/26/08	20 N NEW ST	BATHROOM

Viol Code: 366 INSTALL SCREEN DOOR
Action Reqd: INSTALL SCREEN DOOR

08-00000120	1/11/08 CM Reslvd:	6/26/08	20 N NEW ST	FRONT DOOR

Viol Code: 367 REPAIR SCREEN DOOR
Action Reqd: REPAIR OR REPLACE SCREEN DOOR(S)

06-00000918	5/23/06 AC		20 N NEW ST	FRONT DOOR

Viol Code: 372 INSTALL WINDOW GLASS
Action Reqd: INSTALL WINDOW GLASS WHERE NECESSARY

02-00001605	7/29/02 IA Reslvd:	9/23/02	20 N NEW ST	
10-00002577	10/29/10 CM Reslvd:	1/04/11	20 N NEW ST	ATTIC WINDOW

Viol Code: 373 REPUTTY WINDOW GLASS
Action Reqd: REPUTTY WINDOW GLASS TO MAKE WEATHERTIGHT

08-00000120	1/11/08 CM Reslvd:	8/27/09	20 N NEW ST	ATTENTION

Viol Code: 376 INSTALL WINDOW SCREENS
Action Reqd: INSTALL WINDOW SCREENS

02-00001605	7/29/02 IA Reslvd:	9/23/02	20 N NEW ST	
08-00000120	1/11/08 CM Reslvd:	6/26/08	20 N NEW ST	ATTENTION
10-00002577	10/29/10 CM Reslvd:	5/17/11	20 N NEW ST	DWELLING

Viol Code: 377 REPAIR WINDOW SCREENS
Action Reqd: REPAIR WINDOW SCREENS

06-00000918	5/23/06 AC		20 N NEW ST	EXTERIOR

Viol Code: 378 REPLC BROKEN WINDOW PANES
Action Reqd: REPLACE CRACKED OR BROKEN WINDOW PANE(S)

11-00002772	9/08/11 CM Reslvd:	10/11/11	20 N NEW ST	REAR BEDROOM

Viol Code: 398 REPAIR/REPLACE KIT CABINET
Action Reqd: REPAIR OR REPLACE DEFECTIVE KITCHEN CABINET(S)

10-00002577	10/29/10 CM Reslvd:	1/04/11	20 N NEW ST	KITCHEN

Viol Code: 411 REPAIR WATER FAUCETS
Action Reqd: REPAIR OR REPLACE DEFECTIVE SINK AND/OR TUB FAUCETS

06-00000918	5/23/06 AC		20 N NEW ST	BACK BATH
08-00000120	1/11/08 CM Reslvd:	6/26/08	20 N NEW ST	BATHROOM
10-00002577	10/29/10 CM Reslvd:	5/17/11	20 N NEW ST	BATHROOM

Viol Code: 412 REPAIR FAULTY TOILET
Action Reqd: REPAIR OR REPLACE FAULTY TOILET OR TANK MECHANISMS, TOILET
Action Reqd: IS TO BE PROPERLY MOUNTED AND SECURED TO THE FLOOR AND
Action Reqd: FLANGE

08-00000120	1/11/08 CM Reslvd:	6/26/08	20 N NEW ST	BATHROOM

Viol Code: 413 REPLACE TOILET SEAT
Action Reqd: INSTALL OR REPLACE TOILET SEAT

08-00000120	1/11/08 CM Reslvd:	6/26/08	20 N NEW ST	BATHROOMS
11-00002772	9/08/11 CM Reslvd:	10/11/11	20 N NEW ST	BATHROOM

Viol Code: 504 REPAIR/REPLACE THERMOSTAT
Action Reqd: REPAIR OR REPLACE THERMOSTAT

06-00000918	5/23/06 AC		20 N NEW ST	LIVING ROOM

Viol Code: 505 REPAIR HVAC DUCTWORK
Action Reqd: REPAIR OR REPLACE AND/OR CLEAN HVAC DUCTWORK

10-00002577	10/29/10 CM Reslvd:	1/04/11	20 N NEW ST	DWELLING

Viol Code: 602 INSTALL GFCI OUTLET(S)
Action Reqd: INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S)
Action Reqd: AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS
Action Reqd: ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND
Action Reqd: HAVE ALL APPLICABLE INSPECTIONS.

10-00002577 10/29/10 CM Reslvd: 5/17/11 20 N NEW ST BATHROOM

Viol Code: 603 REPAIR FAULTY ELEC OUTLET
Action Reqd: REPLACE FAULTY AND/OR HAZARDOUS ELECTRICAL RECEPTACLES
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST COMPUTER ROOM

Viol Code: 604 REPR FAULTY ELEC APPLIANCE
Action Reqd: REPAIR OR REPLACE FAULTY OR HAZARDOUS ELECTRICAL APPLIANCE
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST CENTER ROOM

Viol Code: 607 REPAIR LIGHT FIXTURE
Action Reqd: REPAIR OR REPLACE FAULTY LIGHT FIXTURE
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST ATTENTION
10-00002577 10/29/10 CM Reslvd: 1/04/11 20 N NEW ST DWELLING
11-00002772 9/08/11 CM Reslvd: 10/11/11 20 N NEW ST BATHROOM

Viol Code: 608 RMV ILLEGAL ELEC EXT CORDS
Action Reqd: REMOVE ILLEGAL AND/OR HAZARDOUS ELECTRICAL EXTENSION CORD(S)
06-00000918 5/23/06 AC 20 N NEW ST THROUGHOUT
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST WEST BEDROOM
10-00002577 10/29/10 CM Reslvd: 1/04/11 20 N NEW ST DWELLING

Viol Code: 609 ELEC INSPECTION REQUIRED
Action Reqd: FAULTY ELECTRICAL EQUIPMENT/FACILITIES - SCHEDULE AN
Action Reqd: ELECTRICAL INSPECTION BY A STATE OF DELAWARE AUTHORIZED
Action Reqd: ELECTRICAL INSPECTION AGENCY
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST ATTENTION

Viol Code: 613 PROVIDE ADDITIONAL OUTLETS
Action Reqd: INSTALL ELECTRICAL OUTLETS AS NEEDED.
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST ATTENTION

Viol Code: 700 CLEAN INTERIOR THROUGHOUT
Action Reqd: CLEAN INTERIOR THROUGHOUT
10-00002577 10/29/10 CM Reslvd: 1/04/11 20 N NEW ST DWELLING

Viol Code: 705 EXTERMINATE FOR INSECTS
Action Reqd: EXTERMINATE FOR ROACHES, ANTS AND/OR OTHER INSECTS
10-00002577 10/29/10 CM Reslvd: 5/17/11 20 N NEW ST DWELLING

Viol Code: 707 VEHICLES PARKED/STORED
Action Reqd: PARK VEHICLE(S) ON APPROVED PARKING SURFACE
09-00002112 5/07/09 CM Reslvd: 7/13/09 20 N NEW ST EXTERIOR

Viol Code: 710 CORRECT OVERCROWDING
Action Reqd: DISCONTINUE USE CAUSING OVERCROWDING CONDITION
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST ATTENTION

Viol Code: 714 TRIM BRANCHES FROM BLDG
Action Reqd: TRIM TREE BRANCHES OR BUSHES AWAY FROM BUILDING
08-00000120 1/11/08 CM Reslvd: 8/27/09 20 N NEW ST BACK YARD
11-00002772 9/08/11 CM Reslvd: 10/11/11 20 N NEW ST EXTERIOR

Viol Code: 715 RMV HIGH GRASS/OVERGROWTHS
Action Reqd: REMOVE HIGH GRASS, WEEDS AND/OR NOXIOUS WEEDS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
02-00001605 7/29/02 IA Reslvd: 9/23/02 20 N NEW ST

Viol Code: 717 RMV JUNK AND DEBRIS
Action Reqd: REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
08-00000120 1/11/08 CM Reslvd: 6/26/08 20 N NEW ST BACK YARD

Viol Code: 719 RPR/RMV ACCESSORY STRUC.
Action Reqd: REPAIR/REPLACE OR REMOVE DAMAGED AND/OR DILAPIDATED
Action Reqd: ACCESSORY STRUCTURE
[redacted] REAR SHED

Viol Code: 723 RMV IMPROPERLY STORED VEH
Action Reqd: REMOVE OR RELOCATE VEHICLE TO APPROVED
Action Reqd: LOCATION WITHIN TIME SPECIFIED
[redacted]

Viol Code: 724 REMOVE ABD/UNREG VEHICLE
Action Reqd: REMOVE, PROPERLY REGISTER VEHICLE OR REPAIR DISABLED VEHICLE

04-00003378 10/12/04 CM Reslvd: 2/17/05 20 N NEW ST REAR ALLEY
09-00002113 5/07/09 CM Reslvd: 7/13/09 20 N NEW ST EXTERIOR

Viol Code: 730 OUTDOOR STORAGE
Action Reqd: THE STORAGE OF ANY EQUIPMENT, MATERIALS, FURNISHINGS OR
Action Reqd: APPLIANCES THAT ARE NOT DESIGNED OR MANUFACTURED FOR
Action Reqd: EXTERIOR PLACEMENT IS PROHIBITED AND MUST BE REMOVED.
09-00000939 2/26/09 CM Reslvd: 3/13/09 20 N NEW ST REAR YARD

Viol Code: 779 OBTAIN RENTAL PERMIT
Action Reqd: OBTAIN A RENTAL PERMIT FROM CITY HALL
08-00000120 1/11/08 CM Reslvd: 8/27/09 20 N NEW ST ATTENTION

Viol Code: 0
Action Reqd:
01-00001870 11/01/01 CM Reslvd: 3/26/02 29 S NEW ST
03-00002603 11/18/03 CM Reslvd: 7/20/04 29 S NEW ST — 29 S. NEW ST.
10-00003075 10/29/10 CM Reslvd: 5/17/11 29 S NEW ST APT A — ATTENTION
10-00003077 10/29/10 CM Reslvd: 5/17/11 29 S NEW ST APT B — ATTENTION

Viol Code: 001 WORKMANSHIP
Action Reqd: MAKE ALL REPAIRS IN A WORKMANLIKE MANNER.
10-00003075 10/29/10 CM Reslvd: 5/17/11 29 S NEW ST APT A — DWELLING
10-00003077 10/29/10 CM Reslvd: 5/17/11 29 S NEW ST APT B — DWELLING

Viol Code: 003 RMV ACCUM RUBBISH/DEBRIS
Action Reqd: REMOVE AND PROPERLY DISPOSE OF ALL TRASH,LITTER AND/OR
Action Reqd: DEBRIS FROM EXTERIOR AREAS
08-00000100 1/08/08 AC 29 S NEW ST — REAR

Viol Code: 009 SMOKE DETECTOR(S)
Action Reqd: INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)
Action Reqd: REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE
Action Reqd: BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE
Action Reqd: OUTSIDE THE SLEEPING AREA (HALL)
Action Reqd: REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)
01-00001870 11/01/01 CM Reslvd: 1/25/02 29 S NEW ST
02-00001844 9/27/02 CM Reslvd: 12/03/02 29 S NEW ST — 1ST FLOOR
08-00000097 1/07/08 AC 29 S NEW ST APT A — ATTENTION
08-00000100 1/08/08 AC 29 S NEW ST — BASEMENT
10-00003075 10/29/10 CM Reslvd: 5/17/11 29 S NEW ST APT A — DWELLING
11-00002758 9/08/11 CM Reslvd: 10/12/11 29 S NEW ST APT B — BASEMENT

Viol Code: 102 REPAIR LOOSE/WEAK FLOOR
Action Reqd: REPAIR OR REPLACE LOOSE AND/OR WEAK FLOOR(S)
08-00000097 1/07/08 AC 29 S NEW ST APT A — BATHROOM

Viol Code: 222 PAPER OR PAINT WALLS
Action Reqd: PAPER OR PAINT WALLS
02-00001844 9/27/02 CM Reslvd: 12/03/02 29 S NEW ST — BATHROOM

Viol Code: 223 PAPER OR PAINT CEILING
Action Reqd: PAPER OR PAINT CEILING
02-00001844 9/27/02 CM Reslvd: 12/03/02 29 S NEW ST — BATHROOM

Viol Code: 224 PAINT WOODWORK
Action Reqd: PAINT WOODWORK
01-00001870 11/01/01 CM Reslvd: 1/25/02 29 S NEW ST
02-00001844 9/27/02 CM Reslvd: 12/03/02 29 S NEW ST — BEDROOM

Viol Code: 225 PAINT DOORS AND/OR WINDOWS
Action Reqd: PAINT DOORS AND/OR WINDOWS
11-00002758 9/08/11 CM Reslvd: 10/12/11 29 S NEW ST APT B — ROOM #2

Viol Code: 227 PAINT EXTERIOR SURFACES
Action Reqd: PREPARE & PAINT EXTERIOR METAL/WOOD SURFACES
01-00001870 11/01/01 CM Reslvd: 1/25/02 29 S NEW ST

Viol Code: 229 REPAIR CRACKS IN CEILING
Action Reqd: REPAIR CRACKS IN CEILING(S)
08-00000097 1/07/08 AC 29 S NEW ST APT A — ROOM #4
10-00003075 10/29/10 CM Reslvd: 1/04/11 29 S NEW ST APT A — DWELLING

Viol Code: 230 REPAIR WALL PLASTER
Action Reqd: REPAIR WALL PLASTER AND OR DRYWALL
11-00002758 9/08/11 CM Reslvd: 10/12/11 29 S NEW ST APT B — ROOM #2

Viol Code: 231 REPAIR CEILING PLASTER
Action Reqd: REPAIR CEILING PLASTER AND OR DRYWALL
08-00000097 1/07/08 AC 29 S NEW ST APT A — ABOVE SHOWER

Viol Code: 236 REPAIR HOLES IN WALLS
Action Reqd: REPAIR HOLES IN WALLS, BRING TO FINISH CONDITION THEN
Action Reqd: REPAINT
08-00000099 1/07/08 AC 29 S NEW ST APT B — EAST BEDROOM

Viol Code: 238 CAULK BATHTUB OR SHOWER
Action Reqd: CAULK AROUND BATHTUB OR SHOWER

08-00000099 1/07/08 AC 29 S NEW ST APT B BATHROOM

Viol Code: 242 REPAIR WALL SIDING
Action Reqd: REPAIR OR REPLACE WALL SIDING
03-00000409 3/13/03 IA Reslvd: 11/18/03 29 S NEW ST EXTERIOR
03-00002603 11/18/03 CM Reslvd: 7/20/04 29 S NEW ST EXTERIOR SIDING

Viol Code: 249 REPAIR LEAKING ROOF
Action Reqd: REPAIR OR REPLACE LEAKING ROOF
10-00003075 10/29/10 CM Reslvd: 1/04/11 29 S NEW ST APT A DWELLING
10-00003077 10/29/10 CM Reslvd: 1/04/11 29 S NEW ST APT B DWELLING

Viol Code: 250 REPAIR/REPLACE WOODWORK
Action Reqd: REPAIR OR REPLACE DAMAGED AND/OR DETERIORATED WOODWORK
02-00001844 9/27/02 CM Reslvd: 12/03/02 29 S NEW ST SIDE PORCH
03-00000409 3/13/03 CM Reslvd: 7/17/03 29 S NEW ST SIDE PORCH

Viol Code: 260 CORRECT DAMP COND IN WALLS
Action Reqd: CORRECT THE CAUSE OF DAMP CONDITION IN WALLS
10-00003075 10/29/10 CM Reslvd: 1/04/11 29 S NEW ST APT A DWELLING

Viol Code: 261 REMOVE MOLD/MILDEW
Action Reqd: CLEAN MOLD/MILDEW AND CORRECT CAUSE.
10-00003075 10/29/10 CM Reslvd: 1/04/11 29 S NEW ST APT A ROOM 4
12-00001965 7/16/12 CM Reslvd: 8/27/12 29 S NEW ST APT A BATHROOM

Viol Code: 360 DOORS / DEADBOLT LOCKS
Action Reqd: Access doors shall be equipped with a deadbolt lock. Such
Action Reqd: deadbolt locks shall be operated only by the turning of a
Action Reqd: knob and have a lock throw of not less than 1-inch.
12-00001965 7/16/12 CM Reslvd: 8/27/12 29 S NEW ST APT A TOP/BOTTOM

Viol Code: 363 REPAIR DOOR HARDWARE
Action Reqd: REPAIR OR REPLACE DOOR HARDWARE
08-00000097 1/07/08 AC 29 S NEW ST APT A ROOM #2
08-00000097 1/07/08 AC 29 S NEW ST APT A ROOM #3

Viol Code: 365 INST/REPAIR DOOR MOLDING
Action Reqd: INSTALL/REPAIR OR REPLACE DOOR MOLDING
01-00001870 11/01/01 CM Reslvd: 3/26/02 29 S NEW ST
03-00000409 3/13/03 IA Reslvd: 11/18/03 29 S NEW ST FRONT DOOR

Viol Code: 367 REPAIR SCREEN DOOR
Action Reqd: REPAIR OR REPLACE SCREEN DOOR(S)
01-00001870 11/01/01 CM Reslvd: 3/26/02 29 S NEW ST

Viol Code: 368 REFIT DOORS-WEATHERTIGHT
Action Reqd: WEATHERSTRIP OR REFIT DOORS TO MAKE WEATHERTIGHT
02-00001844 9/27/02 CM Reslvd: 12/03/02 29 S NEW ST FRONT DOOR

Viol Code: 369 REPAIR WINDOW FRAME
Action Reqd: REPAIR OR REPLACE WINDOW FRAME(S)
01-00001870 11/01/01 CM Reslvd: 1/25/02 29 S NEW ST

Viol Code: 372 INSTALL WINDOW GLASS
Action Reqd: INSTALL WINDOW GLASS WHERE NECESSARY
08-00000100 1/08/08 AC 29 S NEW ST ATTENTION

Viol Code: 373 REPUTTY WINDOW GLASS
Action Reqd: REPUTTY WINDOW GLASS TO MAKE WEATHERTIGHT
01-00001870 11/01/01 CM Reslvd: 1/25/02 29 S NEW ST

Viol Code: 375 MAKE WINDOW OPERABLE
Action Reqd: EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY
Action Reqd: OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW
Action Reqd: HARDWARE.
11-00002758 9/08/11 CM Reslvd: 10/12/11 29 S NEW ST APT B ROOM #2

Viol Code: 376 INSTALL WINDOW SCREENS
Action Reqd: INSTALL WINDOW SCREENS
10-00002578 10/29/10 CM Reslvd: 1/05/11 29 S NEW ST EXTERIOR
11-00002757 9/08/11 CM Reslvd: 10/12/11 29 S NEW ST APT B WINDOWS

Viol Code: 377 REPAIR WINDOW SCREENS
Action Reqd: REPAIR WINDOW SCREENS

08-00000100	1/08/08 AC		29 S NEW ST	ATTENTION
11-00002758	9/08/11 CM Reslvd:	10/12/11	29 S NEW ST APT B	BATHROOM

Viol Code: 378 REPLC BROKEN WINDOW PANES
Action Reqd: REPLACE CRACKED OR BROKEN WINDOW PANE(S)

01-00001870	11/01/01 CM Reslvd:	1/25/02	29 S NEW ST	
02-00001844	9/27/02 CM Reslvd:	12/03/02	29 S NEW ST	BATHROOM
10-00003075	10/29/10 CM Reslvd:	1/04/11	29 S NEW ST APT A	WINDOWS
11-00002757	9/08/11 CM Reslvd:	10/12/11	29 S NEW ST APT B	FRONT BEDROOM

Viol Code: 386 REPAIR YARD FENCE
Action Reqd: REPAIR, REPLACE OR REMOVE DAMAGED OR DETERIORATED YARD FENCE

03-00000409	3/13/03 IA Reslvd:	11/18/03	29 S NEW ST	YARD
12-00001961	7/16/12 CM Reslvd:	8/27/12	29 S NEW ST	AROUND YARD

Viol Code: 391 REPAIR/REPLACE GUTTER(S)
Action Reqd: REPAIR OR REPLACE GUTTER(S)

01-00001870	11/01/01 CM Reslvd:	3/26/02	29 S NEW ST	

Viol Code: 393 REPAIR/REPLACE DOWNSPOUT
Action Reqd: REPAIR OR REPLACE DOWNSPOUT

01-00001870	11/01/01 CM Reslvd:	3/26/02	29 S NEW ST	
02-00001844	9/27/02 CM Reslvd:	12/03/02	29 S NEW ST	NORTH SIDE
08-00000100	1/08/08 AC		29 S NEW ST	NORTH SIDE

Viol Code: 400 PROVIDE HOT WATER
Action Reqd: PROVIDE HOT WATER

08-00000099	1/07/08 AC		29 S NEW ST APT B	BATHROOM

Viol Code: 401 RESTORE WATER SERVICE
Action Reqd: RESTORE WATER SERVICE

08-00000097	1/07/08 AC		29 S NEW ST APT A	BATHROOM

Viol Code: 409 PROP CONNECT TO SEWER
Action Reqd: PROPERLY CONNECT PLUMBING FIXTURE(S) TO SEWER LINE

10-00003075	10/29/10 CM Reslvd:	5/17/11	29 S NEW ST APT A	BATHROOM

Viol Code: 412 REPAIR FAULTY TOILET
Action Reqd: REPAIR OR REPLACE FAULTY TOILET OR TANK MECHANISMS, TOILET
Action Reqd: IS TO BE PROPERLY MOUNTED AND SECURED TO THE FLOOR AND
Action Reqd: FLANGE

08-00000099	1/07/08 AC		29 S NEW ST APT B	BATHROOM
10-00003075	10/29/10 CM Reslvd:	5/17/11	29 S NEW ST APT A	BATHROOM
10-00003077	10/29/10 CM Reslvd:	5/17/11	29 S NEW ST APT B	BATHROOM

Viol Code: 6*
Action Reqd:

10-00002578	10/29/10 CM Reslvd:	1/05/11	29 S NEW ST	EXTERIOR

Viol Code: 602 INSTALL GFCI OUTLET(S)
Action Reqd: INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S)
Action Reqd: AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS
Action Reqd: ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND
Action Reqd: HAVE ALL APPLICABLE INSPECTIONS.

08-00000099	1/07/08 AC		29 S NEW ST APT B	BATHROOM
10-00003077	10/29/10 CM Reslvd:	5/17/11	29 S NEW ST APT B	BATHROOM

Viol Code: 606 OUTLET/SWITCH COVER PLATES
Action Reqd: INSTALL/REPLACE ELECTRIC OUTLET AND/OR SWITCH COVER PLATE(S)

08-00000099	1/07/08 AC		29 S NEW ST APT B	LIVING ROOM
10-00003075	10/29/10 CM Reslvd:	1/04/11	29 S NEW ST APT A	DWELLING
11-00002758	9/08/11 CM Reslvd:	10/12/11	29 S NEW ST APT B	BASEMENT

Viol Code: 607 REPAIR LIGHT FIXTURE
Action Reqd: REPAIR OR RREPLACE FAULTY LIGHT FIXTURE

01-00001870	11/01/01 CM Reslvd:	3/26/02	29 S NEW ST	
03-00000409	3/13/03 IA Reslvd:	11/18/03	29 S NEW ST	SIDE PORCH
08-00000099	1/07/08 AC		29 S NEW ST APT B	TOP OF STAIRS
08-00000100	1/08/08 AC		29 S NEW ST	BASEMENT
10-00003075	10/29/10 CM Reslvd:	5/17/11	29 S NEW ST APT A	DWELLING
10-00003077	10/29/10 CM Reslvd:	1/04/11	29 S NEW ST APT B	DWELLING
11-00002758	9/08/11 CM Reslvd:	10/12/11	29 S NEW ST APT B	ROOM #4

Viol Code: 609 ELEC INSPECTION REQUIRED
Action Reqd: FAULTY ELECTRICAL EQUIPMENT/FACILITIES - SCHEDULE AN
Action Reqd: ELECTRICAL INSPECTION BY A STATE OF DELAWARE AUTHORIZED
Action Reqd: ELECTRICAL INSPECTION AGENCY

08-00000100 1/08/08 AC 29 S NEW ST ATTENTION

Viol Code: 610 SECURE OPEN ELEC PANEL BOX
Action Reqd: PROPERLY SECURE OPEN ELECTRICAL SERVICE PANEL BOX
08-00000100 1/08/08 AC 29 S NEW ST JUNCTION BOX
10-00003077 10/29/10 CM Reslvd: 5/17/11 29 S NEW ST APT B PANEL BOX

Viol Code: 611 REP. FRAYED/EXPOSED WIRING
Action Reqd: REPAIR OR REPLACE LOOSE, FRAYED OR EXPOSED ELECTRICAL WIRING
08-00000099 1/07/08 AC 29 S NEW ST APT B MOLDING

Viol Code: 612 SECURE ELEC SVC DROP/METER
Action Reqd: PROPERLY SECURE LOOSE OR IMPROPERLY ATTACHED ELECTRIC
Action Reqd: SERVICE DROP AND/OR METER BOX
08-00000100 1/08/08 AC 29 S NEW ST SERVICE FEEDS

Viol Code: 700 CLEAN INTERIOR THROUGHOUT
Action Reqd: CLEAN INTERIOR THROUGHOUT
10-00003075 10/29/10 CM Reslvd: 1/04/11 29 S NEW ST APT A DWELLING
11-00002758 9/08/11 CM Reslvd: 10/12/11 29 S NEW ST APT B BASEMENT

Viol Code: 705 EXTERMINATE FOR INSECTS
Action Reqd: EXTERMINATE FOR ROACHES, ANTS AND/OR OTHER INSECTS
10-00003075 10/29/10 CM Reslvd: 5/17/11 29 S NEW ST APT A DWELLING
10-00003077 10/29/10 CM Reslvd: 5/17/11 29 S NEW ST APT B DWELLING

Viol Code: 707 VEHICLES PARKED/STORED
Action Reqd: PARK VEHICLE(S) ON APPROVED PARKING SURFACE
03-00000409 3/13/03 IA Reslvd: 11/18/03 29 S NEW ST REAR YARD
07-00002265 7/03/07 CM Reslvd: 9/12/07 29 S NEW ST REAR YARD
09-00004207 10/26/09 CM Reslvd: 11/18/09 29 S NEW ST REAR YARD
10-00000198 1/21/10 CM Reslvd: 1/28/10 29 S NEW ST

Viol Code: 714 TRIM BRANCHES FROM BLDG
Action Reqd: TRIM TREE BRANCHES OR BUSHES AWAY FROM BUILDING
10-00002578 10/29/10 CM Reslvd: 1/05/11 29 S NEW ST EXTERIOR

Viol Code: 715 RMV HIGH GRASS/OVERGROWTHS
Action Reqd: REMOVE HIGH GRASS, WEEDS AND/OR NOXIOUS WEEDS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
02-00001844 9/27/02 CM Reslvd: 12/03/02 29 S NEW ST SIDE/REAR YARD
03-00000409 6/17/03 IA Reslvd: 11/18/03 29 S NEW ST REAR YARD

Viol Code: 717 RMV JUNK AND DEBRIS
Action Reqd: REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
02-00001844 9/27/02 CM Reslvd: 12/03/02 29 S NEW ST REAR YARD
03-00000409 3/13/03 IA Reslvd: 11/18/03 29 S NEW ST EXTERIOR
12-00001961 7/16/12 CM Reslvd: 8/27/12 29 S NEW ST BACKYARD

Viol Code: 724 REMOVE ABD/UNREG VEHICLE
Action Reqd: REMOVE, PROPERLY REGISTER VEHICLE OR REPAIR DISABLED VEHICLE
02-00002446 12/03/02 CM Reslvd: 3/04/03 29 S NEW ST REAR YARD
03-00001335 6/11/03 CM Reslvd: 9/11/03 29 S NEW ST REAR YARD
03-00001335 6/11/03 CM Reslvd: 9/11/03 29 S NEW ST REAR YARD
03-00001335 6/11/03 CM Reslvd: 9/11/03 29 S NEW ST REAR YARD
05-00001873 10/18/05 CM Reslvd: 4/19/06 29 S NEW ST REAR YARD
05-00001873 10/18/05 CM Reslvd: 4/26/06 29 S NEW ST REAR YARD
05-00001873 10/18/05 CM Reslvd: 1/18/06 29 S NEW ST REAR YARD
08-00000100 1/08/08 AC 29 S NEW ST REAR YARD
09-00004206 10/26/09 CM Reslvd: 1/27/10 29 S NEW ST REAR YARD
12-00001961 7/16/12 CM Reslvd: 8/27/12 29 S NEW ST SIDE OF HOUSE
12-00001961 7/16/12 CM Reslvd: 8/27/12 29 S NEW ST SIDE OF HOUSE

Viol Code: 734 DCO VIOLATION
Action Reqd: Correct violation notice in the time frame provided.
10-00002578 10/29/10 CM Reslvd: 1/05/11 29 S NEW ST DWELLING

Viol Code: 742 PROVIDE VENTILATION
Action Reqd: PROVIDE WINDOW OR FAN IN BATHROOM FOR PROPER VENTILATION
Action Reqd: OR REPAIR/REPLACE CURRENT EXHAUST FAN
Action Reqd: OR MAKE CURRENT WINDOW OPERATIONAL
11-00002757 9/08/11 CM Reslvd: 10/12/11 29 S NEW ST APT B BATHROOM

Viol Code: 777 DISPLAY ADDRESS NUMBERS
Action Reqd: RESIDENTIAL: PROPERLY DISPLAY ADDRESS NUMBERS ON FRONT OF
Action Reqd: STRUCTURE OR APARTMENT DOOR.THESE NUMBERS SHALL CONTRAST
Action Reqd: WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A MINIMUM OF
Action Reqd: 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF .5 INCHES.

Action Reqd:
Action Reqd: COMMERCIAL, INDUSTRIAL AND OFFICE BLDG: NUMBERS SHALL

10-00002578 10/29/10 CM Reslvd: 1/05/11 29 S NEW ST EXTERIOR

Viol Code: *
Action Reqd:
03-00000405 7/17/03 IA Reslvd: 11/18/03 37 S NEW ST FRONT PORCH

Viol Code: 0
Action Reqd:
03-00002602 6/01/04 CM Reslvd: 9/01/04 37 S NEW ST 37 S. NEW ST.
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST DWELLING

Viol Code: 0*
Action Reqd:
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
02-00001366 6/19/02 CM Reslvd: 6/19/02 37 S NEW ST SOUTH SIDE YARD

Viol Code: 000 HSG/BLDG CONDEMNATION
Action Reqd:
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 001 WORKMANSHIP
Action Reqd: MAKE ALL REPAIRS IN A WORKMANLIKE MANNER.
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST DWELLING

Viol Code: 009 SMOKE DETECTOR(S)
Action Reqd: INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)
Action Reqd: REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE
Action Reqd: BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE
Action Reqd: OUTSIDE THE SLEEPING AREA (HALL)
Action Reqd: REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
08-00000106 1/08/08 AC 37 S NEW ST APT 1 REAR BEDROOM
08-00000109 1/08/08 AC 37 S NEW ST APT 2 BOTH BEDROOMS

Viol Code: 103 REPAIR DETERIORATED FLOOR
Action Reqd: REPAIR OR REPLACE DETERIORATED FLOOR(S)
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 104 POOL MAINTENANCE
Action Reqd: MAINTAIN IN A CLEAN AND SANITARY CONDITION
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 107 REPAIR PORCH PIERS
Action Reqd: REPAIR OR REPLACE DAMAGED OR DETERIORATED PORCH PIERS
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 229 REPAIR CRACKS IN CEILING
Action Reqd: REPAIR CRACKS IN CEILING(S)
12-00001956 7/13/12 CM Reslvd: 9/04/12 37 S NEW ST APT 2 UPSTAIRS BATH

Viol Code: 231 REPAIR CEILING PLASTER
Action Reqd: REPAIR CEILING PLASTER AND OR DRYWALL
08-00000106 1/08/08 AC 37 S NEW ST APT 1 MIDDLE ROOM
11-00002753 9/07/11 CM Reslvd: 10/12/11 37 S NEW ST REAR BEDROOM
11-00002753 9/07/11 CM Reslvd: 10/12/11 37 S NEW ST 1ST FLOOR BATH

Viol Code: 232 REPAIR WALL PANELS
Action Reqd:
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 233 REPAIR CEILING PANELS
Action Reqd: REPAIR OR REPLACE CEILING PANELS
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 236 REPAIR HOLES IN WALLS
Action Reqd: REPAIR HOLES IN WALLS, BRING TO FINISH CONDITION THEN
Action Reqd: REPAINT
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
10-00002579 10/29/10 CM Reslvd: 1/04/11 37 S NEW ST DWELLING

Viol Code: 237 REPAIR HOLES IN CEILING
Action Reqd: REPAIR HOLES IN CEILING, BRING TO A FINISHED CONDTION AND
Action Reqd: THEN REPAINT
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

08-00000109 1/08/08 AC 37 S NEW ST APT 2 ABOVE SHOWER

Viol Code: 238 CAULK BATHTUB OR SHOWER
Action Reqd: CAULK AROUND BATHTUB OR SHOWER
11-00002753 9/07/11 CM Reslvd: 10/12/11 37 S NEW ST 1ST FLOOR BATH

Viol Code: 242 REPAIR WALL SIDING
Action Reqd: REPAIR OR REPLACE WALL SIDING
03-00000405 3/13/03 IA Reslvd: 11/18/03 37 S NEW ST EXTERIOR
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST EXTERIOR

Viol Code: 244 REPAIR SOFFIT
Action Reqd: REPAIR OR REPLACE VINYL OR WOOD SOFFITS
03-00000405 3/13/03 CM Reslvd: 7/17/03 37 S NEW ST FRONT PORCH
03-00000405 3/13/03 CM Reslvd: 6/17/03 37 S NEW ST REAR OF HOUSE
08-00000103 1/08/08 AC 37 S NEW ST SOUTH SIDE

Viol Code: 245 REPAIR FASCIA/BARGE BOARD
Action Reqd: REPAIR OR REPLACE DAMAGED OR ROTTED FASCIA OR BARGE BOARDS
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST EXTERIOR

Viol Code: 248 REPLACE ROOF
Action Reqd: REPLACE ROOF SHINGLES AND/OR ROOFING MATERIAL TO MAKE THE
Action Reqd: ROOF WEATHER TIGHT
03-00000405 3/13/03 IA Reslvd: 11/18/03 37 S NEW ST ROOF
03-00002602 11/18/03 CM Reslvd: 9/01/04 37 S NEW ST REMAINDER ROOF

Viol Code: 249 REPAIR LEAKING ROOF
Action Reqd: REPAIR OR REPLACE LEAKING ROOF
11-00002753 9/07/11 CM Reslvd: 10/12/11 37 S NEW ST REAR BEDROOM

Viol Code: 251 REPAIR TUB ENCLOSURE
Action Reqd: REPAIR OR REPLACE DAMAGED/DETERIORATED SHOWER/TUB ENCLOSURE
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST 2ND FLOOR BATH

Viol Code: 254 REPAIR WALKWAY
Action Reqd: REPAIR OR REPLACE WALKWAY(S)
03-00000405 3/13/03 IA Reslvd: 11/18/03 37 S NEW ST SIDE OF HOUSE

Viol Code: 260 CORRECT DAMP COND IN WALLS
Action Reqd: CORRECT THE CAUSE OF DAMP CONDITION IN WALLS
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST BATHROOM

Viol Code: 261 REMOVE MOLD/MILDEW
Action Reqd: CLEAN MOLD/MILDEW AND CORRECT CAUSE.
08-00000106 1/08/08 AC 37 S NEW ST APT 1 HALLWAY
12-00001942 7/13/12 CM Reslvd: 9/04/12 37 S NEW ST APT 1 BATHROOM CEILIN

Viol Code: 360 DOORS / DEADBOLT LOCKS
Action Reqd: Access doors shall be equipped with a deadbolt lock. Such
Action Reqd: deadbolt locks shall be operated only by the turning of a
Action Reqd: knob and have a lock throw of not less than 1-inch.
10-00002579 10/29/10 CM Reslvd: 1/04/11 37 S NEW ST EXTERIOR DOORS

Viol Code: 362 REPAIR/REPLACE DOOR
Action Reqd: REPAIR OR REPLACE DOOR
10-00002579 10/29/10 CM Reslvd: 1/04/11 37 S NEW ST BATHROOM
10-00002579 10/29/10 CM Reslvd: 1/04/11 37 S NEW ST BASEMENT DOOR
11-00002753 9/07/11 CM Reslvd: 10/12/11 37 S NEW ST REAR DOOR

Viol Code: 364 REPAIR/REPLACE DOOR FRAME
Action Reqd: REPAIR OR REPLACE DOOR FRAME(S)
10-00002579 10/29/10 CM Reslvd: 1/04/11 37 S NEW ST EXTERIOR DOOR

Viol Code: 368 REFIT DOORS-WEATHERTIGHT
Action Reqd: WEATHERSTRIP OR REFIT DOORS TO MAKE WEATHERTIGHT
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 372 INSTALL WINDOW GLASS
Action Reqd: INSTALL WINDOW GLASS WHERE NECESSARY
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
08-00000103 1/08/08 AC 37 S NEW ST ATTENTION

Viol Code: 375 MAKE WINDOW OPERABLE
Action Reqd: EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY
Action Reqd: OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW
Action Reqd: HARDWARE.

00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST DWELLING

Viol Code: 376 INSTALL WINDOW SCREENS
Action Reqd: INSTALL WINDOW SCREENS
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
08-00000103 1/08/08 AC 37 S NEW ST ATTENTION
10-00002579 10/29/10 CM Reslvd: 1/04/11 37 S NEW ST DWELLING

Viol Code: 386 REPAIR YARD FENCE
Action Reqd: REPAIR, REPLACE OR REMOVE DAMAGED OR DETERIORATED YARD FENCE
08-00000103 1/08/08 AC 37 S NEW ST REAR FENCE

Viol Code: 390 INSTALL GUTTERS
Action Reqd: INSTALL GUTTERS
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 392 INSTALL DOWNSPOUT(S)
Action Reqd: INSTALL DOWNSPOUT(S)
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 410 REPAIR LEAKING PIPES
Action Reqd: REPAIR OR REPLACE LEAKING PIPES
11-00002753 9/07/11 CM Reslvd: 10/12/11 37 S NEW ST 1ST FLOOR BATH

Viol Code: 501 REPAIR HEATING FACILITIES
Action Reqd: REPAIR OR REPLACE HEATING EQUIPMENT/FACILITIES
10-00002579 10/29/10 CM Reslvd: 1/04/11 37 S NEW ST DWELLING

Viol Code: 505 REPAIR HVAC DUCTWORK
Action Reqd: REPAIR OR REPLACE AND/OR CLEAN HVAC DUCTWORK
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 517 REPAIR/REPLACE VENT PIPE
Action Reqd: REPAIR OR REPLACE FURNACE/HOT WATER HEATER OR MECHANICAL
Action Reqd: APPLIANCE VENT PIPE
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 601 RESTORE ELECTRIC SERVICE
Action Reqd:
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 602 INSTALL GFCI OUTLET(S)
Action Reqd: INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S)
Action Reqd: AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS
Action Reqd: ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND
Action Reqd: HAVE ALL APPLICABLE INSPECTIONS.
08-00000106 1/08/08 AC 37 S NEW ST APT 1 KITCHEN

Viol Code: 606 OUTLET/SWITCH COVER PLATES
Action Reqd: INSTALL/REPLACE ELECTRIC OUTLET AND/OR SWITCH COVER PLATE(S)
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 607 REPAIR LIGHT FIXTURE
Action Reqd: REPAIR OR REPLACE FAULTY LIGHT FIXTURE
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
08-00000106 1/08/08 AC 37 S NEW ST APT 1 ATTENTION
08-00000109 1/08/08 AC 37 S NEW ST APT 2 ATTENTION
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST DWELLING

Viol Code: 610 SECURE OPEN ELEC PANEL BOX
Action Reqd: PROPERLY SECURE OPEN ELECTRICAL SERVICE PANEL BOX
08-00000103 1/08/08 AC 37 S NEW ST SOUTH SIDE YARD

Viol Code: 703 RMV SOURCE OF NOXIOUS ODOR
Action Reqd: CORRECT CAUSE OF NOXIOUS ODOR(S)
12-00001956 7/13/12 CM Reslvd: 9/04/12 37 S NEW ST APT 2 UPSTAIRS AREA

Viol Code: 704 EXTERMINATE RODENTS
Action Reqd: EXTERMINATE RODENTS FROM INTERIOR/EXTERIOR OF PROPERTY
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1

Viol Code: 705 EXTERMINATE FOR INSECTS
Action Reqd: EXTERMINATE FOR ROACHES, ANTS AND/OR OTHER INSECTS

10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST DWELLING
12-00001955 7/13/12 CM Reslvd: 9/04/12 37 S NEW ST OUTSIDE

Viol Code: 715 RMV HIGH GRASS/OVERGROWTHS
Action Reqd: REMOVE HIGH GRASS, WEEDS AND/OR NOXIOUS WEEDS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
03-00000405 7/17/03 IA Reslvd: 11/18/03 37 S NEW ST REAR YARD

Viol Code: 717 RMV JUNK AND DEBRIS
Action Reqd: REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
00-00001499 7/13/00 IA Reslvd: 12/18/00 37 S NEW ST APT 1
03-00000405 3/13/03 IA Reslvd: 11/18/03 37 S NEW ST REAR OF YARD
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST EXTERIOR
11-00002753 9/07/11 CM Reslvd: 10/12/11 37 S NEW ST REAR YARD

Viol Code: 730 OUTDOOR STORAGE
Action Reqd: THE STORAGE OF ANY EQUIPMENT, MATERIALS, FURNISHINGS OR
Action Reqd: APPLIANCES THAT ARE NOT DESIGNED OR MANUFACTURED FOR
Action Reqd: EXTERIOR PLACEMENT IS PROHIBITED AND MUST BE REMOVED.
11-00002280 7/25/11 CM Reslvd: 8/01/11 37 S NEW ST FRONT PORCH

Viol Code: 734 DCO VIOLATION
Action Reqd: Correct violation notice in the time frame provided.
10-00002579 10/29/10 CM Reslvd: 5/17/11 37 S NEW ST DWELLING

Viol Code: 743 PROVIDE ADEQ.HALL LIGHTING
Action Reqd: PROVIDE ADEQUATE LIGHTING IN COMMON HALLWAY
08-00000106 1/08/08 AC 37 S NEW ST APT 1 HALLWAY

Viol Code: 745 REMOVE OLD TIRES
Action Reqd: Remove old or abandoned vehicle tires from exterior property
Action Reqd: areas - NOTE: The City of Dover sanitation crews WILL NOT
Action Reqd: pick up tires, contact local tire dealer for
Action Reqd: disposal.
08-00000103 1/08/08 AC 37 S NEW ST SOUTH SIDE YARD

Viol Code: 778 OBTAIN BUILDING PERMIT
Action Reqd: PRIOR TO THE BUILDING PERMIT BEING OBTAINED, APPROVAL IS
Action Reqd: NEEDED FROM THE PLANNING AND INSPECTIONS STAFF. A BUILDING
Action Reqd: PERMIT APPLICATION IS REQUIRED TO BE SUBMITTED AT DOVER CITY
Action Reqd: HALL. PLEASE ATTACH A COPY OF THIS VIOLATION NOTICE TO THE
Action Reqd: APPLICATION.
11-00000028 1/05/11 CM Reslvd: 5/17/11 37 S NEW ST DWELLING

Viol Code: 0*
Action Reqd:

01-00000779	6/11/01 CM Reslvd: 11/14/01	38 S NEW ST		
11-00000115	3/04/11 CM Reslvd: 5/17/11	38 S NEW ST		SIDE YARD

Viol Code: 000 HSG/BLDG CONDEMNATION
Action Reqd:

12-00000063	1/09/12 AC	38 S NEW ST	DWELLING

Viol Code: 003 RMV ACCUM RUBBISH/DEBRIS
Action Reqd: REMOVE AND PROPERLY DISPOSE OF ALL TRASH,LITTER AND/OR
Action Reqd: DEBRIS FROM EXTERIOR AREAS

08-00000122	1/08/08 AC	38 S NEW ST	REAR OF HOUSE

Viol Code: 009 SMOKE DETECTOR(S)
Action Reqd: INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)
Action Reqd: REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE
Action Reqd: BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE
Action Reqd: OUTSIDE THE SLEEPING AREA (HALL)
Action Reqd: REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)

02-00001847	11/15/02 CM Reslvd: 5/05/03	38 S NEW ST APT 1	INTERIOR
08-00000119	1/08/08 AC	38 S NEW ST APT 1	BEDROOM
08-00000121	1/08/08 AC	38 S NEW ST APT 2	BEDROOM
08-00000122	1/08/08 AC	38 S NEW ST	BASEMENT
11-00002762	9/08/11 CM Reslvd: 10/26/11	38 S NEW ST APT 1	LIVING ROOM

Viol Code: 010 CLOSING OF VACANT BLDG
Action Reqd:

12-00000063	1/09/12 AC	38 S NEW ST	DWELLING

Viol Code: 102 REPAIR LOOSE/WEAK FLOOR
Action Reqd: REPAIR OR REPLACE LOOSE AND/OR WEAK FLOOR(S)

08-00000119	1/08/08 AC	38 S NEW ST APT 1	BATHROOM
11-00000021	1/21/11 CM Reslvd: 3/04/11	38 S NEW ST APT 1	BATHROOM
11-00000115	3/04/11 CM Reslvd: 5/17/11	38 S NEW ST	LV-RM INTO BATH

Viol Code: 109 REPAIR DEFECTIVE STAIRS
Action Reqd: REPAIR OR REPLACE DEFECTIVE STAIRS

08-00000122	1/08/08 AC	38 S NEW ST	BASEMENT STAIRS

Viol Code: 110 REPAIR FOUNDATION WALL
Action Reqd: REPAIR OR REPLACE DAMAGED OR DETERIORATED FOUNDATION WALL

11-00002760	9/08/11 CM Reslvd: 10/12/11	38 S NEW ST	BASEMENT

Viol Code: 220 REPLACE DAMAGED CARPETING
Action Reqd: REPLACE OR REMOVE DAMAGED, DETERIORATED CARPETING

11-00002762	9/08/11 CM Reslvd: 10/12/11	38 S NEW ST APT 1	HALL/BEDROOM

Viol Code: 221 REPAIR FLOOR COVERING
Action Reqd: REPAIR OR REPLACE FLOOR COVERING

05-00001584	8/24/05 CM Reslvd: 1/23/06	38 S NEW ST APT 1	KITCHEN
08-00000119	1/08/08 AC	38 S NEW ST APT 1	BATHROOM SINK
08-00000119	1/08/08 AC	38 S NEW ST APT 1	FRONT OF FRIDGE
11-00000022	1/21/11 CM Reslvd: 2/23/11	38 S NEW ST APT 2	KITCHEN

Viol Code: 225 PAINT DOORS AND/OR WINDOWS
Action Reqd: PAINT DOORS AND/OR WINDOWS

05-00001584	8/24/05 CM Reslvd: 1/23/06	38 S NEW ST APT 1	COMPUTER ROOM
08-00000119	1/08/08 AC	38 S NEW ST APT 1	WINDOW FRMAES

Viol Code: 226 PAINT WOOD SURFACES
Action Reqd: PAINT INTERIOR WOOD SURFACES

11-00000115	3/04/11 CM Reslvd: 5/17/11	38 S NEW ST	UNITS 1 & 2

Viol Code: 227 PAINT EXTERIOR SURFACES
Action Reqd: PREPARE & PAINT EXTERIOR METAL/WOOD SURFACES

08-00000122	1/08/08 AC	38 S NEW ST	ATTENTION
11-00000115	1/21/11 CM Reslvd: 5/17/11	38 S NEW ST	EXTERIOR
11-00002760	9/08/11 CM Reslvd: 10/12/11	38 S NEW ST	REAR DOOR

Viol Code: 230 REPAIR WALL PLASTER
Action Reqd: REPAIR WALL PLASTER AND OR DRYWALL

11-00000021	1/21/11 CM Reslvd: 3/04/11	38 S NEW ST APT 1	BATHROOM
11-00002761	9/08/11 CM Reslvd: 10/12/11	38 S NEW ST APT 2	STAIRWAY

Viol Code: 231 REPAIR CEILING PLASTER
Action Reqd: REPAIR CEILING PLASTER AND OR DRYWALL

11-00000021	1/21/11 CM Reslvd: 3/04/11	38 S NEW ST APT 1	DINING ROOM
11-00000022	1/21/11 CM Reslvd: 2/23/11	38 S NEW ST APT 2	BATHROOM

Viol Code: 236 REPAIR HOLES IN WALLS
Action Reqd: REPAIR HOLES IN WALLS, BRING TO FINISH CONDITION THEN
Action Reqd: REPAINT

08-00000119	1/08/08 AC	38 S NEW ST APT 1	BATHRM CLOSET

Viol Code: 243 REPAIR BRICKWORK
Action Reqd: REPAIR, REPLACE AND/OR REPOINT BRICKWORK

08-00000122	1/08/08 AC	38 S NEW ST	CHIMNEY

Viol Code: 246 REPAIR CORNICE/SHUTTERS
Action Reqd: REPAIR OR REPLACE DECORATIVE FEATURES

11-00000115	1/21/11 CM Reslvd: 5/17/11	38 S NEW ST	FRONT

Viol Code: 248 REPLACE ROOF
Action Reqd: REPLACE ROOF SHINGLES AND/OR ROOFING MATERIAL TO MAKE THE
Action Reqd: ROOF WEATHER TIGHT

08-00000122	1/08/08 AC	38 S NEW ST	FRONT PORCH

Viol Code: 250 REPAIR/REPLACE WOODWORK
Action Reqd: REPAIR OR REPLACE DAMAGED AND/OR DETERIORATED WOODWORK

11-00002762	9/08/11 CM Reslvd: 10/12/11	38 S NEW ST APT 1	MIDDLE BEDROOM

Viol Code: 360 DOORS / DEADBOLT LOCKS
Action Reqd: Access doors shall be equipped with a deadbolt lock. Such
Action Reqd: deadbolt locks shall be operated only by the turning of a
Action Reqd: knob and have a lock throw of not less than 1-inch.

11-00000021	1/21/11 CM Reslvd: 2/23/11	38 S NEW ST APT 1	SIDE DOOR

Viol Code: 361 INSTALL DOOR
Action Reqd: INSTALL DOOR

05-00001584	8/24/05 CM Reslvd: 9/26/05	38 S NEW ST APT 1	BASEMENT HATCH

Viol Code: 362 REPAIR/REPLACE DOOR
Action Reqd: REPAIR OR REPLACE DOOR

05-00001584	8/24/05 CM Reslvd: 1/23/06	38 S NEW ST APT 1	REAR DOOR
11-00000021	1/21/11 CM Reslvd: 2/23/11	38 S NEW ST APT 1	SIDE DOOR
11-00000021	1/21/11 CM Reslvd: 3/04/11	38 S NEW ST APT 1	LIVING ROOM
11-00000115	1/21/11 CM Reslvd: 2/23/11	38 S NEW ST	BASEMENT

Viol Code: 363 REPAIR DOOR HARDWARE
Action Reqd: REPAIR OR REPLACE DOOR HARDWARE

08-00000119	1/08/08 AC	38 S NEW ST APT 1	BACK DOOR
08-00000121	1/08/08 AC	38 S NEW ST APT 2	BATHROOM

Viol Code: 365 INST/REPAIR DOOR MOLDING
Action Reqd: INSTALL/REPAIR OR REPLACE DOOR MOLDING

11-00000021	1/21/11 CM Reslvd: 4/18/11	38 S NEW ST APT 1	SIDE PORCH

Viol Code: 367 REPAIR SCREEN DOOR
Action Reqd: REPAIR OR REPLACE SCREEN DOOR(S)

11-00002760	9/08/11 CM Reslvd: 10/12/11	38 S NEW ST	REAR DOOR

Viol Code: 368 REFIT DOORS-WEATHERTIGHT
Action Reqd: WEATHERSTRIP OR REFIT DOORS TO MAKE WEATHERTIGHT

08-00000119	1/08/08 AC	38 S NEW ST APT 1	REAR DOOR
11-00000021	1/21/11 CM Reslvd: 2/23/11	38 S NEW ST APT 1	REAR DOOR

Viol Code: 369 REPAIR WINDOW FRAME
Action Reqd: REPAIR OR REPLACE WINDOW FRAME(S)

05-00001584	8/24/05 CM Reslvd: 1/23/06	38 S NEW ST APT 1	LIVING ROOM

Viol Code: 371 REPAIR WINDOW SILLS
Action Reqd: REPAIR OR REPLACE WINDOW SILLS

08-00000121	1/08/08 AC	38 S NEW ST APT 2	ATTENTION

Viol Code: 372 INSTALL WINDOW GLASS
Action Reqd: INSTALL WINDOW GLASS WHERE NECESSARY

08-00000119	1/08/08 AC		38 S NEW ST APT 1	PORCH AREA
08-00000122	1/08/08 AC		38 S NEW ST	ATTENTION
11-00000021	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST APT 1	LIVING ROOM

Viol Code: 373 REPUTTY WINDOW GLASS
Action Reqd: REPUTTY WINDOW GLASS TO MAKE WEATHERTIGHT

02-00001847	11/15/02 CM Reslvd:	5/05/03	38 S NEW ST APT 1	BATHROOM
11-00000022	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST APT 2	WINDOWS
11-00000115	1/21/11 CM Reslvd:	5/17/11	38 S NEW ST	WINDOWS

Viol Code: 374 INST/REPAIR WINDOW LOCKS
Action Reqd: INSTALL OR REPAIR WINDOW LOCKS

11-00000021	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST APT 1	WINDOWS

Viol Code: 375 MAKE WINDOW OPERABLE
Action Reqd: EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY
Action Reqd: OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW
Action Reqd: HARDWARE.

11-00000021	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST APT 1	BATHROOM

Viol Code: 376 INSTALL WINDOW SCREENS
Action Reqd: INSTALL WINDOW SCREENS

01-00000779	6/11/01 CM Reslvd:	11/14/01	38 S NEW ST	
08-00000122	1/08/08 AC		38 S NEW ST	ATTENTION
11-00000115	1/21/11 CM Reslvd:	5/17/11	38 S NEW ST	WINDOWS

Viol Code: 377 REPAIR WINDOW SCREENS
Action Reqd: REPAIR WINDOW SCREENS

01-00000779	6/11/01 CM Reslvd:	11/14/01	38 S NEW ST	
02-00001847	11/15/02 CM Reslvd:	5/05/03	38 S NEW ST APT 1	KITCHEN
11-00000115	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST	WINDOWS

Viol Code: 378 REPLC BROKEN WINDOW PANES
Action Reqd: REPLACE CRACKED OR BROKEN WINDOW PANE(S)

01-00000779	6/11/01 CM Reslvd:	11/14/01	38 S NEW ST	
11-00002762	9/08/11 CM Reslvd:	10/26/11	38 S NEW ST APT 1	FRONT BEDROOM

Viol Code: 398 REPAIR/REPLACE KIT CABINET
Action Reqd: REPAIR OR REPLACE DEFECTIVE KITCHEN CABINET(S)

11-00002762	9/08/11 CM Reslvd:	10/12/11	38 S NEW ST APT 1	KITCHEN

Viol Code: 404 REPAIR HOT WATER HEATER
Action Reqd: REPAIR OR REPLACE HOT WATER HEATER

08-00000122	1/08/08 AC		38 S NEW ST	VENT

Viol Code: 410 REPAIR LEAKING PIPES
Action Reqd: REPAIR OR REPLACE LEAKING PIPES

11-00000022	1/21/11 CM Reslvd:	2/23/11	38 S NEW ST APT 2	KITCHEN
11-00002760	9/08/11 CM Reslvd:	10/12/11	38 S NEW ST	BASEMENT

Viol Code: 412 REPAIR FAULTY TOILET
Action Reqd: REPAIR OR REPLACE FAULTY TOILET OR TANK MECHANISMS, TOILET
Action Reqd: IS TO BE PROPERLY MOUNTED AND SECURED TO THE FLOOR AND
Action Reqd: FLANGE

08-00000121	1/08/08 AC		38 S NEW ST APT 2	BATHROOM
11-00000022	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST APT 2	BATHROOM

Viol Code: 417 REPAIR WATER SUPPLY LINE
Action Reqd: IPMC 505.3 REPAIR WATER SUPPLY LINE AND OR VALVE

11-00002761	9/08/11 CM Reslvd:	10/26/11	38 S NEW ST APT 2	KITCHEN

Viol Code: 505 REPAIR HVAC DUCTWORK
Action Reqd: REPAIR OR REPLACE AND/OR CLEAN HVAC DUCTWORK

11-00000115	1/21/11 CM Reslvd:	2/23/11	38 S NEW ST	BASEMENT

Viol Code: 509 RMV ABAND. OIL TANK/LINES
Action Reqd: REMOVE ABANDONED OIL TANK AND/OR ASSOCIATED SUPPLY LINES

11-00000115	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST	BASEMENT

Viol Code: 517 REPAIR/REPLACE VENT PIPE
Action Reqd: REPAIR OR REPLACE FURNACE/HOT WATER HEATER OR MECHANICAL
Action Reqd: APPLIANCE VENT PIPE

11-00000115	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST	BASEMENT

Viol Code: 602 INSTALL GFCI OUTLET(S)
Action Reqd: INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S)
Action Reqd: AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS
Action Reqd: ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND
Action Reqd: HAVE ALL APPLICABLE INSPECTIONS.

08-00000121	1/08/08 AC		38 S NEW ST APT 2	BATHROOM
08-00000121	1/08/08 AC		38 S NEW ST APT 2	KITCHEN
11-00000022	1/21/11 CM Reslvd:	2/23/11	38 S NEW ST APT 2	BATHROOM
11-00002762	9/08/11 CM Reslvd:	10/12/11	38 S NEW ST APT 1	BATHROOM

Viol Code: 607 REPAIR LIGHT FIXTURE
Action Reqd: REPAIR OR REPLACE FAULTY LIGHT FIXTURE

08-00000119	1/08/08 AC		38 S NEW ST APT 1	ATTENTION
11-00000021	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST APT 1	KITCHEN
11-00000021	1/21/11 CM Reslvd:	2/23/11	38 S NEW ST APT 1	BATHROOM
11-00002761	9/08/11 CM Reslvd:	10/26/11	38 S NEW ST APT 2	BATHROOM

Viol Code: 609 ELEC INSPECTION REQUIRED
Action Reqd: FAULTY ELECTRICAL EQUIPMENT/FACILITIES - SCHEDULE AN
Action Reqd: ELECTRICAL INSPECTION BY A STATE OF DELAWARE AUTHORIZED
Action Reqd: ELECTRICAL INSPECTION AGENCY

08-00000122	1/08/08 AC		38 S NEW ST	ATTENTION

Viol Code: 610 SECURE OPEN ELEC PANEL BOX
Action Reqd: PROPERLY SECURE OPEN ELECTRICAL SERVICE PANEL BOX

08-00000122	1/08/08 AC		38 S NEW ST	PANEL BOX

Viol Code: 611 REP. FRAYED/EXPOSED WIRING
Action Reqd: REPAIR OR REPLACE LOOSE, FRAYED OR EXPOSED ELECTRICAL WIRING

01-00000779	6/11/01 CM Reslvd:	11/14/01	38 S NEW ST	

Viol Code: 700 CLEAN INTERIOR THROUGHOUT
Action Reqd: CLEAN INTERIOR THROUGHOUT

08-00000119	1/08/08 AC		38 S NEW ST APT 1	KITCHEN
11-00000115	1/21/11 CM Reslvd:	2/23/11	38 S NEW ST	BASEMENT
11-00002760	9/08/11 CM Reslvd:	10/12/11	38 S NEW ST	BASEMENT
11-00002762	9/08/11 CM Reslvd:	10/12/11	38 S NEW ST APT 1	INTERIOR

Viol Code: 707 VEHICLES PARKED/STORED
Action Reqd: PARK VEHICLE(S) ON APPROVED PARKING SURFACE

07-00001036	7/31/07 CM Reslvd:	8/24/07	38 S NEW ST	YARD
07-00002940	8/24/07 CM Reslvd:	10/02/07	38 S NEW ST	SIDE YARD
07-00003466	10/09/07 CM Reslvd:	10/16/07	38 S NEW ST	SIDE YARD
09-00000947	2/26/09 CM Reslvd:	3/19/09	38 S NEW ST	REAR YARD
11-00000115	1/21/11 CM Reslvd:	2/23/11	38 S NEW ST	YARD

Viol Code: 711 NON-HABITABLE AREAS
Action Reqd: DISCONTINUE USE OF CELLAR, ATTIC OR OTHER UNIHABITABLE AREAS
Action Reqd: AS LIVING SPACE

11-00000021	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST APT 1	DINING ROOM

Viol Code: 715 RMV HIGH GRASS/OVERGROWTHS
Action Reqd: REMOVE HIGH GRASS, WEEDS AND/OR NOXIOUS WEEDS FROM
Action Reqd: EXTERIOR PROPERTY AREAS

02-00001846	11/15/02 CM Reslvd:	1/22/03	38 S NEW ST	REAR YARD
05-00001584	8/24/05 CM Reslvd:	9/26/05	38 S NEW ST APT 1	REAR YARD
11-00000115	1/21/11 CM Reslvd:	5/17/11	38 S NEW ST	REAR
11-00002760	9/08/11 CM Reslvd:	10/12/11	38 S NEW ST	REAR

Viol Code: 717 RMV JUNK AND DEBRIS
Action Reqd: REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
Action Reqd: EXTERIOR PROPERTY AREAS

00-00000129	3/01/00 IA Reslvd:	3/28/00	38 S NEW ST	
01-00000274	2/14/01 AC		38 S NEW ST	
01-00000430	3/15/01 IA Reslvd:	3/26/01	38 S NEW ST	
04-00001396	2/17/04 CM Reslvd:	4/05/04	38 S NEW ST	REAR YARD
09-00001343	3/27/09 CM Reslvd:	4/21/09	38 S NEW ST	YARD
09-00001343	3/27/09 CM Reslvd:	4/21/09	38 S NEW ST	WINDOWS
11-00000115	1/21/11 CM Reslvd:	3/04/11	38 S NEW ST	YARD
12-00000062	1/09/12 CM Reslvd:	1/24/12	38 S NEW ST	EXTERIOR

Viol Code: 723 RMV IMPROPERLY STORED VEH
Action Reqd: REMOVE OR RELOCATE VEHICLE TO APPROVED
Action Reqd: LOCATION WITHIN TIME SPECIFIED

07-00001036	7/31/07 CM Reslvd:	8/24/07	38 S NEW ST	YARD
07-00002940	8/24/07 CM Reslvd:	10/02/07	38 S NEW ST	REAR YARD

Viol Code: 724 REMOVE ABD/UNREG VEHICLE
Action Reqd: REMOVE, PROPERLY REGISTER VEHICLE OR REPAIR DISABLED VEHICLE

01-00000269	2/14/01 CM Reslvd: 8/23/01	38 S NEW ST	
01-00001947	8/22/01 CM Reslvd: 10/03/01	38 S NEW ST	
02-00002384	11/14/02 CM Reslvd: 11/19/02	38 S NEW ST	SIDE YARD
05-00001715	9/26/05 CM Reslvd: 1/12/06	38 S NEW ST	REAR YARD
07-00001036	4/18/07 CM Reslvd: 8/24/07	38 S NEW ST	REAR/SIDE YARD
11-00002760	9/08/11 CM Reslvd: 10/12/11	38 S NEW ST	REAR YARD
12-00000062	1/09/12 CM Reslvd: 1/24/12	38 S NEW ST	DRIVEWAY

Viol Code: 730 OUTDOOR STORAGE
Action Reqd: THE STORAGE OF ANY EQUIPMENT, MATERIALS, FURNISHINGS OR
Action Reqd: APPLIANCES THAT ARE NOT DESIGNED OR MANUFACTURED FOR
Action Reqd: EXTERIOR PLACEMENT IS PROHIBITED AND MUST BE REMOVED.

07-00003132	9/11/07 CM Reslvd: 10/01/07	38 S NEW ST	
09-00004097	10/20/09 CM Reslvd: 11/09/09	38 S NEW ST	REAR YARD

Viol Code: 745 REMOVE OLD TIRES
Action Reqd: Remove old or abandoned vehicle tires from exterior property
Action Reqd: areas - NOTE: The City of Dover sanitation crews WILL NOT
Action Reqd: pick up tires, contact local tire dealer for
Action Reqd: disposal.

09-00001343	3/27/09 CM Reslvd: 4/21/09	38 S NEW ST	YARD

Viol Code: 779 OBTAIN RENTAL PERMIT
Action Reqd: OBTAIN A RENTAL PERMIT FROM CITY HALL

07-00001630	5/21/07 IA Reslvd: 8/22/07	38 S NEW ST	

Viol Code: 900 REMOVE COMBUSTIBLES
Action Reqd: Remove or properly store combustibles.

08-00000122	1/08/08 AC	38 S NEW ST	BASEMENT

Viol Code: 921 EXTENSION CORD, ADAPTORS
Action Reqd: Replace,or discontinue improper use of extension cord as
Action Reqd: required by inspecting official.

11-00002762	9/08/11 CM Reslvd: 10/12/11	38 S NEW ST APT 1	INTERIOR

Viol Code: 0*
Action Reqd:
01-00000781 7/30/01 CM Reslvd: 7/30/01 55 -57 S NEW ST

Viol Code: 009 SMOKE DETECTOR(S)
Action Reqd: INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)
Action Reqd: REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE
Action Reqd: BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE
Action Reqd: OUTSIDE THE SLEEPING AREA (HALL)
Action Reqd: REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)

08-00000118	1/08/08 AC	55 -57 S NEW ST	ATTENTION
11-00000017	1/20/11 CM Reslvd: 2/23/11	55 S NEW ST	INTERIOR
11-00000018	1/20/11 CM Reslvd: 2/23/11	57 S NEW ST	INTERIOR
11-00002754	9/08/11 CM Reslvd: 10/26/11	57 S NEW ST	KITCHEN

Viol Code: 011 ELECTRIC DISCONNECT
Action Reqd: IF THIS DWELLING UNIT IS VACANT, THE ELECTRIC SERVICE MUST
Action Reqd: BE RESTORED AND OR AN INTERIOR INSPECTION PERFORMED PRIOR TO
Action Reqd: OCCUPANCY.
Action Reqd: IF THIS DWELLING UNIT IS OCCUPIED, THE ELECTRIC SERVICE MUST
Action Reqd: BE RESTORED OR THE OCCUPANTS MUST VACATE THE DWELLING UNIT
Action Reqd: BY _____ AT 10:00AM. ANYONE OCCUPYING THE
Action Reqd: DWELLING UNIT AFTER THAT TIME WITHOUT ELECTRIC SERVICE BEING
Action Reqd: RESTORED WILL BE CONSIDERED TRESPASSING.

07-00001748	5/23/07 CM Reslvd: 6/05/07	55 S NEW ST	
09-00001022	3/06/09 CM Reslvd: 3/20/09	57 S NEW ST	

Viol Code: 221 REPAIR FLOOR COVERING
Action Reqd: REPAIR OR REPLACE FLOOR COVERING

11-00000101	1/20/11 CM Reslvd: 2/23/11	55 -57 S NEW ST	HALL

Viol Code: 226 PAINT WOOD SURFACES
Action Reqd: PAINT INTERIOR WOOD SURFACES

11-00000018	1/20/11 CM Reslvd: 2/23/11	57 S NEW ST	BATHROOM

Viol Code: 227 PAINT EXTERIOR SURFACES
Action Reqd: PREPARE & PAINT EXTERIOR METAL/WOOD SURFACES

03-00000401	3/13/03 CM Reslvd: 7/02/03	55 -57 S NEW ST	EXTERIOR
08-00000118	1/08/08 AC	55 -57 S NEW ST	ATTENTION
11-00000101	1/20/11 CM Reslvd: 4/26/11	55 -57 S NEW ST	EXTERIOR

Viol Code: 238 CAULK BATHTUB OR SHOWER
Action Reqd: CAULK AROUND BATHTUB OR SHOWER

11-00000018	1/20/11 CM Reslvd: 4/26/11	57 S NEW ST	BATHROOM

Viol Code: 244 REPAIR SOFFIT
Action Reqd: REPAIR OR REPLACE VINYL OR WOOD SOFFITS

08-00000118	1/08/08 AC	55 -57 S NEW ST	NORTH SIDE

Viol Code: 245 REPAIR FASCIA/BARGE BOARD
Action Reqd: REPAIR OR REPLACE DAMAGED OR ROTTED FASCIA OR BARGE BOARDS

11-00000101	1/20/11 CM Reslvd: 4/26/11	55 -57 S NEW ST	REAR

Viol Code: 250 REPAIR/REPLACE WOODWORK
Action Reqd: REPAIR OR REPLACE DAMAGED AND/OR DETERIORATED WOODWORK

11-00000101	1/20/11 CM Reslvd: 2/23/11	55 -57 S NEW ST	FRONT PORCH
11-00000101	1/20/11 CM Reslvd: 2/23/11	55 -57 S NEW ST	NORTH SIDE

Viol Code: 261 REMOVE MOLD/MILDEW
Action Reqd: CLEAN MOLD/MILDEW AND CORRECT CAUSE.

11-00002754	9/08/11 CM Reslvd: 10/26/11	57 S NEW ST	KITCHEN

Viol Code: 361 INSTALL DOOR
Action Reqd: INSTALL DOOR

11-00000018	1/20/11 CM Reslvd: 4/26/11	57 S NEW ST	LIVING ROOM

Viol Code: 362 REPAIR/REPLACE DOOR
Action Reqd: REPAIR OR REPLACE DOOR

11-00000017	1/20/11 CM Reslvd: 2/23/11	55 S NEW ST	FRONT DOOR
11-00002754	9/08/11 CM Reslvd: 10/11/11	57 S NEW ST	KITCHEN

Viol Code: 363 REPAIR DOOR HARDWARE
Action Reqd: REPAIR OR REPLACE DOOR HARDWARE

11-00000018 1/20/11 CM Reslvd: 2/23/11 57 S NEW ST BATHROOM
11-00002754 9/08/11 CM Reslvd: 10/11/11 57 S NEW ST FRONT DOOR

Viol Code: 376 INSTALL WINDOW SCREENS
Action Reqd: INSTALL WINDOW SCREENS
08-00000118 1/08/08 AC 55 -57 S NEW ST ATTENTION
11-00002754 9/08/11 CM Reslvd: 10/26/11 57 S NEW ST KITCHEN

Viol Code: 377 REPAIR WINDOW SCREENS
Action Reqd: REPAIR WINDOW SCREENS
11-00000101 1/20/11 CM Reslvd: 4/26/11 55 -57 S NEW ST WINDOWS
11-00002754 9/08/11 CM Reslvd: 10/11/11 57 S NEW ST KITCHEN

Viol Code: 4*
11-00002754 9/08/11 CM Reslvd: 10/26/11 57 S NEW ST KITCHEN

Viol Code: 410 REPAIR LEAKING PIPES
Action Reqd: REPAIR OR REPLACE LEAKING PIPES
11-00000017 1/20/11 CM Reslvd: 2/23/11 55 S NEW ST KITCHEN
11-00002754 9/08/11 CM Reslvd: 10/26/11 57 S NEW ST KITCHEN

Viol Code: 412 REPAIR FAULTY TOILET
Action Reqd: REPAIR OR REPLACE FAULTY TOILET OR TANK MECHANISMS, TOILET
Action Reqd: IS TO BE PROPERLY MOUNTED AND SECURED TO THE FLOOR AND
Action Reqd: FLANGE
11-00000018 1/20/11 CM Reslvd: 2/23/11 57 S NEW ST BATHROOM

Viol Code: 603 REPAIR FAULTY ELEC OUTLET
Action Reqd: REPLACE FAULTY AND/OR HAZARDOUS ELECTRICAL RECEPTACLES
11-00000017 1/20/11 CM Reslvd: 2/23/11 55 S NEW ST KITCHEN

Viol Code: 604 REPR FAULTY ELEC APPLIANCE
Action Reqd: REPAIR OR REPLACE FAULTY OR HAZARDOUS ELECTRICAL APPLIANCE
11-00002754 9/08/11 CM Reslvd: 10/11/11 57 S NEW ST BATHROOM

Viol Code: 607 REPAIR LIGHT FIXTURE
Action Reqd: REPAIR OR REPLACE FAULTY LIGHT FIXTURE
03-00000401 3/13/03 CM Reslvd: 9/03/03 55 -57 S NEW ST REAR PORCH
08-00000118 1/08/08 AC 55 -57 S NEW ST ATTENTION
11-00000018 1/20/11 CM Reslvd: 2/23/11 57 S NEW ST BEDROOM

Viol Code: 714 TRIM BRANCHES FROM BLDG
Action Reqd: TRIM TREE BRANCHES OR BUSHES AWAY FROM BUILDING
03-00000401 3/13/03 CM Reslvd: 9/03/03 55 -57 S NEW ST REAR
11-00000101 1/20/11 CM Reslvd: 4/26/11 55 -57 S NEW ST EXTERIOR

Viol Code: 716 REMOVE DEAD BRANCHES/TREES
Action Reqd: REMOVE DEAD AND/OR FALLEN TREES OR TREE BRANCHES
11-00000101 1/20/11 CM Reslvd: 2/23/11 55 -57 S NEW ST EXTERIOR

Viol Code: 717 RMV JUNK AND DEBRIS
Action Reqd: REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
11-00000101 1/20/11 CM Reslvd: 2/23/11 55 -57 S NEW ST REAR PORCH

Viol Code: 777 DISPLAY ADDRESS NUMBERS
Action Reqd: RESIDENTIAL: PROPERLY DISPLAY ADDRESS NUMBERS ON FRONT OF
Action Reqd: STRUCTURE OR APARTMENT DOOR.THESE NUMBERS SHALL CONTRAST
Action Reqd: WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A MINIMUM OF
Action Reqd: 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF .5 INCHES.
Action Reqd:
Action Reqd: COMMERCIAL, INDUSTRIAL AND OFFICE BLDG: NUMBERS SHALL
Action Reqd: CONTRAST WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A
Action Reqd: MINIMUM OF 12 INCHES IN HEIGHT.
11-00002754 9/08/11 CM Reslvd: 10/11/11 57 S NEW ST FRONT

Viol Code: 779 OBTAIN RENTAL PERMIT
Action Reqd: OBTAIN A RENTAL PERMIT FROM CITY HALL
07-00001629 5/21/07 CM Reslvd: 8/22/07 55 -57 S NEW ST

Viol Code: 0
Action Reqd:
10-00002580 10/29/10 CM Reslvd: 5/17/11 105 S NEW ST — ATTENTION

Viol Code: 001 WORKMANSHIP
Action Reqd: MAKE ALL REPAIRS IN A WORKMANLIKE MANNER.
10-00002580 10/29/10 CM Reslvd: 5/17/11 105 S NEW ST — ATTENTION

Viol Code: 009 SMOKE DETECTOR(S)
Action Reqd: INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)
Action Reqd: REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE
Action Reqd: BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE
Action Reqd: OUTSIDE THE SLEEPING AREA (HALL)
Action Reqd: REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)
08-00000190 1/10/08 AC 105 S NEW ST — ATTENTION

Viol Code: 102 REPAIR LOOSE/WEAK FLOOR
Action Reqd: REPAIR OR REPLACE LOOSE AND/OR WEAK FLOOR(S)
08-00000190 1/10/08 AC 105 S NEW ST — GARAGE/PANTRY
08-00000190 1/10/08 AC 105 S NEW ST — 1ST FLOOR BATH

Viol Code: 227 PAINT EXTERIOR SURFACES
Action Reqd: PREPARE & PAINT EXTERIOR METAL/WOOD SURFACES
00-00002142 9/29/00 IA Reslvd: 1/02/01 105 S NEW ST
11-00002773 9/09/11 CM Reslvd: 11/16/11 105 S NEW ST — EXTERIOR

Viol Code: 230 REPAIR WALL PLASTER
Action Reqd: REPAIR WALL PLASTER AND OR DRYWALL
11-00002773 9/09/11 CM Reslvd: 10/10/11 105 S NEW ST — INTERIOR

Viol Code: 231 REPAIR CEILING PLASTER
Action Reqd: REPAIR CEILING PLASTER AND OR DRYWALL
08-00000190 1/10/08 AC 105 S NEW ST — FRONT PORCH
11-00002773 9/09/11 CM Reslvd: 10/10/11 105 S NEW ST — SECOND FLOOR

Viol Code: 236 REPAIR HOLES IN WALLS
Action Reqd: REPAIR HOLES IN WALLS, BRING TO FINISH CONDITION THEN
Action Reqd: REPAINT
08-00000190 1/10/08 AC 105 S NEW ST — STAIRWELL

Viol Code: 241 REPLACE WINDOW FLASHING
Action Reqd: REPAIR OR REPLACE WINDOW FLASHING
12-00001897 7/11/12 CM Reslvd: 8/27/12 105 S NEW ST — UPSTAIRS STORAG

Viol Code: 242 REPAIR WALL SIDING
Action Reqd: REPAIR OR REPLACE WALL SIDING
00-00002142 9/29/00 IA Reslvd: 1/02/01 105 S NEW ST
10-00002580 10/29/10 CM Reslvd: 5/17/11 105 S NEW ST — STRUCTURE
11-00002773 9/09/11 CM Reslvd: 11/16/11 105 S NEW ST — EXTERIOR

Viol Code: 248 REPLACE ROOF
Action Reqd: REPLACE ROOF SHINGLES AND/OR ROOFING MATERIAL TO MAKE THE
Action Reqd: ROOF WEATHER TIGHT
00-00002142 9/29/00 IA Reslvd: 1/02/01 105 S NEW ST

Viol Code: 249 REPAIR LEAKING ROOF
Action Reqd: REPAIR OR REPLACE LEAKING ROOF
11-00002773 9/09/11 CM Reslvd: 10/10/11 105 S NEW ST — ROOF

Viol Code: 261 REMOVE MOLD/MILDEW
Action Reqd: CLEAN MOLD/MILDEW AND CORRECT CAUSE.
12-00001897 7/11/12 CM Reslvd: 8/27/12 105 S NEW ST — RESTROOM 1ST FL
12-00001897 7/11/12 CM Reslvd: 8/27/12 105 S NEW ST — FOOD STORAGE

Viol Code: 363 REPAIR DOOR HARDWARE
Action Reqd: REPAIR OR REPLACE DOOR HARDWARE
08-00000190 1/10/08 AC 105 S NEW ST — 2ND FLOOR

Viol Code: 376 INSTALL WINDOW SCREENS
Action Reqd: INSTALL WINDOW SCREENS
08-00000190 1/10/08 AC 105 S NEW ST — ATTENTION

Viol Code: 377 REPAIR WINDOW SCREENS
Action Reqd: REPAIR WINDOW SCREENS

11-00002773 9/09/11 CM Reslvd: 10/26/11 105 S NEW ST WINDOWS

Viol Code: 378 REPLC BROKEN WINDOW PANES
Action Reqd: REPLACE CRACKED OR BROKEN WINDOW PANE(S)
11-00002773 9/09/11 CM Reslvd: 10/10/11 105 S NEW ST WINDOWS.

Viol Code: 390 INSTALL GUTTERS
Action Reqd: INSTALL GUTTERS
11-00002773 9/09/11 CM Reslvd: 10/26/11 105 S NEW ST EXTERIOR

Viol Code: 391 REPAIR/REPLACE GUTTER(S)
Action Reqd: REPAIR OR REPLACE GUTTER(S)
11-00002773 9/09/11 CM Reslvd: 10/26/11 105 S NEW ST EXTERIOR

Viol Code: 392 INSTALL DOWNSPOUT(S)
Action Reqd: INSTALL DOWNSPOUT(S)
11-00002773 9/09/11 CM Reslvd: 10/26/11 105 S NEW ST EXTERIOR

Viol Code: 404 REPAIR HOT WATER HEATER
Action Reqd: REPAIR OR REPLACE HOT WATER HEATER
08-00000190 1/10/08 AC 105 S NEW ST BACK BATHROOM

Viol Code: 602 INSTALL GFCI OUTLET(S)
Action Reqd: INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S)
Action Reqd: AND KITCHEN COUNTER TOP ARRAS. ALL NEW GROUND FAULT OUTLETS
Action Reqd: ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND
Action Reqd: HAVE ALL APPLICABLE INSPECTIONS.
08-00000190 1/10/08 AC 105 S NEW ST 2ND FLOOR BATH

Viol Code: 607 REPAIR LIGHT FIXTURE
Action Reqd: REPAIR OR REPLACE FAULTY LIGHT FIXTURE
08-00000190 1/10/08 AC 105 S NEW ST ATTENTION

Viol Code: 609 ELEC INSPECTION REQUIRED
Action Reqd: FAULTY ELECTRICAL EQUIPMENT/FACILITIES - SCHEDULE AN
Action Reqd: ELECTRICAL INSPECTION BY A STATE OF DELAWARE AUTHORIZED
Action Reqd: ELECTRICAL INSPECTION AGENCY
08-00000190 1/10/08 AC 105 S NEW ST ATTENTION

Viol Code: 705 EXTERMINATE FOR INSECTS
Action Reqd: EXTERMINATE FOR ROACHES, ANTS AND/OR OTHER INSECTS
10-00002580 10/29/10 CM Reslvd: 5/17/11 105 S NEW ST INTERIOR

Viol Code: 717 RMV JUNK AND DEBRIS
Action Reqd: REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
00-00002142 9/29/00 IA Reslvd: 1/02/01 105 S NEW ST
08-00000190 1/10/08 AC 105 S NEW ST 2ND FLOOR
11-00002773 9/09/11 CM Reslvd: 10/26/11 105 S NEW ST EXTERIOR
12-00001897 7/11/12 CM Reslvd: 8/27/12 105 S NEW ST BACK/SIDE

Viol Code: 719 RPR/RMV ACCESSORY STRUC.
Action Reqd: REPAIR/REPLACE OR REMOVE DAMAGED AND/OR DILAPIDATED
Action Reqd: ACCESSORY STRUCTURE
00-00002142 9/29/00 IA Reslvd: 1/02/01 105 S NEW ST
11-00002773 9/09/11 CM Reslvd: 10/10/11 105 S NEW ST GARAGE

Viol Code: 780 BUSINESS LICENSE REQUIRED
Action Reqd: OBTAIN BUSINESS LICENSE FROM CITY HALL.
11-00002773 9/09/11 CM Reslvd: 10/10/11 105 S NEW ST FRONT

Viol Code: *
Action Reqd:

02-00002470	12/11/02	CM	Reslvd:	4/16/03	110	S	NEW ST	ROOM #3
02-00002470	12/11/02	CM	Reslvd:	4/16/03	110	S	NEW ST	ROOM 4
02-00002470	12/11/02	CM	Reslvd:	2/14/03	110	S	NEW ST	ROOM 2
08-00000187	1/15/08	AC			110	S	NEW ST	ATTENTION

Viol Code: 0
Action Reqd:

02-00002240	10/17/02	IA	Reslvd:	7/29/03	110	S	NEW ST	INTERIOR
02-00002240	10/17/02	CM	Reslvd:	1/20/05	110	S	NEW ST	BUILDING
02-00002470	12/11/02	CM	Reslvd:	4/16/03	110	S	NEW ST	PROPERTY
10-00002125	10/01/10	CM	Reslvd:	5/17/11	110	S	NEW ST	ATTENTION
10-00002581	10/29/10	CM	Reslvd:	5/17/11	110	S	NEW ST	ATTENTION

Viol Code: 0*
Action Reqd:

01-00000852	5/10/01	CM	Reslvd:	3/26/02	110	S	NEW ST APT 5	
01-00000847	5/11/01	IA	Reslvd:	4/25/02	110	S	NEW ST	
01-00001186	6/08/01	CM	Reslvd:	9/28/01	110	S	NEW ST APT 2	

Viol Code: 001 WORKMANSHIP
Action Reqd: MAKE ALL REPAIRS IN A WORKMANLIKE MANNER.

10-00002126	8/10/10	CM	Reslvd:	3/07/11	110	S	NEW ST	DWELLING
10-00002581	10/29/10	CM	Reslvd:	5/17/11	110	S	NEW ST	DWELLING

Viol Code: 003 RMV ACCUM RUBBISH/DEBRIS
Action Reqd: REMOVE AND PROPERLY DISPOSE OF ALL TRASH,LITTER AND/OR
Action Reqd: DEBRIS FROM EXTERIOR AREAS

03-00001753	7/30/03	CM	Reslvd:	8/06/03	110	S	NEW ST	PLAY YARD

Viol Code: 009 SMOKE DETECTOR(S)
Action Reqd: INSTALL WORKING SMOKE DETECTOR(S) AT REQUIRED LOCATION(S)
Action Reqd: REQUIRED LOCATIONS INCLUDE ONE ON EACH LEVEL TO INCLUDE
Action Reqd: BASEMENT AND ATTIC SPACES, ONE IN EACH SLEEPING AREA, ONE
Action Reqd: OUTSIDE THE SLEEPING AREA (HALL)
Action Reqd: REPAIR/REPLACE ALL NON OPERATIONAL SMOKE DETECTOR(S)

01-00000850	5/10/01	CM	Reslvd:	3/26/02	110	S	NEW ST APT 3	
01-00000852	5/10/01	CM	Reslvd:	3/26/02	110	S	NEW ST APT 5	
01-00000847	5/11/01	IA	Reslvd:	4/25/02	110	S	NEW ST	
01-00001186	6/08/01	CM	Reslvd:	9/28/01	110	S	NEW ST APT 2	
02-00002470	12/11/02	CM	Reslvd:	4/16/03	110	S	NEW ST	ROOM #3
02-00002470	12/11/02	CM	Reslvd:	4/16/03	110	S	NEW ST	ROOM 4
02-00002470	12/11/02	CM	Reslvd:	4/16/03	110	S	NEW ST	ROOM 2
08-00000182	1/10/08	CM	Reslvd:	9/07/11	110	S	NEW ST APT 1	ATTENTION
08-00000183	1/10/08	CM	Reslvd:	9/07/11	110	S	NEW ST APT 2	ATTENTION
08-00000184	1/10/08	CM	Reslvd:	9/07/11	110	S	NEW ST APT 3	ATTENTION
08-00000185	1/10/08	AC			110	S	NEW ST APT 4	ATTENTION
08-00000186	1/10/08	AC			110	S	NEW ST APT 5	ATTENTION
08-00000187	1/10/08	AC			110	S	NEW ST	ATTENTION
08-00000199	1/11/08	AC			110	S	NEW ST APT 6	ATTENTION
08-00000202	1/11/08	AC			110	S	NEW ST APT 7	ATTENTION
09-00004949	1/13/10	CM	Reslvd:	2/25/10	110	S	NEW ST APT 2	
09-00004950	1/13/10	CM	Reslvd:	2/25/10	110	S	NEW ST APT 3	
09-00004951	1/13/10	CM	Reslvd:	2/25/10	110	S	NEW ST APT 4	
09-00004952	1/13/10	CM	Reslvd:	3/18/10	110	S	NEW ST APT 5	BEDROOM
09-00004953	1/13/10	CM	Reslvd:	3/23/10	110	S	NEW ST APT 6	BEDROOM
11-00002739	9/07/11	CM	Reslvd:	10/10/11	110	S	NEW ST APT 4	INTERIOR
11-00002737	10/10/11	CM	Reslvd:	11/16/11	110	S	NEW ST APT 6	BEDROOMS

Viol Code: 1*
Action Reqd:

10-00000110	1/13/10	AC			110	S	NEW ST	PORCH

Viol Code: 102 REPAIR LOOSE/WEAK FLOOR
Action Reqd: REPAIR OR REPLACE LOOSE AND/OR WEAK FLOOR(S)

11-00002738	9/07/11	CM	Reslvd:	10/26/11	110	S	NEW ST APT 5	BATHROOM

Viol Code: 103 REPAIR DETERIORATED FLOOR
Action Reqd: REPAIR OR REPLACE DETERIORATED FLOOR(S)

10-00002581	1/05/11	CM	Reslvd:	5/17/11	110	S	NEW ST	INTERIOR

Viol Code: 109 REPAIR DEFECTIVE STAIRS
Action Reqd: REPAIR OR REPLACE DEFECTIVE STAIRS

10-00002581 10/29/10 CM Reslvd: 5/17/11 110 S NEW ST DWELLING

Viol Code: 221 REPAIR FLOOR COVERING
Action Reqd: REPAIR OR REPLACE FLOOR COVERING

02-00002470	2/14/03	CM Reslvd:	2/14/03	110 S NEW ST	KITCHEN
08-00000199	1/11/08	AC		110 S NEW ST APT 6	KITCHEN
10-00002127	8/10/10	CM Reslvd:	10/29/10	110 S NEW ST APT 6	KITCHEN
11-00002737	9/07/11	CM Reslvd:	10/10/11	110 S NEW ST APT 6	KITCHEN

Viol Code: 222 PAPER OR PAINT WALLS
Action Reqd: PAPER OR PAINT WALLS

01-00000847	5/11/01	IA Reslvd:	4/25/02	110 S NEW ST	
08-00000199	1/11/08	AC		110 S NEW ST APT 6	KITCHEN
09-00004948	1/13/10	CM Reslvd:	2/25/10	110 S NEW ST APT 1	
09-00004952	1/13/10	CM Reslvd:	3/18/10	110 S NEW ST APT 5	BATH
09-00004954	1/13/10	CM Reslvd:	2/25/10	110 S NEW ST APT 7	KITCHEN
09-00004954	1/13/10	CM Reslvd:	2/25/10	110 S NEW ST APT 7	BATHROOM
10-00000110	1/13/10	AC		110 S NEW ST	THIRD FLOOR
10-00000110	1/13/10	AC		110 S NEW ST	HALL
10-00002127	8/10/10	CM Reslvd:	10/29/10	110 S NEW ST APT 6	INTERIOR

Viol Code: 223 PAPER OR PAINT CEILING
Action Reqd: PAPER OR PAINT CEILING

01-00000847	5/11/01	IA Reslvd:	4/25/02	110 S NEW ST	
02-00002240	10/17/02	CM Reslvd:	7/29/03	110 S NEW ST	COMMON AREAS
02-00002470	12/11/02	CM Reslvd:	4/16/03	110 S NEW ST	ROOM 5
02-00002470	12/11/02	CM Reslvd:	4/16/03	110 S NEW ST	ROOM 5
09-00004948	1/13/10	CM Reslvd:	2/25/10	110 S NEW ST APT 1	
09-00004952	1/13/10	CM Reslvd:	3/18/10	110 S NEW ST APT 5	BATH
09-00004954	1/13/10	CM Reslvd:	2/25/10	110 S NEW ST APT 7	KITCHEN

Viol Code: 224 PAINT WOODWORK
Action Reqd: PAINT WOODWORK

01-00000849	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 2	
01-00000847	5/11/01	IA Reslvd:	4/25/02	110 S NEW ST	
09-00004948	1/13/10	CM Reslvd:	2/25/10	110 S NEW ST APT 1	DOOR TRIM

Viol Code: 225 PAINT DOORS AND/OR WINDOWS
Action Reqd: PAINT DOORS AND/OR WINDOWS

01-00000851	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 4	

Viol Code: 227 PAINT EXTERIOR SURFACES
Action Reqd: PREPARE & PAINT EXTERIOR METAL/WOOD SURFACES

02-00002240	10/17/02	CM Reslvd:	1/20/05	110 S NEW ST	EXTERIOR
10-00000110	1/13/10	AC		110 S NEW ST	EXTERIOR
10-00002126	8/10/10	CM Reslvd:	3/07/11	110 S NEW ST	EXTERIOR

Viol Code: 228 REPAIR CRACKS IN WALLS
Action Reqd: REPAIR CRACKS IN WALL(S)

01-00000849	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 2	
01-00000850	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 3	
08-00000187	1/10/08	AC		110 S NEW ST	ATTENTION
08-00000202	1/11/08	AC		110 S NEW ST APT 7	KITCHEN
08-00000202	1/11/08	AC		110 S NEW ST APT 7	FRONT DOOR
09-00004953	1/13/10	CM Reslvd:	3/23/10	110 S NEW ST APT 6	LIVING RM

Viol Code: 229 REPAIR CRACKS IN CEILING
Action Reqd: REPAIR CRACKS IN CEILING(S)

01-00000849	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 2	
01-00000850	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 3	
08-00000182	1/10/08	CM Reslvd:	9/07/11	110 S NEW ST APT 1	ABOVE WINDOW
08-00000187	1/10/08	AC		110 S NEW ST	OFFICE AREA
08-00000202	1/11/08	AC		110 S NEW ST APT 7	LIVING ROOM

Viol Code: 230 REPAIR WALL PLASTER
Action Reqd: REPAIR WALL PLASTER AND OR DRYWALL

11-00002739	9/07/11	CM Reslvd:	10/26/11	110 S NEW ST APT 4	INTERIOR
11-00002741	9/07/11	CM Reslvd:	10/26/11	110 S NEW ST	1ST FLOOR

Viol Code: 231 REPAIR CEILING PLASTER
Action Reqd: REPAIR CEILING PLASTER AND OR DRYWALL

01-00000852	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 5	
01-00000847	5/11/01	IA Reslvd:	4/25/02	110 S NEW ST	

02-00002470	12/11/02	CM Reslvd:	4/16/03	110 S NEW ST	2ND FL BATHROOM
02-00002470	12/11/02	CM Reslvd:	4/16/03	110 S NEW ST	ROOM #3
02-00002470	12/11/02	CM Reslvd:	4/16/03	110 S NEW ST	ROOM 2
08-00000187	1/10/08	AC		110 S NEW ST	OFFICE AREA
11-00002741	9/07/11	CM Reslvd:	10/26/11	110 S NEW ST	1ST FLOOR
12-00001941	7/13/12	AC		110 S NEW ST APT 7	KITCHEN

Viol Code: 235 INST W/P COVERING ON FLOOR
Action Reqd: INSTALL WATERPROOF COVERING ON FLOOR

01-00000851	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 4	
01-00000847	5/11/01	IA Reslvd:	4/25/02	110 S NEW ST	

Viol Code: 237 REPAIR HOLES IN CEILING
Action Reqd: REPAIR HOLES IN CEILING, BRING TO A FINISHED CONDTION AND
Action Reqd: THEN REPAINT

01-00000849	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 2	
01-00000851	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 4	
01-00000852	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 5	
01-00001186	6/08/01	CM Reslvd:	3/26/02	110 S NEW ST APT 2	
02-00002240	10/17/02	IA Reslvd:	7/29/03	110 S NEW ST	COMMON AREAS
08-00000187	1/10/08	AC		110 S NEW ST	BATHROOM

Viol Code: 238 CAULK BATHTUB OR SHOWER
Action Reqd: CAULK AROUND BATHTUB OR SHOWER

08-00000202	1/11/08	AC		110 S NEW ST APT 7	BATHROOM
09-00004954	1/13/10	CM Reslvd:	2/25/10	110 S NEW ST APT 7	BATHROOM
10-00000110	1/13/10	AC		110 S NEW ST	MAIN BATH

Viol Code: 242 REPAIR WALL SIDING
Action Reqd: REPAIR OR REPLACE WALL SIDING

01-00000847	5/11/01	IA Reslvd:	4/25/02	110 S NEW ST	
02-00002240	10/17/02	CM Reslvd:	1/20/05	110 S NEW ST	EXTERIOR
10-00002126	8/10/10	CM Reslvd:	3/07/11	110 S NEW ST	EXTERIOR

Viol Code: 244 REPAIR SOFFIT
Action Reqd: REPAIR OR REPLACE VINYL OR WOOD SOFFITS

02-00002240	10/17/02	CM Reslvd:	1/20/05	110 S NEW ST	EXTERIOR

Viol Code: 245 REPAIR FASCIA/BARGE BOARD
Action Reqd: REPAIR OR REPLACE DAMAGED OR ROTTED FASCIA OR BARGE BOARDS

02-00002240	10/17/02	CM Reslvd:	1/20/05	110 S NEW ST	EXTERIOR PORCH
12-00001931	7/13/12	AC		110 S NEW ST	FRONT OF HOUSE

Viol Code: 246 REPAIR CORNICE/SHUTTERS
Action Reqd: REPAIR OR REPLACE DECORATIVE FEATURES

01-00000847	5/11/01	IA Reslvd:	4/25/02	110 S NEW ST	

Viol Code: 249 REPAIR LEAKING ROOF
Action Reqd: REPAIR OR REPLACE LEAKING ROOF

08-00000184	1/10/08	CM Reslvd:	9/07/11	110 S NEW ST APT 3	ATTENTION

Viol Code: 250 REPAIR/REPLACE WOODWORK
Action Reqd: REPAIR OR REPLACE DAMAGED AND/OR DETERIORATED WOODWORK

10-00002126	8/10/10	CM Reslvd:	3/07/11	110 S NEW ST	EXTERIOR
10-00002581	10/29/10	CM Reslvd:	5/17/11	110 S NEW ST	PORCH

Viol Code: 251 REPAIR TUB ENCLOSURE
Action Reqd: REPAIR OR REPLACE DAMAGED/DETERIORATED SHOWER/TUB ENCLOSURE

01-00000852	5/10/01	CM Reslvd:	3/26/02	110 S NEW ST APT 5	
01-00000847	5/11/01	IA Reslvd:	4/25/02	110 S NEW ST	

Viol Code: 261 REMOVE MOLD/MILDEW
Action Reqd: CLEAN MOLD/MILDEW AND CORRECT CAUSE.

08-00000187	1/10/08	AC		110 S NEW ST	OFFICE AREA
10-00002127	8/10/10	CM Reslvd:	10/29/10	110 S NEW ST APT 6	UNIT
11-00002741	9/07/11	CM Reslvd:	10/10/11	110 S NEW ST	1ST FLOOR

Viol Code: 3*

09-00004949	1/13/10	CM Reslvd:	2/25/10	110 S NEW ST APT 2	
09-00004952	1/13/10	CM Reslvd:	3/18/10	110 S NEW ST APT 5	

Viol Code: 360 DOORS / DEADBOLT LOCKS
Action Reqd: Access doors shall be equipped with a deadbolt lock. Such
Action Reqd: deadbolt locks shall be operated only by the turning of a
Action Reqd: knob and have a lock throw of not less than 1-inch.

10-00000110	1/13/10 AC		110 S NEW ST		FIRST FLR.
11-00002737	9/07/11 CM Reslvd:	10/10/11	110 S NEW ST APT 6		APT DOOR

Viol Code: 362 REPAIR/REPLACE DOOR
Action Reqd: REPAIR OR REPLACE DOOR

01-00000851	5/10/01 CM Reslvd:	3/26/02	110 S NEW ST APT 4		
08-00000182	1/10/08 CM Reslvd:	9/07/11	110 S NEW ST APT 1		ENTRANCE DOOR
08-00000183	1/10/08 CM Reslvd:	9/07/11	110 S NEW ST APT 2		ENTRANCE DOOR
08-00000183	1/10/08 CM Reslvd:	9/07/11	110 S NEW ST APT 2		CLOSET DOOR
08-00000186	1/10/08 AC		110 S NEW ST APT 5		ENTRANCE DOOR
08-00000199	1/11/08 AC		110 S NEW ST APT 6		ENTRANCE DOOR
11-00002738	9/07/11 CM Reslvd:	10/10/11	110 S NEW ST APT 5		APT DOOR
11-00002741	9/07/11 CM Reslvd:	10/10/11	110 S NEW ST		1ST FLOOR

Viol Code: 363 REPAIR DOOR HARDWARE
Action Reqd: REPAIR OR REPLACE DOOR HARDWARE

08-00000199	1/11/08 AC		110 S NEW ST APT 6		BEDROOM DOOR

Viol Code: 364 REPAIR/REPLACE DOOR FRAME
Action Reqd: REPAIR OR REPLACE DOOR FRAME(S)

01-00000850	5/10/01 CM Reslvd:	3/26/02	110 S NEW ST APT 3		
08-00000187	1/10/08 AC		110 S NEW ST		OFFICE AREA

Viol Code: 365 INST/REPAIR DOOR MOLDING
Action Reqd: INSTALL/REPAIR OR REPLACE DOOR MOLDING

08-00000187	1/10/08 AC		110 S NEW ST		2ND FLOOR
09-00004953	1/13/10 CM Reslvd:	3/23/10	110 S NEW ST APT 6		DOOR
09-00004954	1/13/10 CM Reslvd:	2/25/10	110 S NEW ST APT 7		

Viol Code: 368 REFIT DOORS-WEATHERTIGHT
Action Reqd: WEATHERSTRIP OR REFIT DOORS TO MAKE WEATHERTIGHT

08-00000182	1/10/08 CM Reslvd:	9/07/11	110 S NEW ST APT 1		ENTRANCE DOOR

Viol Code: 369 REPAIR WINDOW FRAME
Action Reqd: REPAIR OR REPLACE WINDOW FRAME(S)

02-00002470	12/11/02 CM Reslvd:	4/16/03	110 S NEW ST		ROOM 4
10-00002127	8/10/10 CM Reslvd:	10/29/10	110 S NEW ST APT 6		INTERIOR

Viol Code: 371 REPAIR WINDOW SILLS
Action Reqd: REPAIR OR REPLACE WINDOW SILLS

02-00002240	10/17/02 CM Reslvd:	1/20/05	110 S NEW ST		EXTERIOR

Viol Code: 373 REPUTTY WINDOW GLASS
Action Reqd: REPUTTY WINDOW GLASS TO MAKE WEATHERTIGHT

02-00002240	10/17/02 CM Reslvd:	1/20/05	110 S NEW ST		EXTERIOR
02-00002470	12/11/02 CM Reslvd:	4/16/03	110 S NEW ST		ALL WINDOWS

Viol Code: 375 MAKE WINDOW OPERABLE
Action Reqd: EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY
Action Reqd: OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW
Action Reqd: HARDWARE.

02-00002240	10/17/02 CM Reslvd:	1/20/05	110 S NEW ST		INTERIOR
02-00002470	12/11/02 CM Reslvd:	4/16/03	110 S NEW ST		2ND FL BATHROOM
02-00002470	12/11/02 CM Reslvd:	4/16/03	110 S NEW ST		ALL WINDOWS
10-00002581	10/29/10 CM Reslvd:	1/04/11	110 S NEW ST		DWELLING

Viol Code: 376 INSTALL WINDOW SCREENS
Action Reqd: INSTALL WINDOW SCREENS

01-00000849	5/10/01 CM Reslvd:	3/26/02	110 S NEW ST APT 2		
01-00000851	5/10/01 CM Reslvd:	3/26/02	110 S NEW ST APT 4		
01-00000847	5/11/01 IA Reslvd:	4/25/02	110 S NEW ST		
01-00001166	6/06/01 CM Reslvd:	3/26/02	110 S NEW ST APT 1		
01-00001186	6/08/01 CM Reslvd:	3/26/02	110 S NEW ST APT 2		
02-00002470	12/11/02 CM Reslvd:	4/16/03	110 S NEW ST		2ND FL BATHROOM
02-00002470	12/11/02 CM Reslvd:	4/16/03	110 S NEW ST		ALL WINDOWS
10-00000110	1/13/10 AC		110 S NEW ST		WINDOWS
10-00002581	10/29/10 CM Reslvd:	1/04/11	110 S NEW ST		EXTERIOR

Viol Code: 377 REPAIR WINDOW SCREENS
Action Reqd: REPAIR WINDOW SCREENS

11-00002741	9/07/11 CM Reslvd:	10/26/11	110 S NEW ST		WINDOWS
12-00001931	7/13/12 AC		110 S NEW ST		OUTSIDE LEFT

Viol Code: 378 REPLC BROKEN WINDOW PANES
Action Reqd: REPLACE CRACKED OR BROKEN WINDOW PANE(S)

01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST
11-00002741 9/07/11 CM Reslvd: 10/26/11 110 S NEW ST 1ST FLOOR

Viol Code: 382 REPAIR HANDRAIL
Action Reqd: REPAIR OR REPLACE RAILING OR HANDRAIL
01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST
08-00000187 1/10/08 AC 110 S NEW ST STAIRWELL

Viol Code: 383 REP MISSING RAILING DOWELS
Action Reqd: REPAIR OR REPLACE MISSING RAILING DOWELS
08-00000187 1/10/08 AC 110 S NEW ST STAIRWELLS

Viol Code: 386 REPAIR YARD FENCE
Action Reqd: REPAIR, REPLACE OR REMOVE DAMAGED OR DETERIORATED YARD FENCE
03-00000521 3/21/03 IA Reslvd: 4/21/03 110 S NEW ST

Viol Code: 392 INSTALL DOWNSPOUT(S)
Action Reqd: INSTALL DOWNSPOUT(S)
01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST
02-00002240 10/17/02 IA Reslvd: 1/20/05 110 S NEW ST EXTERIOR

Viol Code: 393 REPAIR/REPLACE DOWNSPOUT
Action Reqd: REPAIR OR REPLACE DOWNSPOUT
02-00002240 10/17/02 IA Reslvd: 1/20/05 110 S NEW ST EXTERIOR

Viol Code: 398 REPAIR/REPLACE KIT CABINET
Action Reqd: REPAIR OR REPLACE DEFECTIVE KITCHEN CABINET(S)
08-00000199 1/11/08 AC 110 S NEW ST APT 6 KITCHEN
11-00002736 9/07/11 CM Reslvd: 10/11/11 110 S NEW ST APT 7 KITCHEN

Viol Code: 399 REPAIR SINK CABINET
Action Reqd: REPAIR OR REPLACE SINK CABINET(S)
01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST
08-00000187 1/10/08 AC 110 S NEW ST BATHROOM
08-00000199 1/11/08 AC 110 S NEW ST APT 6 KITCHEN
08-00000199 1/11/08 AC 110 S NEW ST APT 6 BATHROOM
10-00000110 1/13/10 AC 110 S NEW ST MAIN BATH

Viol Code: 4*
11-00002736 9/07/11 CM Reslvd: 10/11/11 110 S NEW ST APT 7 KITCHEN

Viol Code: 400 PROVIDE HOT WATER
Action Reqd: PROVIDE HOT WATER
08-00000187 1/10/08 AC 110 S NEW ST BATHROOM

Viol Code: 405 UNCLOG BASIN/SINK TRAPS
Action Reqd: UNCLOG BASIN, TUB AND/OR SINK TRAPS
09-00004954 1/13/10 CM Reslvd: 2/25/10 110 S NEW ST APT 7 KITCHEN

Viol Code: 406 REPAIR TUB/SINK TRAPS
Action Reqd: REPAIR OR REPLACE BASIN, TUB AND/OR SINK TRAPS
08-00000202 1/11/08 AC 110 S NEW ST APT 7 SINK

Viol Code: 410 REPAIR LEAKING PIPES
Action Reqd: REPAIR OR REPLACE LEAKING PIPES
02-00002240 10/17/02 CM Reslvd: 7/29/03 110 S NEW ST APT 4
09-00004952 1/13/10 CM Reslvd: 3/18/10 110 S NEW ST APT 5 BATH

Viol Code: 411 REPAIR WATER FAUCETS
Action Reqd: REPAIR OR REPLACE DEFECTIVE SINK AND/OR TUB FAUCETS
01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST

Viol Code: 412 REPAIR FAULTY TOILET
Action Reqd: REPAIR OR REPLACE FAULTY TOILET OR TANK MECHANISMS, TOILET
Action Reqd: IS TO BE PROPERLY MOUNTED AND SECURED TO THE FLOOR AND
Action Reqd: FLANGE
01-00000851 5/10/01 CM Reslvd: 3/26/02 110 S NEW ST APT 4
01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST
08-00000187 1/10/08 AC 110 S NEW ST BATHROOM
10-00002581 10/29/10 CM Reslvd: 5/17/11 110 S NEW ST BATHROOM

Viol Code: 500 PROVIDE HEATING FACILITIES
Action Reqd:

10-00000110 1/13/10 AC 110 S NEW ST COMMON AREAS

Viol Code: 502 REPAIR ROOM'S HEAT SOURCE
Action Reqd: REPAIR ROOM'S HEAT SOURCE
09-00004952 1/13/10 CM Reslvd: 3/18/10 110 S NEW ST APT 5

Viol Code: 6*
Action Reqd:
09-00004948 1/13/10 CM Reslvd: 2/25/10 110 S NEW ST APT 1 OUTLET

Viol Code: 602 INSTALL GFCI OUTLET(S)
Action Reqd: INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S)
Action Reqd: AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS
Action Reqd: ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND
Action Reqd: HAVE ALL APPLICABLE INSPECTIONS.
08-00000186 1/10/08 AC 110 S NEW ST APT 5 BATHROOM
08-00000187 1/10/08 AC 110 S NEW ST BATHROOM
08-00000199 1/11/08 AC 110 S NEW ST APT 6 KITCHEN
08-00000199 1/11/08 AC 110 S NEW ST APT 6 BATHROOM
09-00004953 1/13/10 CM Reslvd: 12/15/10 110 S NEW ST APT 6 KITCHEN

Viol Code: 603 REPAIR FAULTY ELEC OUTLET
Action Reqd: REPLACE FAULTY AND/OR HAZARDOUS ELECTRICAL RECEPTACLES
01-00000851 5/10/01 CM Reslvd: 3/26/02 110 S NEW ST APT 4
01-00001166 6/06/01 CM Reslvd: 3/26/02 110 S NEW ST APT 1
02-00002470 12/11/02 CM Reslvd: 2/14/03 110 S NEW ST ROOM 5
09-00004952 1/13/10 CM Reslvd: 3/18/10 110 S NEW ST APT 5 BATHROOM
10-00000110 1/13/10 AC 110 S NEW ST MAIN KITCHEN

Viol Code: 605 REPAIR FAULTY LIGHT SWITCH
Action Reqd: REPLACE FAULTY AND/OR HAZARDOUS ELECTRIC LIGHT SWITCH
01-00001166 6/06/01 CM Reslvd: 3/26/02 110 S NEW ST APT 1

Viol Code: 606 OUTLET/SWITCH COVER PLATES
Action Reqd: INSTALL/REPLACE ELECTRIC OUTLET AND/OR SWITCH COVER PLATE(S)
08-00000187 1/10/08 AC 110 S NEW ST ATTENTION
11-00002741 9/07/11 CM Reslvd: 10/10/11 110 S NEW ST 1ST FLOOR

Viol Code: 607 REPAIR LIGHT FIXTURE
Action Reqd: REPAIR OR REPLACE FAULTY LIGHT FIXTURE
01-00000852 5/10/01 CM Reslvd: 3/26/02 110 S NEW ST APT 5
02-00002470 12/11/02 CM Reslvd: 4/16/03 110 S NEW ST ROOM #3
02-00002470 12/11/02 CM Reslvd: 4/16/03 110 S NEW ST ROOM 2
08-00000182 1/10/08 CM Reslvd: 9/07/11 110 S NEW ST APT 1 ATTENTION
08-00000183 1/10/08 CM Reslvd: 9/07/11 110 S NEW ST APT 2 ATTENTION
08-00000186 1/10/08 AC 110 S NEW ST APT 5 BATHROOM LIGHT
08-00000187 1/10/08 AC 110 S NEW ST BATHROOM
08-00000199 1/11/08 AC 110 S NEW ST APT 6 ATTENTION
10-00000110 1/13/10 AC 110 S NEW ST EXTERIOR

Viol Code: 609 ELEC INSPECTION REQUIRED
Action Reqd: FAULTY ELECTRICAL EQUIPMENT/FACILITIES - SCHEDULE AN
Action Reqd: ELECTRICAL INSPECTION BY A STATE OF DELAWARE AUTHORIZED
Action Reqd: ELECTRICAL INSPECTION AGENCY
02-00002240 10/17/02 IA Reslvd: 1/20/05 110 S NEW ST INTERIOR
08-00000187 1/10/08 AC 110 S NEW ST ATTENTION
10-00002125 8/10/10 CM Reslvd: 5/17/11 110 S NEW ST DWELLING

Viol Code: 611 REP. FRAYED/EXPOSED WIRING
Action Reqd: REPAIR OR REPLACE LOOSE, FRAYED OR EXPOSED ELECTRICAL WIRING
01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST
02-00002240 10/17/02 CM Reslvd: 7/29/03 110 S NEW ST APT 4
09-00004953 1/13/10 CM Reslvd: 3/23/10 110 S NEW ST APT 6
09-00004954 1/13/10 CM Reslvd: 2/25/10 110 S NEW ST APT 7 LIVING RM.
10-00000110 1/13/10 AC 110 S NEW ST

Viol Code: 613 PROVIDE ADDITIONAL OUTLETS
Action Reqd: INSTALL ELECTRICAL OUTLETS AS NEEDED.
09-00004953 1/13/10 CM Reslvd: 12/15/10 110 S NEW ST APT 6 BATHROOM
10-00002125 8/10/10 CM Reslvd: 5/17/11 110 S NEW ST DWELLING

Viol Code: 700 CLEAN INTERIOR THROUGHOUT
Action Reqd: CLEAN INTERIOR THROUGHOUT

08-00000187 1/10/08 AC 110 S NEW ST KITCHEN AREA
10-00000110 1/13/10 AC 110 S NEW ST MAIN BATH

Viol Code: 705 EXTERMINATE FOR INSECTS
Action Reqd: EXTERMINATE FOR ROACHES, ANTS AND/OR OTHER INSECTS
10-00002581 10/29/10 CM Reslvd: 5/17/11 110 S NEW ST DWELLING

Viol Code: 714 TRIM BRANCHES FROM BLDG
Action Reqd: TRIM TREE BRANCHES OR BUSHES AWAY FROM BUILDING
11-00002741 9/07/11 CM Reslvd: 10/10/11 110 S NEW ST EXTERIOR

Viol Code: 717 RMV JUNK AND DEBRIS
Action Reqd: REMOVE GARBAGE, TRASH AND/OR JUNK AND DEBRIS FROM
Action Reqd: EXTERIOR PROPERTY AREAS
06-00002225 8/18/06 CM Reslvd: 9/13/06 110 S NEW ST
07-00002044 6/18/07 CM Reslvd: 6/29/07 110 S NEW ST
09-00004094 10/20/09 CM Reslvd: 12/02/09 110 S NEW ST REAR YARD
10-00000110 1/13/10 AC 110 S NEW ST EXTERIOR
11-00000025 1/05/11 CM Reslvd: 5/17/11 110 S NEW ST EXTERIOR
12-00001931 7/13/12 AC 110 S NEW ST OUTSIDE

Viol Code: 719 RPR/RMV ACCESSORY STRUC.
Action Reqd: REPAIR/REPLACE OR REMOVE DAMAGED AND/OR DILAPIDATED
Action Reqd: ACCESSORY STRUCTURE
11-00002741 9/07/11 CM Reslvd: 10/10/11 110 S NEW ST FRONT PORCH

Viol Code: 724 REMOVE ABD/UNREG VEHICLE
Action Reqd: REMOVE, PROPERLY REGISTER VEHICLE OR REPAIR DISABLED VEHICLE
03-00001753 7/30/03 CM Reslvd: 10/30/03 110 S NEW ST PLAY YARD
03-00002497 10/30/03 CM Reslvd: 12/15/03 110 S NEW ST PLAY YARD
06-00002225 8/18/06 CM Reslvd: 9/13/06 110 S NEW ST

Viol Code: 728 TRASH COLLECTION
Action Reqd: TRASH AND DEBRIS IS NOT TO BE PLACED OUT FOR PICK UP UNTIL
Action Reqd: AFTER 7:00PM THE NIGHT BEFORE SCHEDULED PICK UP DAY.
Action Reqd: HOUSEHOLD BULK ITEMS ARE PICKED UP ONLY ON NON-RECYCLING
Action Reqd: WEEKS.
Action Reqd: YARD BULK IS PICKED UP ON RECYCLING WEEKS.
07-00002044 6/18/07 CM Reslvd: 6/29/07 110 S NEW ST NEXT TO CURB
10-00000275 1/25/10 CM Reslvd: 2/25/10 110 S NEW ST CURB

Viol Code: 730 OUTDOOR STORAGE
Action Reqd: THE STORAGE OF ANY EQUIPMENT, MATERIALS, FURNISHINGS OR
Action Reqd: APPLIANCES THAT ARE NOT DESIGNED OR MANUFACTURED FOR
Action Reqd: EXTERIOR PLACEMENT IS PROHIBITED AND MUST BE REMOVED.
09-00004093 10/20/09 CM Reslvd: 12/22/09 110 S NEW ST EX PROPERTY

Viol Code: 733 ZONING VIOLATION
Action Reqd: Correct zoning violation as directed in the time frame
Action Reqd: provided.
09-00004939 12/21/09 CM Reslvd: 12/29/09 110 S NEW ST , YARD

Viol Code: 742 PROVIDE VENTILATION
Action Reqd: PROVIDE WINDOW OR FAN IN BATHROOM FOR PROPER VENTILATION
Action Reqd: OR REPAIR/REPLACE CURRENT EXHAUST FAN
Action Reqd: OR MAKE CURRENT WINDOW OPERATIONAL
01-00000852 5/10/01 CM Reslvd: 3/26/02 110 S NEW ST APT 5

Viol Code: 743 PROVIDE ADEQ.HALL LIGHTING
Action Reqd: PROVIDE ADEQUATE LIGHTING IN COMMON HALLWAY
01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST
11-00002741 9/07/11 CM Reslvd: 10/10/11 110 S NEW ST 3RD FLOOR

Viol Code: 744 PROVIDE ADEQUATE LIGHTING
Action Reqd: PROVIDE ADEQUATE LIGHTING FOR INTERIOR AND/OR EXTERIOR
Action Reqd: PROPERTY AREAS
01-00000847 5/11/01 IA Reslvd: 4/25/02 110 S NEW ST

Viol Code: 745 REMOVE OLD TIRES
Action Reqd: Remove old or abandoned vehicle tires from exterior property
Action Reqd: areas - NOTE: The City of Dover sanitation crews WILL NOT
Action Reqd: pick up tires, contact local tire dealer for
Action Reqd: disposal.

03-00001753 8/06/03 CM Reslvd: 8/06/03 110 S NEW ST PLAY YARD

Viol Code: 777 DISPLAY ADDRESS NUMBERS
Action Reqd: RESIDENTIAL: PROPERLY DISPLAY ADDRESS NUMBERS ON FRONT OF
Action Reqd: STRUCTURE OR APARTMENT DOOR.THESE NUMBERS SHALL CONTRAST
Action Reqd: WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A MINIMUM OF
Action Reqd: 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF .5 INCHES.
Action Reqd:
Action Reqd: COMMERCIAL, INDUSTRIAL AND OFFICE BLDG: NUMBERS SHALL
Action Reqd: CONTRAST WITH THEIR BACKGROUND AND THE NUMBERS SHALL BE A
Action Reqd: MINIMUM OF 12 INCHES IN HEIGHT.
08-00000186 1/10/08 AC 110 S NEW ST APT 5 ENTRANCE DOOR
11-00002737 9/07/11 CM Reslvd: 10/10/11 110 S NEW ST APT 6 APT DOOR

Viol Code: 908 Door Closing Device
Action Reqd: Owner or designated representative will repair or install an
Action Reqd: approved device within the established written guidance
Action Reqd: directed by the City of Dover Fire Marshal's office and
Action Reqd: comply with the state of Delaware fire fire regulation
08-00000182 1/10/08 CM Reslvd: 9/07/11 110 S NEW ST APT 1 ENTRANCE DOOR
08-00000183 1/10/08 CM Reslvd: 9/07/11 110 S NEW ST APT 2 ENTRANCE DOOR
08-00000184 1/10/08 CM Reslvd: 9/07/11 110 S NEW ST APT 3 ENTRANCE DOOR
08-00000185 1/10/08 AC 110 S NEW ST APT 4 ENTRANCE DOOR
08-00000186 1/10/08 AC 110 S NEW ST APT 5 ENTRANCE DOOR
08-00000199 1/11/08 AC 110 S NEW ST APT 6 ENTRANCE DOOR
08-00000202 1/11/08 AC 110 S NEW ST APT 7 ENTRANCE DOOR
11-00002738 10/10/11 CM Reslvd: 10/26/11 110 S NEW ST APT 5 APT DOOR

Viol Code: 910 KNOWN VIOLATION/HAZARD
Action Reqd: Correct any Hazard or Violation identified within the time
Action Reqd: alloted in writing by the officer presenting said hazard or
Action Reqd: violation. Occupancies that continue to maintain a known
Action Reqd: violation or hazard may be subject to fines and or closed
Action Reqd: until such time as all violations and hazards have been
Action Reqd: corrected. Section 46-8(c)(1)(2)
12-00000711 3/16/12 AC 110 S NEW ST ENTIRE BUILDING

Viol Code: 950 FIRE ALARM INSPECTION
Action Reqd: Fire alarm system must be inspected within one year of last
Action Reqd: inspection by authorized agency.
03-00002655 11/26/03 CM Reslvd: 2/02/04 110 S NEW ST

RECEIVED
AUG 15 2012
CITY OF DOVER
PLANNING & INSPECTIONS

August 15, 2012

RE: Waivers on New/Queen between Loockerman and Division

Dear Dover City Council/Planning Commission:

Insofar as the sections of New and Queen Streets between Loockerman and Division are concerned, I would like to voice my strong opposition to the granting of any waivers for dividing single-family homes into multiple units, even for ostensibly charitable orgs. I am also against the granting of waivers for any uses outside the zoning from this point forward in this area. These waivers should be rejected out of common sense even if no one takes the time to speak out in opposition. This section is already burdened by an inordinate number of waivers, making a joke of the zoning ordinance. Why bother pretending it is still a residential neighborhood? I am taking the time to write so as not to be the path of least resistance. We have invested a considerable amount of our personal, hard-earned money and time into helping this neighborhood, therefor our opinion should carry greater weight than opinions of those persons/orgs that have no skin in the game Skin does not include use of grants/ contributions.

Our properties have been maintained beyond code and we do not rent to persons with recent criminal charges or sex offenses causing us greater periods of vacancy. We run our business in this manner because we can't in good conscience do otherwise. The City continues to counteract the positive impact of our self-sacrificing business practices by granting waivers to the residential zoning and tolerating chronic noncompliance with maintenance codes. It is unlikely that future owners of our properties – all currently for sale by the way – would do anything other than bring them down to the prevailing standard. Who could blame them? The City offers no bona fide disincentive to being a slumlord. Code violation fines/related arrest warrants are never collected/enforced. The minute someone spuriously alleges discrimination, they get a free pass.

Every committee to solve the downtown problem is comprised of the same bankers, DHA/other agency persons, charity directors, community activists, politicians, educators, govt. employees, and so forth. They expect accolades for just for talking about doing things or hiring consultants to study the impact of doing things. Predictably these orgs accomplish nothing. Meanwhile, successful City business/property owners – the actual stakeholders - are not offered a seat at the table. It is time for City Council and the planning commission to face reality: The involvement of for-profit entities in this effort is essential. Responsible private sector entities should not be begrudged a reasonable return for their effort and risk if they can get the job done. Revitalization efforts will only be as successful as those who are personally invested.

How many decades and taxpayer dollars have been wasted trying to 'clean up' this area via federal tax credit housing, state grant in aid, and City waivers for 'charities' with no progress? Everyone knows the definition of insanity is doing the same thing and expecting different results. If you want to succeed then you need to work with successful people who have a track record of doing things... successfully. Unfortunately, successful people usually make money Yes, I will make more money if the neighborhood improves than if it does not. That very fact causes me to be the most sincere in my concern for this area and the most likely to have ideas that will actually work.

There is no substitute for having your own money invested. People protecting their investments create 'good' neighborhoods without interference or need for intervention by the government or charities. Ideally these investors would be resident homeowners, not landlords. **The goal of any citizen who is genuinely concerned about downtown revitalization should be first and foremost increasing the number of owner-occupied homes.** The existence of homeowner residents is the cornerstone of urban renewal. Other efforts (including the planned Acme/Kunkel redevelopment) are doomed to fail to make a material positive impact on downtown unless and until you have attracted owner occupants to the 4 blocks being discussed.

Revitalizing a neighborhood requires a joint effort of government and for-profit investors. It is all or nothing. You have to get control of the entire area simultaneously – no exceptions. In a nutshell:

1. Deny and reverse requests for waivers not aligned with the goal of increasing owner-occupied housing in this zone.
2. Compel slumlords OF ALL RACES AND CHARITABLE MISSIONS to relinquish blighted properties and/or seize them. They will scream and yell but the good of the entire downtown populace can't be sacrificed for two people.
3. Develop and pass **effective** incentives that will allow private sector investors to demo current structures and build new houses for a low enough cost that they can make a reasonable profit in the current market.
4. Sell the new houses via sealed bid considering only bidders from owner occupants for at least 5 years. No investors. This method is used for HUD repos.
5. Offer down payment grants to persons of all income levels with no repayment if they live in the house for X years. Beggars can't be choosers so anyone willing to buy and reside in a house in this neighborhood should be eligible.
6. Provide neighboring real estate owners within view of the target area with grants to fix up facades so they complement the new construction.

My assertions about this being the solution have been proven in other parts of the state and country where much larger and more crime-ridden areas have been transformed. The developers and elected officials worked with for-profit developers to make this happen. It was politically unpopular. Elected officials faced accusations of racism, gentrification, cronyism, and seeking personal benefit but they did not allow themselves to be held hostage. Ultimately the truth was borne out that all races and economic levels benefited from their political decisions and they established a true legacy.

The City can either go this route or it can keep adding police salaries and benefits to the budget. There will never be enough police to effect a noticeable change, outside of enacting martial law, but we do have the capability of reaching a tipping point where owners outnumber renters. Hopefully the current council will have the guts to take action so Dover will not forever remain: The City that Means Well.

Thank you for considering my perspective on this pivotal issue.

Kathleen Sarchett, CPA 302-531-8887
Owner Phoenix Properties LLC, Neighborhood Property Mgmt, LLC

City of Dover

DATA SHEET FOR CONDITIONAL USE SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF September 5, 2012

PLANNING COMMISSION MEETING OF September 17, 2012

Plan Title:	Dover First Christian School at 647 Wyoming Avenue C-12-06
Plan Type:	Conditional Use Site Plan
Property Location:	North side of Wyoming Avenue east of New Burton Road and west of Woodford Drive
Property Address:	647 Wyoming Avenue
Tax Parcel:	ED-05-076.20-01-78.00-000
Owner:	Seventh Day Adventist Church
Building Area:	4,000 SF Proposed
Off Street Parking:	Required: 71 spaces Proposed: 63 spaces
Sewer & Water:	City of Dover
Present Use:	Church
Proposed Use:	Church with Pre-School and Kindergarten
Zoning Classification:	R-8 (One Family Residence Zone)
Waivers Requested:	Partial Elimination of Sidewalk along New Burton Rd. Partial Elimination of Sidewalk along Konschak Ave. Combined Parking Spaces Elimination of Curbing

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: September 5, 2012

CITY OF DOVER PLANNING

APPLICATION: Dover First Christian School at 647 Wyoming Avenue

FILE #: C-12-06 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Janelle M. Cornwell, AICP PHONE #: (302) 736-7196

PLAN SUMMARY:

This Conditional Use Site Plan Review is to permit the construction of a 4,000 SF school building and associated site improvements. The application also includes a Conditional Use to allow for the temporary use of the existing hall within the church to be used as a school. The property is zoned R-8 (One Family Residence Zone). The property is located on the north side of Wyoming Avenue, east of New Burton Road and west of Woodford Drive. The owner of record is Seventh Day Adventist Church. The property address is 647 Wyoming Avenue. Tax Parcel is ED-05-076.20-01-78.00-000.

A previous Conditional Use Site Plan application for the construction of a new building and its use as a Day Care Center was reviewed by the Planning Commission in 2004 (S-04-07). Construction of the Day Care Center did not commence and the plan expired in 2006.

This application is a Conditional Use Site Plan as identified in Article 3 Section 1.14 of the *Zoning Ordinance*.

> 1.14 The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in section 10.1 and to any specified requirements set forth below:
>
> > (a) Places of worship, including parish houses; [and] schools, including nursery schools, kindergartens and day care centers in accordance with article 5, Supplementary Regulations, section 14. Day care facilities; philanthropic and eleemosynary institutions; hospitals and sanitariums for general medical care; and funeral homes subject to the following requirements:
> >
> > > i. Any school permitted under this paragraph [subsection 1.14(a)] shall be a nonprofit organization within the meaning of the Internal Revenue Act and shall be registered effectively as such thereunder.
> > >
> > > ii. Any school permitted under this paragraph [subsection 1.14(a)], other than a kindergarten, nursery school, or day care center, shall occupy a lot with an area

of not less than two acres, plus one acre for each 100 pupils for which the building is designed.

iii. Any kindergarten or nursery school permitted under this paragraph [subsection 1.14(a)] shall be limited to a maximum of 50 children in zones R-8 thru R-20 and a maximum of 100 children in all other zones. At least 100 square feet of outdoor play space per child shall be provided. Outdoor play space shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land unsuited by other usage or natural features for children's active play space. Fencing or other enclosures shall be a minimum height of four feet. The minimum lot area for each ten, or remainder over the multiple of ten, children shall be the same as the minimum lot area requirement for each dwelling unit in the districts in which such uses are to be located.

iv. No such building or part thereof shall be erected with less than a 50-foot front yard or nearer than 25 feet from any other street or property line.

v. The sum of all areas covered by all principal and accessory buildings shall not exceed 20 percent of the area of the lot.

vi. Courts shall conform to the requirements of article 5, section 3 hereof.

This Conditional Use Site Plan is subject to the requirements of Article 10 §1 further discussed below. With Conditional Use Site Plan applications, the Planning Commission reviews the proposed project to determine whether or not the intended use is appropriate in type and scale for the immediate neighborhood. The Commission must also consider whether or not the proposed use will have an adverse impact on the future orderly development of the surrounding area. The following sections of the *Zoning Ordinanc*e which relate to the role of the Commission in reviewing Conditional Use applications are particularly relevant when reviewing this application:

Article 10 Section 1
1.1 *Accessibility for emergency response.* That all proposed structures, equipment or material shall be readily accessible for fire, ambulance, police, and other emergency response;

1.2 *Harmony of location, size and character.* That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties;

1.3 Residential zones. That, in addition to the above, in the case of any use located in, or adjacent to, a residential zone:

1.31 The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the said residential district or conflict with the normal traffic of the neighborhood; and

1.32 The location and height of buildings, the location, nature and height of walls and fences, the nature and extent of landscaping, and other improvements on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

Site Considerations

The application includes the use of the existing hall in the church building to be used as the school until the new school building has been constructed. The new school will be constructed at the west end of the existing parking lot. The outdoor play area will be located on the north side of the school building. A fence will be placed around the play area.

Building Architecture

The building is proposed to be a metal building with a pitched side gable metal roof. The exterior wall finish is a vertical metal siding. The watertable area (lower part of the exterior wall) around the bottom of the entire building will be a different color than the rest of the metal siding on the building. Windows (simulated divided light windows) with shutters are located on all sides of the building. The front elevation, facing the parking lot, the right side elevation, and the rear elevations will also have doors. Porticos will be located over all of the doors. The architecture of the building needs to reflect the architecture of the surrounding residential neighborhood per Article 5 Section 19 (2) and Article 10 Section 2.28 of the *Zoning Ordinance*.

Waiver to be Requested: Reduction in Parking

The use as a church has a parking calculation of one (1) off-street parking space for every four (4) seats. Based on the number of seats within the church totaling 250, sixty-three (63) off-street parking spaces are required. The use as a kindergarten has a parking calculation of one (1) off-street parking space for every adult attendant and one (1) for every twenty (20) children. Based on the number of adult attendants (6) and children (37), eight (8) off-street parking spaces are required for the use as the kindergarten. The two combined uses required seventy-one (71) parking spaces. The site provides sixty-three (63) parking spaces. The Planning Commission may reduce the overall number of parking spaces if it can be demonstrated that the two uses generate a demand for parking during different periods per Article 6 Section 3.8 of the *Zoning Ordinance*. A written waiver request letter for the use of the combined parking spaces section of the *Zoning Ordinance* based on the different operational periods of the two uses has been submitted to the Planning Office for consideration by the Planning Commission.

Bicycle Parking

The minimum bicycle parking is one (1) bike space for every twenty (20) parking spaces. Based on the number of 71 required parking spaces, four (4) bicycle parking spaces are required. The bicycle parking will be located between the church and the school building.

Dumpster

The institutional use requires one (1) dumpster pad. There is an existing dumpster pad and enclosure on the site. The minimum size for a dumpster pad is 12’x12’. The dumpster pad location appears to interfere with the location of a parking space. The placement could make trash collection difficult. The dumpster pad may need to be relocated depending upon the method of trash collection.

Waiver to be Requested: Curbing

Article 6 § 3.6 (b) requires curbing is for all parking areas. The plan does not provide curbing around the parking areas. A written waiver request for the elimination of curbing for stormwater management has been submitted to the Planning Office for consideration by the Planning Commission.

Waiver Request: Partial Elimination of Sidewalk

Article 5 §18 requires sidewalks to be installed along the public street frontage of a property. There is an existing sidewalk along Wyoming Avenue. Sidewalk is proposed along Woodford Drive. A sidewalk connection into the site is required. Sidewalk is not proposed along New Burton Road. A written waiver request for the elimination of sidewalk along New Burton Road has been submitted to the Planning Office for consideration by the Planning Commission. Sidewalk is not proposed along Konschak Avenue. A written waiver request for the elimination of sidewalk in the area of Konschak Avenue has been submitted to the Planning Office for consideration by the Planning Commission.

Tree Planting

The submitted plan does include the requisite Landscaping Plan elements. Based on the total site area of 3.9923 acres (173,905 SF+/-) for the site, fifty-eight (58) trees are required. The plan indicates thirty-three (33) existing trees on site. The plan indicates that twenty-five (25) new trees will be planted. The trees proposed are a mixture of deciduous and evergreen trees including Douglas Fir, White Pine and October Glory Red Maple. All trees shall be located ten (10) feet from utilities.

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

CITY AND STATE CODE REQUIREMENTS:

1) Sidewalk shall be constructed in accordance with the *Zoning Ordinance* unless a waiver is granted by the Planning Commission. Written waiver requests for the elimination of sidewalk along New Burton Road and the elimination of sidewalk along Konschak Avenue have been submitted to the Planning Office for consideration by the Planning Commission.

2) Parking shall be constructed in accordance with the *Zoning Ordinance* unless a waiver is granted by the Planning Commission. A written waiver request letter for the use of the combined parking spaces based on the different operational periods of the uses has been submitted to the Planning Office for consideration by the Planning Commission.

3) Curbing shall be constructed in accordance with the *Zoning Ordinance* unless a waiver is granted by the Planning Commission. A written waiver request for the elimination of curbing for stormwater management has been submitted to the Planning Office o for consideration by the Planning Commission.

4) The Data Column and Notes will need to be updated prior to Final Approval with the following:
   a) Any changes recommended or approvals by the Planning Commission.
   b) Revise items #8 to state that the parking requirement for a church is 1 parking space for every four seats.
   c) Revise item #8 to state that 63 parking spaces are required for the use as the church.
   d) Revise item #8 to state that 8 parking spaces are required for the use as the school based on the number of children (2 parking spaces) and adult attendants (6 parking spaces).
   e) Revise item #9 to state that there are 63 proposed parking spaces.

f) Provide a note regarding the method of trash collection.
g) Provide a note regarding the bicycle parking calculation.

5) Provide construction details for the following but not limited to: sidewalk, fence, dumpster enclosure ensuring the enclosure matches the architecture of the main structure, and bike rack.

6) Identify a reserve area for the required eight (8) parking spaces that are required if a waiver for combined parking spaces is granted by the Planning Commission.

7) Provide a legend on the Plan Sheets.

8) Provide ADA accessible sidewalk connections at the road intersections.

9) Provide a sidewalk connection into the site.

10) Relocate the dumpster and dumpster pad if necessary for trash collection.

11) Indicate the height of the fence around the outdoor play area. The minimum height for the fence is four (4) feet.

12) Provide the following on the Landscape Plan Sheet:
a) Clarify the number of existing trees on the site. The Tree Density Notes indicate that there are 33 existing trees; however, there appear to be 35 shown on the plan.
b) Clarify if there are any existing shrubs located on the site.
c) Revise the legend to indicate all of the symbols used for the existing trees.
d) Indicate where the tree protection will be located.
e) Provide a tree protection detail.
f) Provide a landscape buffer between the parking lot and Woodford Drive. A thick hedge is required in this area as the parking lot is across from residences.

<u>RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:</u>

1) <u>Recommendations on Waiver Requests</u>:
   a. <u>Partial Elimination of Sidewalk on New Burton Road</u>: Staff recommends denial of the request to eliminate sidewalk along New Burton Road. Sidewalk in this area would provide a safe place for pedestrian traffic along New Burton Road and it would create a sidewalk network along New Burton Road.
   b. <u>Partial Elimination of Sidewalk on Konschak Avenue</u>: Staff recommends approval of the elimination of the sidewalk along Konschak Avenue as the sidewalk will lead into the dead end road and the installation of sidewalk in this area would remove the existing landscape buffer between the church and the residential properties to the north.
   c. <u>Combined Parking Spaces</u>: Staff recommends approval of the combination of the parking spaces as the uses of the church and school facility will have different hours of operation.
   d. <u>Elimination of Curbing</u>: Staff recommends approval of the wavier for the

elimination of curbing around the parking areas as the elimination of curbing will provide for drainage into the stormwater management areas.

2) Staff recommends approval of the use of the existing hall within the church as the school until a Certificate of Occupancy has been issued for the new school building, or until September 30, 2013. Once a Certificate of Occupancy has been issued or September 30, 2013 has passed the use of the hall within the church shall cease use as the school.

3) Staff notes that the architectural design of the school building is required to reflect the character of and the architecture of the existing church building and the surrounding residential neighborhood. While the proposed school building's proportions, mass, and roof form are generally compatible with the character of the area, potential revisions to the exterior materials may further address its compatibility with the architectural characteristics. Suggestions for consideration would include the choice of different materials (brick, horizontal siding, etc.) for the sides of the building, the selection of color choices that are compatible with the residential neighborhood, and additional details like corner trim boards, alternative materials for the watertable area, etc.

4) Staff recommends that any outside HVAC Equipment be designed to minimize the impact on adjacent property owners, adequately screened from public view and the overall visible impact on the streetscape. The location should be depicted on the plan.

ADVISORY COMMENTS TO THE APPLICANT:

1) Following Planning Commission approval of the Conditional Use Site Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement.

2) The applicant shall be aware that the Conditional Use Site Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover.

3) In the event, that major changes and revisions to the Conditional Use Site Plan occur in the finalization of the Site Plan contact the Planning Office. Examples include relocation of the building placement. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regards to the plan.

4) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

CITY OF DOVER Electric & Public Works Departments

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: AUGUST 29, 2012

APPLICATION: **DOVER FIRST CHRISTIAN SCHOOL, 647 WYOMING AVE.**

FILE #: **C-12-06**

REVIEWING AGENCY: **City of Dover Electric and Public Works Departments**

CONTACT PERSON: **Steve Enss - Electric**
Jason A. Lyon – Public Works

CONTACT PHONE #: **ELECTRIC - 302-736-7070 PUBLIC WORKS – 302-736-7025**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. Owner is responsible for following the requirements outlined in the City of Dover's Electric Service Handbook. The handbook is now available on the website at the following link: http://www.cityofdover.com/Public-Documents-4017/.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
   b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Public Works specifications and requirements.
   c. The site contractor shall contact the City of Dover Public Works Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Public Works must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.

5. Per the Water/Wastewater Handbook; each property shall be served by a single water service line which shall be furnished and installed by the property owner. In the event a property contains multiple principle structures, such as shopping centers or apartment complexes, the property shall be served by a single water main where a water service line may be provided to each principle structure. Each structure, which is capable of being offered for sale, shall have its own separate water facilities. Please indicate the proposed water service methodology on the plans. Indicate on the plan the size and location of the existing water meter.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010.
2. The following notes must be added to the plans:
   a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Public Works specifications and requirements.
   b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "…any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. A cleanout shall be installed, with a wye connection, at the connection point of the proposed sewer lateral and existing sewer lateral.

STORMWATER/ SANITATION/ STREETS/GROUNDS

1. None

GENERAL

1. The final site plan must be submitted in a digital format compatible with AutoCAD 2010 (.dwg format) and Adobe Reader (.pdf format).

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

1. The proposed building location will require that the electric service be relocated at the owners expense.

WATER / WASTEWATER / STORMWATER / STREETS/GROUNDS/GENERAL

1. None

SANITATION

1. Currently, this site has bi-weekly trash service for two (2) non-residential containers. As depicted on the plan, the dumpster location is not acceptable for future service, due to the fact that parking spaces are proposed in front of the dumpster pad. Please redesign said pad or provide a design that is suitable for private service.

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

1. None

WATER / WASTEWATER / STORMWATER/SANITATION/STREETS/GROUNDS/GENERAL

1. None

GENERAL

1. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: September 5, 2012

CITY OF DOVER FIRE MARSHAL

APPLICATION: Dover First Christian School - 647 Wyoming Avenue

FILE #: C-12-06 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: David Truax, Fire Marshal PHONE #: (302) 736-7011

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

No fire lane requirements

1. Any gas fired HVAC equipment must be equipped with emergency cutoff switches remotely located.

2. Address numbers of at least 12 inches in height must be placed on the street side of the building visible from the street.

3. Any natural or LP gas bottles, meters, values, regulators, etc., must have impact protection.

4. Full building and fire plan review is required.

5. Building cannot be occupied or construction or renovations started until completion of building and fire plan review.

6. All required means of egress shall have an exit discharge consisting of a non slip surface, and leading to and terminating at a public way.

7. Fire alarm system required.

8. Knox Box required.

9. Project to be completed per approved Site Plan.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:
NONE

ADVISORY COMMENTS TO THE APPLICANT:

1. After any application has been approved by the Planning Commission, the applicant has a maximum of thirty (30) days to appeal to the Code Board of Appeals Committee.

2. All comments from this office, approved by the Planning Commission are at the expense of the owner/applicant.

3. The proposed building will be reviewed under Educational Occupancy.

4. The City of Dover uses the 2009 NFPA Life Safety Code, 2009 IBC, latest editions of all other NFPA Codes and the 2009 Delaware State Fire Prevention Regulations.

5. The Dover Fire Department request that a 8 ½ X 11 copy of the floor plan and site plan be submitted to Station 1, attention Fire Chief, prior to the Certificate of Occupancy being issued.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: August 29, 2012

D E L D O T

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APPLICATION: Dover Christian School at 647 Wyoming Avenue
FILE#: C-12-06 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Julio F. Seneus PHONE#: 760-2145

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

- Per Section 3.6.5 of the Standards and Regulations for Subdivision Streets and State Highway Access Adopted February 15, 2010, an 80-foot wide right-of-way (40-feet from the centerline) is required for a major collector road. According to Kent County Classification Maps, KCR 190 (New Burton Road) is classified as a major collector road, which requires an 80-foot wide right of way (40-feet from the centerline). The department may require a Right-Of-Way dedication to public use.

- The department may require the applicant to provide proper forms, fees, and plans in order to be issued a letter of no objection.

- ADA compliant curb ramps and sidewalks should be installed along the frontage roads.

ADVISORY COMMENTS TO THE APPLICANT:

If you have any questions or need to discuss any of the above comments, please call the above contact person and the planning department as soon as possible.

KENT CONSERVATION DISTRICT
800 BAY ROAD SUITE 2 • DOVER, DELAWARE • 19901 (302) 741 2600 EXT. 3 • FAX (302) 741 0347

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
SEPTEMBER 2012

APPLICATION: *Dover First Christian School*

FILE #: C-12-06

REVIEWING AGENCY: *Kent Conservation District*

CONTACT PERSON: *David C. Cahill* **PHONE #:** *741-2600 ext.3*

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. *Kent Conservation District has no objection to conditional use site plan of the above referenced site.*

ADVISORY COMMENTS TO THE APPLICANT:
The Following comments are advisory and apply to the development of a detailed site plan for this project.

1. *If at any time expansion or earth disturbing activity (clearing, grubbing tree clearing etc.) takes place and exceeds 5000 square feet; a detailed Sediment and Stormwater Management Plan must be submitted and approved to the Kent Conversation District.*

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE:

Dover/Kent County Metropolitan Planning Organization

APPLICATION: Dover First Christian School at 647 Wyoming Avenue

FILE #: C-12-06 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Jim Galvin, AICP PHONE #: (302) 387-6030

The Dover/Kent County MPO has participated in the State's Preliminary Land Use Services (PLUS) process for several months. The MPO requested the opportunity to bring the recommendations on issues of our concern to the City as well. The MPO will limit comments to projects to development proposals and applications that may lead to new development. Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

City of Dover Planning Commission 9/17/2012

Project Review

C-12-06 Dover First Christian School at 647 Wyoming Aveenue

This site is fully served by transit with Dart Bus 103 that uses New Burton Road to get to Kesselring Ave and ultimately Rodney Village Shopping Center. There is not a stop at the intersection of Wyoming Ave and the applicant should coordinate with DART to establish a stop at the facility. There are sidewalks along Wyoming Ave to the intersection. Sidewalks have not been installed along the west side of Woodford Drive or the east side of New Burton Road. The MPO feels sidewalks are essential in the neighborhood at Woodford Drive. There are topographic issues with the ROW on New Burton Road, but the MPO feels the owner should also install sidewalks along the 570+/- feet of frontage. There are no bicycle facilities at the church. Bicycling is an viable alternative for employees and perhaps parents of clients. The standards required by the City of Dover should be considered a minimum for this new facility.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

BRAUN ENGINEERING, L.L.C.
863 Allabands Mill Road • Wyoming, Delaware 19934
Telephone: 302-674-2903
www.braunengineering.net

September 4, 2012

Ms. Ann Marie Townshend, AICP
Director of Planning and Inspections
P.O. Box 475
Dover, DE 19903

RE: Dover First Christian School
Wyoming Avenue
CL 04-83

Dear Ms. Townshend:

In conjunction with the submission of a conditional use site plan for the proposed Dover First Christian School at the Seventh-Day Adventist Church site on Wyoming Avenue, we are requesting two additional waivers from the City of Dover Ordinances for the project.

1. A waiver is being requested from the requirement to install curbing for stormwater management on the property. The parking areas on the property are all existing, and do not include curb. All of these areas provide drainage for the site runoff by sheet flow from the parking lot to the large grass areas of the site. The installation of curbing would result in concentrated flows at locations that would lead to unnecessary erosion.

2. A waiver is being requested for the use of combined parking spaces based on the different operational periods of use of the two uses on site. The church facility operates primarily on Saturday. The pre-k facility will operate from Monday through Friday only. There is sufficient parking for both of these uses on an individual basis.

If you have any questions or need any additional information regarding this matter, please do not hesitate to contact me.

Very truly yours,

David C. Braun

David C. Braun, P.E.
President
dcbraun@braunengineering.net

cc: Richard Clark

RECEIVED
SEP 5 2012
CITY OF DOVER
PLANNING & INSPECTIONS

BRAUN ENGINEERING, L.L.C.
863 Allabands Mill Road • Wyoming, Delaware 19934
Telephone: 302-674-2903
www.braunengineering.net

August 3, 2012

Ms. Ann Marie Townshend, AICP
Director of Planning and Inspections
P.O. Box 475
Dover, DE 19903

RE: Dover First Christian School
Wyoming Avenue
CL 04-83

Dear Ms. Townshend:

In conjunction with the submission of a conditional use site plan for the proposed Dover First Christian School at the Seventh-Day Adventist Church site on Wyoming Avenue, we are requesting approval of a waiver from the requirement to install sidewalk along the New Burton Road frontage of the property, and from the requirement to install sidewalk along the Konschak Avenue frontage of the property. This request is being made for the following reasons included in Section 18.4 of the referenced ordinance:

1. The New Burton Road frontage is isolated with respect to sidewalks. There is no other nearby sidewalk on New Burton Road.

2. The proposed use would not generate or attract additional pedestrian trips. Traffic to and from this site is anticipated to be exclusively vehicular.

3. The physical characteristics of the property are such that sidewalk installation is impractical. In order to install sidewalk along New Burton Road, the existing ditches would have to be piped and filled with sidewalk installed above the pipe, or the sidewalk would have to be located on the private property side of the large landscaping along New Burton Road. In addition, there is an 8-foot wide shoulder on both sides of New Burton Road.

4. Installing sidewalk along the Konschak Avenue frontage would serve no purpose as, following installation of sidewalk along the Woodford Drive sidewalk by this project, there is sidewalk available to all properties in the area without the installation of sidewalk along the small portion of Konschak Avenue.

If you have any questions or need any additional information regarding this matter, please do not hesitate to contact me.

Very truly yours,

David C Braun

David C. Braun, P.E.
President
dcbraun@braunengineering.net

cc: Richard Clark

RECEIVED
SEP 5 2012
CITY OF DOVER
PLANNING & INSPECTIONS

6 SEPT 2012

TO: CITY OF DOVER PLANNING COMMISSION.

SUBJECT: CONDITIONAL USE SITE PLAN FOR 37 STUDENT MAXIMUM - PRE K-AND KINDERGARTEN FACILITY ON THE PREMISES 647 WYOMING AVENUE DOVER-DE, TAX PARCEL# ED-05-076.20-01-78.00. OWNERS: DOVER FIRST CHRISTIAN SCHOOL OF SAME ADDRESS.

WE OPPOSE THIS PROJECT BECAUSE IT WILL BRING MORE TRAFFIC AND NOISE TO A NICE QUIET NEIGHBORHOOD WHICH IS WHY WE MOVED HERE ELEVEN YEARS AGO.

WE HAVE LIVED CLOSE TO KINDERGARTENS BEFORE, AND SAY WHAT YOU WANT YOU HAVE BUSES AND DELIVERY TRUCKS AND IN THIS CASE IF FULL TO CAPACITY 37 CARS TWICE A DAY PLUS TEACHERS. WE KNOW WHAT IT BRINGS PARTICULARLY DURING RECESS AND PLAY TIME.

WE ALSO ARE CONCERNED THAT IF IT PROVES TO BE A SUCCESS IN A YEAR OR TWO THEY WOULD WANT TO ENLARGE THE SCHOOL AND THEN WE WOULD HAVE GO THROUGH THIS AGAIN.

THANK YOU:

Walter + Shirley Wharton
955 WOODFORD DR.
DOVER DE 19904

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SEP 7 2012
CITY OF DOVER
PLANNING & INSPECTIONS

RECEIVED
SEP 5 2012
CITY OF DOVER
PLANNING & INSPECTIONS

C-12-06

Sept. 4, 2012

Re: Dover City Council.

This letter is in reference to an application from: The Dover First Christian church, requesting a conditional use site Plan. The 4000 sf facility is to be located at 647 Wyoming Ave, Dover De. and used as a Pre-K + Kindergarten Facility. Tax Parcel # ED-05-076.20-01-78.00

I am firmly opposed to any commercialization on this property

RECEIVED
SEP 5 2012
CITY OF DOVER
PLANNING & INSPECTIONS
City of Dover Planning Commission

Re: Public hearing, Sept. 17 2012
Tax Parcel # ED-05-076.20-01-78.00
Pre-K - Kindergarten on 647 Wyoming Ave

Forward to:
City Council members Mr. William Hare

and elsewhere in Residential Sherwood area. I do not wish to see any kind of precedent set by Dover city Council on Residential areas, just Because some one wants it. Don't open any pandoras boxes because when you do you can never undo whatever mess this could conjure up in the future. There are other vacant properties with-in Dover that are available, Why not use them.

I can see down the road, Anoth Request for more space or what ever from such a function. Do the building some where Else, but not in the Sherwood Area

Respectfully

M. L. Stanley

A Resident of Sher Wood Division, Dover De.

RECEIVED
SEP 5 2012
CITY OF DOVER
PLANNING & INSPECTIONS

City of Dover

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF September 5, 2012

PLANNING COMMISSION MEETING OF September 17, 2012

Plan Title:	DelTech Office of the President/Administration Building Addition S-12-15
Plan Type:	Site Plan Review
Tax Parcel:	ED-05-057.00-01-01.00-000
Owner:	State of Delaware c/o Delaware Technical & Community College
Project Engineer:	Becker Morgan Group
Proposed Use:	Offices and Administration Building
Project Area:	2.86 acres +/- (total area of site disturbance)
Building Areas:	Existing PA Building – 9,164 S.F. Proposed Building Addition – 5,900 S.F. Proposed Entrance Addition – 129 S.F. Total – 15,193 S.F.
Impervious Areas:	Project Site Existing – 28,485 S.F. Project Site Proposed –13,464 S.F. Total – 41,949 S. F.
Off Street Parking:	Required for Campus – 974 spaces Provided for Campus – 1,333 spaces
Sewer & Water:	City of Dover
Present Zoning:	IO – Institutional and Office Zone
Waivers Requested:	Elimination of the Loading Space Partial Elimination of Upright Curbing

City of Dover Planning Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: September 5, 2012

APPLICATION: DelTech Office of the President/Administration Building: Building Addition at Terry Campus

FILE #: S-12-15 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Tracey Harvey and Dawn E. Melson-Williams, AICP PHONE #: (302) 736-7010

PLAN SUMMARY:

This Site Plan application for review is to permit the construction of a 6,029 S.F. building addition to the existing Office of the President/Administration Building on the campus of Delaware Technical Community College: Terry Campus. The property is zoned IO (Institutional/Office Zone). The property is located on the west side of North DuPont Highway north of Scarborough Road. The owner of record is State of Delaware c/o Delaware Technical Community College. Address: 100 Campus Drive. Tax Parcel: ED-05-057.00-01-01.00-000. Council District 3.

Previous Applications:

Several applications for projects on the DelTech Campus have been reviewed. The most recent application S-12-05, reviewed by the Planning Commission in March 2012, involved a building addition consisting of 4,178 S.F. to the Science and Engineering Technology Building. The Planning Commission granted conditional approval of the Site Plan on March 19, 2012.

In April 2011, the Planning Commission reviewed application S-11-05 that involved a building addition to the Center for Energy Education and Training Building. This building addition to the CEET Building is complete. The project also involved some site improvements near the addition and tree planting requirements.

In August 2007, the Planning Commission reviewed a Site Plan application (S-07-41) to permit the realignment of a portion of the existing Loop Road on the northeast side of the campus and construction expanding the adjacent Parking Lot 2. The project area involved 2.45 acres +/- of the DelTech Terry Campus. Following Final Plan approval, construction commenced to relocate the road and as a result approximately 96 parking spaces were added to Parking Lot 2 (Lots P16 and P17 on Campus Parking Plan of 3/4/11).

Prior to 2007, application S-99-20 Del Tech Loop Road Master Plan was reviewed by the Planning Commission in September 1999 with Final Plan approval received May 9, 2000. Site Plan S-99-20 consisted of a conceptual plan for a series of loop roads to circle the existing

buildings on the campus and a detailed site plan for the Phase I of the loop road project. Also included in the submission were a detailed site plan for a sports complex in the southwest side of campus and a detailed landscape plan for the campus. The first phase of construction involved building the loop road and associated pedestrian/bicycle path from the Scarborough Road around the former PolyTech High School building and linking into the main campus access road. A conceptual plan for Phase II of the loop road on the eastern side of campus was provided for informational purposes in order to connect the remaining lands reserved for future development into the campus road system.

SITE CONSIDERATIONS

The Office of the President/Administration Building is located in the northern portion of the campus on the west side of North DuPont Highway and south of West Denneys Road and north of Scarborough Road. The building areas for the additions are located on the north and south side of the existing building. While connected to the existing building, the addition will have its own entrance at the front of the building.

BUILDING ARCHITECTURE

Renderings depicting the existing building and the new Office of the President/Administration Building addition were submitted with this application. The building addition is one story like the existing building. Likewise, it is clad in a brick veneer with a standing metal roof including the placement of new metal gutters, downspouts and fascia. The renovations emphasize the rectangular panels above the windows and the spandrel glass panels outlining the windows.

PARKING SUMMARY

For colleges and universities, the required parking is based on the seat count within the main auditorium/cafeteria or gymnasium gym at a rate of one parking space per every five seats (*Zoning Ordinance,* Article 6 §3.1). If these types of spaces are not present then the calculation is based on the bulk standards of the zoning district. The minimum off-street parking requirement for the IO (Institutional and Office Zone) is based upon the building square footage at a rate of at least one space per 300 square feet of floor area (*Zoning Ordinance* Article 4 §4.14).

As part of previous application S-11-05, the applicant provided a Campus Parking Plan (3/4/2011) as a reference with information on the building square footage and parking lot space counts (Plan copy on file in application file S-11-05). With this building addition project, the building area and parking calculation has been updated. (Note: An updated Campus Parking Plan is included with Application V-12-10.) Based on a building area total of 292,099 S.F. for the entire campus (including the proposed project for the building addition), the campus requires 974 parking spaces. On the DelTech campus there are several large surface parking lots. The data column on the plan lists a total of 1,333 parking spaces including 35 handicapped parking spaces for the campus. While the number of parking spaces exceeds the maximum parking limitations of the *Zoning Ordinance,* the existing parking on the campus considered an existing condition and can remain. However, any increase in the number of parking spaces will require a variance as the parking on the property exceeds the 25% of required.

Currently, the Office of the President/Administration Building includes a parking lot of 29 spaces and 2 handicap spaces for a total of 31 spaces. However, there are plans for the construction of an expansion to create an adjacent parking lot in the future. A variance application has been filed for consideration by the Board of Adjustment at their meeting of

September 19, 2012 (V-12-10). The applicant is seeking a variance to exceed the maximum parking limitation and allow for expansion of the adjacent parking lot by 22 spaces.

Waiver Request: Elimination of Loading Space

For office buildings, laboratory establishments and schools, loading spaces are required at a rate of one space per 10,000-25,000 S.F. of floor area with an additional space for each 25,000 S.F. Thus the overall new building size will require one (1) loading spaces based on the square footage of the building with the addition. The plan does not indicate any loading spaces specific to this building. A written waiver request for the elimination of the loading space was submitted for consideration by the Planning Commission citing limitations on its placement due to mature trees and other existing conditions.

Bicycle Parking

The minimum bicycle parking is one (1) bike space for every twenty (20) parking spaces. With the project for the CEET Building Addition, the bicycle parking campus wide was evaluated and the Planning Commission accepted a total of thirty-four (34) bicycle parking spaces (26 existing and 8 new spaces) as satisfying the bicycle parking requirement for the campus. Throughout the DelTech campus there are bicycle parking racks located near the major buildings on campus and one in the Park and Ride Parking Lot. It appears that no bicycle rack is located near this building.

Sidewalks & Lighting

With the Office of the President/Administration Building Addition, several sidewalk paths will be created near the new entrance to connect to the existing sidewalk network in the area. There is an existing sidewalk along nearby portions of East Campus Drive. An asphalt multi-use path passes through the area between this building and West Denneys Road. However, there is not a connection between the multi-use path or the sidewalk along West Denneys Road frontage that connects into the campus' internal sidewalk network. The Plan indicates the existing lighting along East Campus Drive.

Waiver Request: Partial Elimination of Upright Curbing

Article 6 § 3.6 (b) requires upright curbing for all parking areas. The plan provides curbing around most of the parking areas; however, specific curb cuts will be necessary if the future parking lot is constructed. The curb cuts will allow for drainage into the stormwater management area. A written waiver for the partial elimination of curbing to allow for drainage into the stormwater management area has been submitted to the Planning Office for consideration by the Planning Commission.

Dumpsters

Based on the overall size of 15,193 S.F. for the Office of the President/Administration Building with this building addition (an institutional building), one Dumpster is required in accordance with Article 5 §6.12 of the *Zoning Ordinance*. A Dumpster pad is reserved to the east of the building which serves the Office of the President/Administration Building. It was noted in a previous application that trash is collected through a private service on the campus.

LANDSCAPE PLAN

As part of application S-99-20 for the 112 acre campus, based on the non-woodland area of the site (85.1 acres), a total of 1252 trees were required for the entire DelTech campus. At that time, a survey of the existing trees at that time determined that there were 608 trees to be preserved

throughout the campus with a majority of them located in the Phase 2 area. The Master Plan proposed to plant 284 new tree plantings in Phase 1 of the campus, and 360 trees in Phase 2.

Associated with the CEET Building Addition project, an evaluation of the existing tree plantings in Phase 1 of the campus indicated that approximately 168 trees of the required 284 trees were planted. To address these tree planting deficiencies in the Phase I portion of the campus, an implementation plan for a five year planting was developed.

A portion of the trees required for the Phase 2 area of the campus were to be planted with recent projects. For the Loop Road Realignment project of 2007 and its project area of disturbance of 2.45 acres, a total of thirty-six (36) trees were required and fifteen (15) additional trees were planted. The previous project for the SECT Building Addition located with the Phase 2 area of the campus required fifty-seven (57) trees consisting of eighteen (18) new trees planted and thirty-nine (39) existing trees. Thus, the tree planting balance for other areas in remaining Phase 2 development area will require new tree plantings to achieve a minimum of 267 additional trees (a total of 360 trees in Phase 2). Since a majority of this portion of the campus is undeveloped at this time, the tree planting requirements are recommended to be implemented as projects are proposed for construction.

The current project for the Office of the President/Administration Building is also located with the Phase 2 area of the campus. The Landscape Plan sheet L-101 indicates that an area of 2.86 acres was utilized to determine the required tree plantings. For an area of 2.86 acres, a total of forty-two (42) trees would be required. The plan counts seventeen (17) new tree plantings and twenty-five (25) existing trees to be preserved towards this requirement. Most of the existing trees are surrounded by the Office of the President/ Administration Building on the east and west side of the building. The new trees proposed are the Winter King Hawthorn, Tuscarora Crape Myrtle and the Shademaster Honey Locust. All trees shall be planted ten (10) feet from the building.

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

CITY AND STATE CODE REQUIREMENTS:

1) The data column (Sheet C-001) needs to be updated prior to Final Approval with the following:
   a) Any changes recommended, waivers granted, or other approvals by the Planning Commission.
   b) The action on each waiver request should be listed.

2) Add title of signee on behalf of in the owner's certification.

3) Upright Curbing shall be provided in accordance with the *Zoning Ordinance* unless a waiver is granted by the Planning Commission. A written waiver request for the partial elimination of curbing to allow for stormwater management has been submitted for consideration by the Planning Commission.

4) One loading space shall be constructed as required by the *Zoning Ordinance* unless a waiver is granted by the Planning Commission. A written waiver request for the elimination of the loading space has been submitted for consideration by the Planning Commission.

5) A sidewalk must be added leading from the street frontage sidewalk along West Denneys Road and the multi-use path into the DelTech campus along North Delaware Tech Drive. Placement of the sidewalk on the east side of the entrance road will allow for an interconnection and crosswalk at the intersection of East Campus Drive where the internal site sidewalk system begins serving the main buildings on campus to the south.

6) Provide a note on the plan stating that the dumpster pad shall be constructed if it is determined to be necessary by the Planning Director.

7) Ensure the sidewalk area from the handicapped parking spaces includes an accessible ramp and at other points of intersection with parking lot areas.

8) Landscape Plan:
   a) List the number of proposed trees for the project area as 17 and 11 are shown on the plan drawing.

9) Any increase in the number of parking spaces on the DelTech campus will require a variance as the existing parking on the property exceeds the 25% maximum of Code required parking. A variance request has been filed for consideration by the Board of Adjustment regarding the future parking lot expansion depicted on this plan submission.
   a) Information depicting the future parking lot expansion must be updated on the plan in accordance with the action taken by the Board of Adjustment.
   b) If the variance is denied, then a design revision to several site improvements will be required.

10) Construction details such as the following but not limited to: sidewalk, barrier free sidewalk, paving, dumpster enclosure, dumpster pad, curbing, bicycle rack, handicap signage, etc. will be required.

<u>RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:</u>

1) Recommendations on Waiver Requests: Planning Staff recommends the following waiver request:
   A. <u>Elimination of Loading Space:</u> Staff recommends approval of the elimination of the loading space as no large scale deliveries are expected to be delivered at this office building on a regular basis.

   B. <u>Partial Elimination of Upright Curbing:</u> Staff recommends approval of the partial elimination of curbing for curb cuts as associated with stormwater management practices. Also there is a portion of the existing parking lot which does not appear to have curbing; this existing condition can continue. A stormwater management area will be proposed in an area near Campus Drive East to allow for the stormwater runoff on the project site area.

2) Bicycle Parking: Staff recommends acceptance of the overall number of 34 bicycle spaces for the campus. However, Staff recommends that a bicycle rack be added near this building.

3) Sidewalk Connection: Staff recommends the addition of connecting sidewalk link proceeding north from the newly expanded sidewalk network on the east side of this building to connect to the multi-use path.

4) Planning Staff recommends the continued implementation of the tree plantings for Phase 2 area of the Del Tech Campus (as defined in the 1999 Master Plan) as those portions of the Campus are developed. The required Tree Planting and Preservation requirements of the *Zoning Ordinance* would need to be met for each project site area. A significant portion of the Phase 2 area remains undeveloped at the present time.

5) Staff recommends that any outside HVAC Equipment be designed to minimize the impact on adjacent property owners, adequately screened from public view and the overall visible impact on the streetscape. The location should be depicted on the plan.

ADVISORY COMMENTS TO THE APPLICANT:

1) The Planning Commission should act upon the waiver requests for the project as part of any motion to approve this project, or as a separate motion if necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.

2) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements. Compliance with other agency technical review comments is required.

3) Following Planning Commission approval of the Site Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and other agencies providing comments. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement.

4) In the event, that major changes and revisions to the Site Plan or building design occur in the finalization of the Site Plan contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other commissions making recommendations in regards to the plan.

5) Construction activities will have an effect on-site visitors and nearby circulation routes. Any work requiring the closing or rerouting of students, staff, and visitors to the on-site building, to adjacent parking areas and streets should be coordinated as to offer the least amount of inconvenience.

6) The applicant/developer shall be aware that prior to the continuation of ground disturbing activities on the site the project must receive Final Plan approval and the appropriate City Departments and agencies must be notified.

7) The applicant shall be aware that Site Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover. This would include separate permits for the installation of the solar and wind energy systems.

8) The applicant shall be aware that Site Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. The installation of certain types of signs requires a Sign Permit from the City of Dover prior to placement of any such sign.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: AUGUST 29, 2012

CITY OF DOVER
Electric &
Public Works
Departments

APPLICATION: **Del Tech Office of the President Building Addition**

FILE #: **S-12-15**

REVIEWING AGENCY: **City of Dover**

CONTACT PERSON: **Steve Enss - Electric**
Jason A. Lyon - Water, Wastewater, Stormwater

CONTACT PHONE #: **302-736-7070**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. Owner is responsible for locating all private electric, water, sewer, and storm sewer lines.
2. Owner is responsible for installing all conduits and equipment pads per the City of Dover Engineering Department specifications.
3. Owner is responsible for site and/or street lighting.
4. Meter locations will be determined by City of Dover Engineering Department.
5. Load sheets and AutoCAD compatible DXF or DWG diskettes of site plans, including driveways, are required prior to receiving approved electrical construction drawings.
6. Any relocation of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
7. Prior to construction, owner is responsible for granting an easement to the City of Dover Electric Department. Easement forms will be furnished and prepared by the City of Dover Electric Engineering Department.
8. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.
9. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
10. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.

b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Public Works specifications and requirements.

c. The site contractor shall contact the City of Dover Public Works Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Public Works must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.

3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. This includes curb stops.

4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.

5. Please call out the use of a "Powerseal 3490AS" Tapping Sleeve and Valve on the proposed fire main connection.

6. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended. Per the Water/Wastewater Handbook; no structures, including permanent signage, may be located within ten feet (10') of water and wastewater utility infrastructure. This plan depicts a structure being built on top of an existing water service. This plan depicts a new fire service connection, please revise the plan to show the domestic service tapped off of said fire main.

7. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.

2. The following notes must be added to the plans:

a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Public Works specifications and requirements.

b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "…any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.

3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
6. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.

STORMWATER

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.

STREETS/SANITATION/GROUNDS

1. None.

GENERAL

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. The final site plan must be submitted in the following compatible digital formats:
   a. AutoCAD 2004 (.dwg format).
   b. Adobe Reader (.pdf format).

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

1. Owner must give the City of Dover Electric Department three (3) months notice prior to construction. Owner is responsible for following the requirements outlined in the City of Dover's Electric Service Handbook. The handbook is now available on the website at the following link: http://www.cityofdover.com/departments/electric/documents/.

WATER

1. Be advised that the required size of a hydrant lead is only six inches (6").

WASTEWATER/STORMWATER/STREETS/SANITATION/GROUNDS/GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

1. The proposed addition will require that the electric service be relocated. All work will be at the owners expense.

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans must be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan

sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.

3. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Public Works directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, the sanitary sewer system plans must be submitted to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Profiles of the sanitary sewer main must be provided with the construction plans. All water, sanitary sewer and storm sewer crossings must be shown on the profiles.

STORMWATER/STREETS/GROUNDS

1. None.

SANITATION

2. This property has private trash service.

GENERAL

1. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: September 5, 2012

CITY OF DOVER FIRE MARSHAL

APPLICATION: Del Tech - Office of President

FILE #: S-12-15 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: David Truax, Fire Marshal PHONE #: (302) 736-7011

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Existing access will remain as sprinkler protection will be extended into the existing side of the building.

2. Any gas fired HVAC equipment must be equipped with emergency cutoff switches remotely located.

3. Address numbers of at least 12 inches in height must be placed on the street side of the building visible from the street.

4. Any natural or LP gas bottles, meters, values, regulators, etc., must have impact protection.

5. Full building and fire plan review is required.

6. Building cannot be occupied or construction or renovations started until completion of building and fire plan review.

7. All required means of egress shall have an exit discharge consisting of a non slip surface, and leading to and terminating at a public way.

8. Sprinkler system required. System to be monitored.

9. Fire Department connection to be located within 50 feet of main entrance.

10. Fire Department connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.

11. Fire alarm system required.

12. Knox Box required.

13. If proposed parking lot is not approved, the fire hydrant will have to be relocated.

14. If proposed parking lot is approved the fire hydrant will need to be relocated to the island and face the incoming driveway.

15. Project to be completed per approved Site Plan.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:
NONE

ADVISORY COMMENTS TO THE APPLICANT:

1. After any application has been approved by the Planning Commission, the applicant has a maximum of thirty (30) days to appeal to the Code Board of Appeals Committee.

2. All comments from this office, approved by the Planning Commission are at the expense of the owner/applicant.

3. The proposed building will be reviewed under Business Occupancy.

4. The City of Dover uses the 2009 NFPA Life Safety Code, 2009 IBC, latest editions of all other NFPA Codes and the 2009 Delaware State Fire Prevention Regulations.

5. The Dover Fire Department request that a 8 ½ X 11 copy of the floor plan and site plan be submitted to Station 1, attention Fire Chief, prior to the Certificate of Occupancy being issued.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: August 29, 2012

D E L D O T

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APPLICATION: DelTech Office of the President Building Addition
FILE#: S-12-15 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Julio F. Seneus PHONE#: 760-2145

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

1. Per Section 3.6.5 of the Standards and Regulations for Subdivision Streets and State Highway Access Adopted February 15, 2010, an 80-foot wide right-of-way (40-feet from the centerline) is required for a major collector road. According to the Kent County Classification Maps, KCR 100 (West Denneys Road) is classified as a major collector road, which requires an 80-foot wide right of way (40-feet from the centerline). The department will require a Right-Of-Way dedication to public use.

2. Constructing, upgrading, or providing a monetary contribution to DelDOT may be necessary to obtain ADA compliant curb ramps and sidewalks along West Denneys Road. Also, a 15' permanent easement for a multi-use path (MUP) must be shown along the site frontage on West Denneys Road.

3. The department will require the applicant to provide proper forms, fees, and plans in order to be issued an entrance permit.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

If you have any questions or need to discuss any of the above comments, please call the above contact person and the planning department as soon as possible.

DEPARTMENT OF NATURAL RESOURCES
AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

OFFICE OF THE
DIRECTOR

PHONE: (302) 739-9921
FAX: (302) 739-6724

Memorandum

DATE: August 17, 2012

TO: Dawn Melson-Williams, Planner
City of Dover

FROM: Elaine Z. Webb, P.E., Engineer IV EZW
Sediment & Stormwater Program

RE: Development Advisory Committee
S-12-15 DelTech Office of the President Building Addition

CC: Jamie Rutherford, Program Manager
Robert Hayes, Becker Morgan Group

Please accept the following comments from DNREC Sediment and Stormwater Program in regards to the above referenced application:

1. A detailed sediment and stormwater management plan must be approved prior to any land disturbing activity taking place on the site. The DNREC Sediment and Stormwater Program will be the approval agency for this project. The consultant has already met with our office to discuss the stormwater management design for this project.

2. If the land disturbance will exceed 1.0 acre, a Notice of Intent for Storm Water Discharges Associated with Construction Activities and the $195 NOI fee must be submitted to DNREC prior to any construction activity taking place on the site.

If you should have any questions, please do not hesitate to contact me at (302) 739-9921 or Elaine.Webb@state.de.us.

KENT CONSERVATION DISTRICT
800 BAY ROAD SUITE 2 • DOVER, DELAWARE • 19901 (302) 741-2600 EXT. 3 • FAX (302) 741-0347

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
SEPTEMBER 2012

APPLICATION: *DelTech Office of the President Building Addition*

FILE #: S-12-15

REVIEWING AGENCY: *Kent Conservation District*

CONTACT PERSON: *David C. Cahill* **PHONE #:** *741-2600 ext.3*

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 5,000 square feet, a detailed sediment and stormwater management plan must be reviewed and approved by our office prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to our office. Construction inspection fees based on developed area and stormwater facility maintenance inspection fees based on the number of stormwater facilities are due prior to the start of construction. Please refer to the fee schedule for those amounts.
2. The following notes must appear on the record plan:
    - The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
    - The Kent Conservation District reserves the right to add, modify, of delete any erosion or sediment control measure, as it deems necessary.
    - A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.
3. A soils investigation supporting the stormwater management facility design is required to determine impacts of the seasonal high groundwater level and soils for any basin design.

ADVISORY COMMENTS TO THE APPLICANT:

1. Green Technologies (bio retention, bio swales etc.) must be considered before traditional facilities can be considered.
2. The preferred methods of stormwater management are those practices that maximize the use of the natural features of a site, promote recharge and minimize the reliance on structural components.
3. It is recommended that the stormwater management areas be incorporated into the overall landscape plan to enhance water quality and to make the stormwater facility an attractive community amenity.
4. A letter of no objection to recordation will be provided once the detailed Sediment and Stormwater Management plan has been approved.
5. Based on the site characteristics, a pre-application meeting will be required to discuss stormwater management and drainage for this site.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 9/5/2012

Dover/Kent County Metropolitan Planning Organization

APPLICATION: DelTech Office of the President Building Addition

FILE #: S-12-15 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Jim Galvin, AICP PHONE #: (302) 387-6030

The Dover/Kent County MPO has participated in the State's Preliminary Land Use Services (PLUS) process for several months. The MPO requested the opportunity to bring the recommendations on issues of our concern to the City as well. The MPO will limit comments to projects to development proposals and applications that may lead to new development. Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

City of Dover Planning Commission 9/17/2012
Project Review
S-12-15 DelTech Office of the President Building Addition

This site is fully served by Transit with s bus stop at the north entrance, several hundred feet from the subject building, and the park and ride facility on the south side. The sidewalks in the immediate area of the President's Office are scattered and do not form or add to a complete pedestrian network. The MPO recommends installing sidewalks at Campus Drive East, but more importantly on the entrance at North DelTech Drive. A connection from the proposed new sidewalk leading to the entrance on the east side of the added building to the multi-use path will help to begin forming a connected pedestrian system on campus. Adding the sidewalks suggested also enhances pedestrian access to the college buildings. Consideration should be given to defining access through the parking lots to reach the buildings as well. The bike access and parking on the site required by the City are mandatory.

There are scattered sidewalks on the site leading into the site from US 13 or Scarborough Road. There are no sidewalks leading from Denny's Road, or the multi-use path that generally follows Denny's Road into the site. Similarly, it is not clear what bicycle facilities, both storage and access, are on the campus. The Dover/Kent County Metropolitan Planning Organization offers our assistance to develop a pedestrian plan, and perhaps a bicycle plan for the campus. If there is interest in developing such a plan, please contact me or Rich Vetter, Executive Director to arrange a meeting time.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

WAIVER REQUEST

LOADING BERTH REQUIREMENTS
DELAWARE TECHNICAL COMMUNITY COLLEGE
ADMINISTRATION BUILDING ADDITION
2012025.00

REQUEST: Relaxation of the loading berth requirements for the site.

EXTENT OF THE REQUEST: By code, the property is required to have one (1) primary loading berth with dimensions of 12'wide x 60' long for buildings with professional, governmental or business offices with a floor area of 10,000 to 25,000 square feet. We request to eliminate the loading berth.

BASIS FOR REQUEST: Article 6, section 4.4 (1) of the City of Dover zoning standards states that the Planning Commission may waive required loading berths when the applicant can demonstrate that retrofitting the improved lot for loading berths is impractical or impossible.

The existing site does not currently provide an area for a loading berth. Delivery trucks park in the existing parking lot while making deliveries. With the expansion of the existing building, no new parking areas or drives are proposed other than a future parking lot. The future parking lot cannot be constructed unless a variance is granted based on the current overage of parking across the entire campus. In addition, the college wishes to preserve the trees around the building, thus any area designated for a proposed loading berth would be located over 100 feet away from the main entrance.

WAIVER REQUEST

UPRIGHT CURBING REQUIREMENT
DELAWARE TECHNICAL COMMUNITY COLLEGE
ADMINISTRATION BUILDING ADDITION
2012025.00

REQUEST: Elimination of constructing upright curbing for the parking lot and drive aisles.

EXTENT OF THE REQUEST: The City of Dover Zoning Code, Article 6, Section 3.6(b) requires all permanent parking areas to be enclosed with upright concrete curbing at least six inches in height. The planning commission may relax this requirement for a portion of a parking area when there is a demonstrated need to convey stormwater to a proposed or approved stormwater management area. A waiver is requested to eliminate a portion of the curbing around the perimeter of the future parking area to allow for curb cuts for drainage.

BASIS FOR REQUEST: The proposed site drainage pattern will utilize sheet flow to convey the stormwater runoff from the future parking lot into a proposed stormwater management area located near Campus Drive East through the use of curb cuts. A request is made to use curb cuts rather than catch basins and storm drain pipe to convey runoff based on the relatively flat slopes of the project site area.

City of Dover

DATA SHEET FOR SITE DEVELOPMENT REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF September 5, 2012

PLANNING COMMISSION MEETING OF September 17, 2012

Plan Title:	Dick's Sporting Goods: Building Addition at Dover Mall S-12-16
Plan Type:	Site Development Plan
Property Location:	East side of North DuPont Highway
Property Address:	1365 North DuPont Highway
Tax Parcel:	ED-05-057.00-01-14.00-000
Owner:	Dover Mall, LLC
Project Engineer:	Becker Morgan Group
Site Area:	149.3225 acres+/-
Project Area:	4.729 acres +/- (206,008 S.F.)
Existing/Proposed Use:	Retail Shopping Center with additional tenant
Building Areas:	Gross Leasable Area of Existing Mall Building: 834,782 S.F. Gross Leasable Area as Proposed with Addition: 875,911 S.F. Existing Building Area for use by Tenant: not listed Proposed Building Addition by Tenant: not listed Total Building Area of Tenant: 53,183 S.F.
Impervious Area in Project Area:	Existing – not listed Proposed – not listed
Parking:	Required for Mall: 2950 parking spaces Total Existing Parking Spaces: 4407 parking spaces Total Parking Spaces as Proposed with Addition: 4235 parking spaces
Sewer & Water:	City of Dover
Zoning Classification:	SC-3 (Regional Shopping Center Zone) SWPOZ (Tier 3: Excellent Recharge Area)
Waiver Requested:	Bicycle Parking Reduction

City of Dover Planning Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: September 5, 2012

APPLICATION: Dick's Sporting Goods Building Addition to Dover Mall

FILE #: S-12-16 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Dawn Melson-Williams, AICP PHONE #: (302) 736-7196

PLAN SUMMARY:
This application review of a Site Development Plan is to allow for the construction of a 53,183 SF addition and associated site improvements to the existing Dover Mall. This building addition is for a new tenant, Dick's Sporting Goods. The subject parcel of land is zoned SC-3 (Regional Shopping Center Zone) and is subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 3 – Excellent Recharge Area. The property is located on the east side of North DuPont Highway south of Rustic Lane. The owner of record is Dover Mall, LLC. Address: 1365 North DuPont Highway. Tax Parcel: ED-05-057.00-01-14.00-000. Council District 3.

Previous Applications:
Since the Dover Mall's initial construction in the 1980's, several building expansions and site improvements have occurred. Most recently in September 2007 Application S-07-44 Dover Mall Grading Plan involved woodland clearing and site grading on the eastern portion of the Mall property. Other applications at the Dover Mall property include the following: Application SB-98-18 Dover Mall Minor Lot Line Adjustment Plan, S-98-20 Building Addition for Carmike Movie Theaters, S-97-10 Boscov's Building Addition and Parking Lot Expansion, and S-97-6 Building Addition at former Leggett's (now Macy's location).

PROJECT DESCRIPTION
This Site Development Plan proposes construction of a building addition to accommodate the new tenant of Dick's Sporting Goods. The addition is proposed on the west side of the Mall building at the southern mall building entrance location adjacent to the previous Rudy Tuesday's tenant space. The addition will also reconfigure existing floor area within the Mall building to become part of the new tenant space. The direct exit to the exterior from the Mall interior corridor will be eliminated at this location. The Dick's Sporting Goods is to have its own exterior building entry and an entry from the Mall interior circulation corridor.

BUILDING ARCHITECTURE
Architectural Elevations have been submitted for review per Article 10 Section 2.54(O) and subject to Article 5 Section 19 of the *Zoning Ordinance* for the new building addition. The

building is to be clad in colored stained split-face concrete block with single rows of concrete block creating a series of darker horizontal bands on three elevations and with brick veneer columns elements on the front façade (west elevation). The entry is centered on the west elevation and is highlighted by a taller entry feature of columns and metal wall system protecting the glass storefront entry vestibule. The engaged columns and cornice line include dark green trimwork details.

SITE CONSIDERATIONS

The site entrances to the Dover Mall property from the local road network remain unchanged with this project. The existing the two main entrances to the Mall property from North DuPont Highway/Route 13 are signalized. These entrance drives lead to an internal loop road which surrounds the Mall building and the parking lot areas. The project site for the development activities associated with this building addition is within the loop road. The project site is in an area occupied by an existing parking lot area.

SWPOZ (Source Water Protection Overlay Zone)

A portion of the Dover Mall property is located within the SWPOZ (Tier 3: Excellent Recharge Area) and subject to Article 3 Section 29.7 of the *Zoning Ordinance*. The proposed use of the building addition as a retail tenant in a regional shopping center is not prohibited in the SWPOZ. For the Dover Mall property, the SWPOZ Tier 3 area occurs along the property's frontage with North DuPont Highway/Route 13. The project site area for this building addition project is not within the SWPOZ. When lands are located in Tier 3: Excellent Recharge Areas, they are limited to a maximum lot coverage for the area of 30% unless infiltration is utilized then the maximum lot coverage is 60%.

Fire Protection

The Plan must comply with the required fire lanes, fire hydrants, and other fire protection measures to ensure compliance with the fire protection needs of the existing building and the proposed building addition. This will be reviewed by the Office of the Fire Marshal and the fire department. This building addition involves reconfiguration an existing fire lane on the west side of the Mall building. Also the interior paths of egress will need to be reviewed for compliance.

PARKING SUMMARY

The parking requirement for a property in SC-3 is a minimum of one (1) parking space for 300 square feet of gross leasable area. The gross leasable area for the Dover Mall building was listed in the plan checklist (but not provided on the plan). Following the building addition, the total gross leasable area for the Mall building will be 875,911 S.F. which requires a total of 2,920 parking spaces. Construction activities on mall property since its initial construction have revised the number of existing parking spaces on the property to a total of 4,407 parking spaces.

This plan will revise existing parking spaces in an area on the west side of the Mall building to accommodate the building addition. Focusing specifically on the parking lot area within the project area, the existing 624 parking spaces will be reconfigured to a total of 437 parking spaces. As a result of the building addition, the overall Dover Mall parking will stand at 4235 parking spaces. Overall for the Dover Mall property, the parking is now considered legal non-conforming as it exceeds the maximum parking limitation of parking 25% over the required parking (2920 x 1.25% = 3650 spaces).

Loading Spaces

Article 6 §4.2 specifies the number of loading spaces required by code for the building based on use. Based on the rate for retail establishments, the new building addition based on its individual square footage is required to have three (3) loading spaces based on the square footage of the building. However, the required for buildings over 150,000 S.F. in size the number is not specific but must be deemed sufficient to serve the facility. The *Zoning Ordinance* does recognize joint facilities usage of loading spaces. With this shopping center which is over 150,000 S.F. in size, there are a number of loading areas serving the different building areas/tenants of the Mall complex. For this tenant space, a designated loading area is located on the north side of the building. It includes a screen wall along a portion of its northern side.

Waiver Request: Bicycle Parking Reduction

The site is required to provide bicycle parking. The bicycle parking calculation is one for every twenty parking spaces. The number of bicycle parking spaces on the Dover Mall property is not specified on the plan. Bicycle parking spaces are required and must be identified on the plan. The Planning Commission has the ability to reduce the number of bicycle parking spaces required. Based on a total of 2,920 required parking spaces for the Dover Mall property, an overall total of 146 bicycle parking spaces would be required.

A written waiver request to reduce the number of bicycle parking spaces for the property was submitted for consideration by the Planning Commission. The applicant notes the presence of several areas of bicycle parking on the Mall property and their limited usage. This includes one bicycle parking area that will be displaced with this building addition project and relocated to another building entrance location. The applicant suggests that a bicycle parking rate for this project be based on the parking requirement for the Dick's Sporting Goods tenant space.

Curbing

Article 6 § 3.6(b) requires curbing for all parking areas. Some areas of new curbing are proposed with the reconfiguration of the rows of parking spaces to add parking lot islands which help to define the circulations paths of the fire lane and the Mall loop road.

Dumpster

Shopping Centers are required to have dumpster pads based on the number of stores and anchor tenants. For this project, a new anchor tenant is being added to the complex; thus it requires two dumpsters for this building addition. A trash compactor is shown to serve this tenant and is placed in the loading dock area. Information on the capacity of the trash compactor should be supplied to determine if satisfies the dumpster requirement. Additional dumpster pad sites may be reserved for future use and their location depicted on the plan. In accordance with *Zoning Ordinance,* Article 5 §6.18, the City Planner may require construction of the additional Dumpster should site activities necessitate. The method of trash collection needs to be identified on the plan; this site will be required to utilize private trash collection services.

Sidewalks

Along the North DuPont Highway/ Route 13 frontage of the property, there is an existing sidewalk as required by the *Zoning Ordinance*. The north entrance and the south entrance each include a crosswalk which connects across Route 13 to the sidewalk on the west side of that highway.

However, at the south entrance upon crossing Route 13 or if traveling from the south to the Dover Mall property pedestrians must continue north to the north side of the northern entrance to reach the sidewalk which connects from the street frontage sidewalk into the site (a distance of approximately 550 feet to the north). Internal to the site, there are several designated crosswalk areas across the loop road leading into the parking lot areas. Once at the Mall building there are sidewalks in areas adjacent to anchor tenant entrances and mall entrance. With this project, there is sidewalk spanning across the western building facade adjacent to the building entrance for this building addition. This sidewalk continues along the building to the south leading to the Sears entrance.

Lighting

Site lighting must be provided to achieve 1.5 foot-candles at grade. The reconfigured parking lot does include several light poles.

TREE PLANTING AND LANDSCAPE PLAN

The submitted plan presents a concept for tree planting specifically for an identified project area. Within the plan set, different project areas are identified between the Site Plan and the Landscape Plan. This project site area must achieve one tree per 3,000 square feet. Since the project area was not clearly specified, the tree planting requirement could not be confirmed. One listing of the project site area is given as 206,008 S.F. which would require sixty-nine (69) trees. The Plan is proposing fifty-six (56) new trees to be planted and thirteen (13) existing trees to be retained. Eight of the new trees are proposed for planting outside of the project site area in nearby areas of the parking lot within existing parking medians and islands. Parking lot areas are required to be landscaped.

Arterial Street Buffer

North DuPont Highway (U.S Route 13) is considered as a principal arterial and requires a thirty (30) foot landscape buffer along the road frontage known as an Arterial Street Buffer. The buffer is measured from the edge of the right-of-way. The Dover Mall property provides this required thirty (30) foot landscape buffer along DuPont Highway which consists of lawn area. Activities of this Site Development Plan do not impact the Arterial Street Buffer area. The zoning district also requires a landscape area of ten feet along all lot lines.

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

CITY AND STATE CODE REQUIREMENTS:

1) The Data Column on the Index Plan Sheet will need to be updated prior to Final Approval of the Site Plan submission with the following:
   a) Any changes recommended, waivers granted, or other approvals by the Planning Commission.
   b) Clarify the tax parcel where the project site area is located. Identify parcels listed by tenant or owner.
   c) Add listing of SWPOZ Tier 3: Excellent Recharge Area to zoning classification.
   d) Site data column should provide a more detailed summary specific to the overall Mall

building and property as well as this project site area regarding information such as gross leasable area, size, impervious coverage, parking (existing and proposed), etc.

e) Indicate the number of parking spaces required by Code for the Mall building based on gross leasable area.
f) Add bicycle parking calculation and available number of spaces. Show locations and number of spaces on the site plan drawing.
g) Provide a note stating that lighting shall be a minimum of 1½ foot candles at grade.
h) Provide tree planting calculations for project area.

2) Staff notes that some of the information utilized for the parking and tree planting calculations was found on the Site Plan Checklist worksheet submitted as part of the application package and is not listed on the plan sheets submission. This information need to appear on the plan sheets in the appropriate data columns.

3) Add title of signee on behalf of in the owner's certification. Check owner of record name as it is listed differently in the Site Data column.

4) Sheet C-001:
   a) On the plan drawing identify the following: arterial street buffer width, location of SWPOZ (Source Water Protection Overlay Zone) zoning district boundary.
   b) Ensure plan reflects any changes to the sidewalks along the Route 13 frontage as recent road improvement project are occurring along this corridor.

5) Sheet C-201
   a) The boundary of the project area should encompass the area internal to the existing building. Revise boundaries of the site project area and the area thereof. Also ensure this same project area is utilized on the Landscape Plan sheet.
   b) Revise all parking space count labels for the parking lot area between Macy's and Dick's loading area.
   c) Provide greater detail of the barrier between the parking row and the loading area along with any elevation changes and drainage measures in the depressed loading area.
   d) Label the drive aisle width for the newly configured parking lot as they differ between rows.
   e) Ensure the sidewalk area at the front of the building addition at the crosswalk from the handicapped parking area includes an accessible ramp.

6) Sheets C-301:
   a) Locations of fire department connections for this area will need to be shown with associated fire hydrants.
   b) Ensure lighting of this area satisfies the requirements.
   c) Ensure stormwater piping under the building and loading area is appropriate to the above ground activities regarding cover and material type.
   d) Clarify detail for utility manholes that intersect with proposed parking lot island near loop road.
   e) Any traffic control signage or measures and other site signage like fire lanes, handicapped parking, etc. must be depicted.

7) Landscape Plan:
   a) The project area is not consistent with the area depicted on other plan sheets in the set. It must include the building area of the building addition as well. Revise boundary depiction and update area size and calculations.
   b) The tree planting requirements must be in compliance for the project site area for the rate of one (1) tree per 3,000 square feet.
   c) Eight trees are planted in areas outside of the project area. The Planning Commission should recognize this as part of their approval so these trees are credited to tree planting compliance for this project site area.
   d) Check for potential conflict with tree and fire hydrant neat the Macy's south entrance. Check for any conflict with storm drainage piping and trees located near the loop road.
   e) In the Site Data Item #9, the information provided for square footage and acreage does not match. Revise.
   f) Landscape Plan Notes Item #13 should not reference the Board of Supervisors but the Planning Commission.

8) Provide information on the trash compactor capacity so to evaluate if it is equivalent to the two required dumpsters. A second dumpster in the format of a reserved space for a dumpster pad may be required along with a note on the plan stating that the dumpster pad shall be constructed in the future if it is determined to be necessary by the Planning Director.

9) Provide bicycle parking spaces at or in the vicinity of the building addition exterior entrance. A written waiver request to reduce the number of bicycle parking spaces for the Mall property was submitted for consideration by the Planning Commission. Information on the facility-wide availability of bicycle parking spaces was provided assist the Planning Commission in consideration of the request to reduce the bicycle parking for this specific building addition and/or the Mall property.

10) Construction details such as the following but not limited to: sidewalk, barrier free sidewalk, paving, dumpster enclosure, dumpster pad, curbing, bicycle rack, handicap signage, etc. will be required.

11) Maximum building height in the SC-3 zoning district is 45 feet. Currently, the main entrance section of the building addition is listed at a height of 43'-4".

<u>RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:</u>

1) <u>Recommendation on Waiver Request:</u> The Planning Staff recommendation for the waiver request is as follows:
   a. <u>Bicycle Parking Reduction:</u> Staff recommends approval of the waiver request for a reduction in the overall bicycle parking requirement for the Dover Mall Property recognizing the availability of at least 20 bicycle parking spaces at existing Mall entrances. Staff recommends that for this building addition project that bicycle parking be provided as required for the Dick's Sporting Goods tenant space; it would require nine (9) bicycle parking spaces. (Calculation: 53,183 S.F. of gross leasable area requires 178 parking spaces (1 parking space/300 S.F.) and therefore

nine bicycle parking spaces (1 bicycle space/20 parking spaces.)

2) Connecting Sidewalk: Staff recommends implementation of a connecting sidewalk or multi-use path leading from the sidewalk along North DuPont Highway/Route 13 into the site traveling along the north side of the southern entrance drive. Consideration should also be given to creating designated pedestrian paths and appropriate traffic control devices to cross the loop road and parking lots to reach the Mall building. As part of the circulation design for shopping centers, the pedestrian traffic is to be separated from vehicular traffic (*Zoning Ordinance,* Article 3 §17.6). These recommendations are made to increase pedestrian safety and accessibility into the site and to the Mall building. There are pedestrians in this area due to the proximity of the Delaware State University campus and other retail establishments and hotels along North DuPont Highway.

3) Transit Services: Staff recommends on-going coordination between DART First State (Delaware Transit Corporation) and the Dover Mall to address transit services at the Mall property. As this building addition project is proposed at the current location of a transit services bus stop, options for relocation of the bus stop will need to be considered. Planning Staff supports the continuation of bus transit services to the Dover Mall as an alternative mode of transportation to reach this destination.

ADVISORY COMMENTS TO THE APPLICANT:

1) The Planning Commission should act upon the waiver request for the project as part of any motion to approve this project, or as a separate motion if necessary. Note: All Waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.

2) In the event, that major changes and revisions to the Site Development Plan occur in the finalization of the Site Plan contact the Planning Office. Examples include reorientation of the building addition, relocation of site components like parking or stormwater management areas, and increases in floor area count. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regards to the plan.

3) As submitted this Site Plan project does not include subdivision of land to create a parcel specific to this tenant. If subdivision is proposed, then additional review for compliance including review and consideration by the Planning Commission will be warranted.

4) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.

5) The *U.S. Route 13 Circulation Study* and the *2008 Comprehensive Plan* discuss concepts for implementation of a local service road network along properties in this area. Discussion of the appropriate timing of right-of-way designation will need to occur between the City, DelDOT, and Dover Mall. This transportation network planning element should be incorporated into the on-going efforts of planning of the Mall

complex.

6) Staff recommends an update to the Comprehensive Signage Plan for the Dover Mall. The Comprehensive Signage plan was previously approved in 2001 as Application US-01-03.

7) A portion of the property is located within the SWPOZ (Tier 3: Excellent Recharge Area) and the Planning Office and Kent Conservation District will coordinate to ensure compliance should project activities impact the area within the SWPOZ.

8) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections, Pre-Construction meeting and permits/licenses are required.

9) Construction may have an effect on the adjacent areas of the Mall property. Any work requiring the closing or rerouting of employees, customers, deliveries, or visitors to adjacent areas should be coordinated as to offer the least amount of inconvenience.

10) The applicant shall be aware that Site Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover.

11) The applicant shall be aware that Site Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Any proposed site or building identification sign may require a Sign Permit from the City of Dover prior to placement of any such sign in accordance with *Zoning Ordinance* Article 5 §4.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: AUGUST 29, 2012

CITY OF DOVER
Electric &
Public Works
Departments

APPLICATION: **Dick's Sporting Goods ~ Dover Mall**

FILE #: **S-12-16**

REVIEWING AGENCY: **City of Dover**

CONTACT PERSON: **Steve Enss - Electric**
Jason A. Lyon - Water, Wastewater, Stormwater

CONTACT PHONE #: **302-736-7070**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. Owner is responsible for locating all private electric, water, sewer, and storm sewer lines.
2. Owner is responsible for installing all conduits and equipment pads per the City of Dover Engineering Department specifications.
3. Owner is responsible for site and/or street lighting.
4. Meter locations will be determined by City of Dover Engineering Department.
5. Load sheets and AutoCAD compatible DXF or DWG diskettes of site plans, including driveways, are required prior to receiving approved electrical construction drawings.
6. Any relocation of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
7. Prior to construction, owner is responsible for granting an easement to the City of Dover Electric Department. Easement forms will be furnished and prepared by the City of Dover Electric Engineering Department.
8. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.
9. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
10. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
11. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
   b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Public Works specifications and requirements.
   c. The site contractor shall contact the City of Dover Public Works Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Public Works must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. Per the Water/Wastewater Handbook; each property shall be served by a single water service line which shall be furnished and installed by the property owner. In the event a property contains multiple principle structures, such as shopping centers or apartment complexes, the property shall be served by a single water main where a water service line may be provided to each principle structure. Each structure, which is capable of being offered for sale, shall have its own separate water facilities. The proposed addition will be assimilated into the existing Dover Mall principle structure, as such, the water service shall be provided from the existing water service in the structure. Please provide the proposed methodology of water service to this addition on the plan.
6. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
7. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
8. The proposed plan indicates a fire hydrant will need to be replaced, per the Water/Wastewater Handbook; the maximum spacing between hydrants shall be six-hundred feet (600'). Please revise the plan accordingly.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.

2. The following notes must be added to the plans:
   a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Public Works specifications and requirements.
   b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "…any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Per the Water/Wastewater Handbook; each property shall be served by a single sanitary sewer lateral which shall be furnished and installed by the property owner. In the event a property contains multiple principle structures, such as shopping centers or apartment complexes, the property shall be served by a single sanitary sewer main where a sanitary sewer lateral may be provided to each principle structure. Each structure, which is capable of being offered for sale, shall have its own separate wastewater facilities. As this addition will become part of the existing principle structure, please provide the methodology of the proposed sewer service on the plans.
6. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
7. The minimum size of all sanitary sewer laterals shall be six-inch (6").

STORMWATER

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.

SANITATION/ GROUNDS

1. None.

GENERAL

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. The final site plan must be submitted in the following compatible digital formats:
   a. AutoCAD 2004 (.dwg format).
   b. Adobe Reader (.pdf format).
3. No trees may be planted within ten feet (10') of underground utility infrastructure.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

1. Owner must give the City of Dover Electric Department three (3) months notice prior to construction. Owner is responsible for following the requirements outlined in the City of Dover's Electric Service Handbook. The handbook is now available on the website at the following link: http://www.cityofdover.com/departments/electric/documents/.

WATER/WASTEWATER/STREETS/SANITATION/GROUNDS/GENERAL

1. None

STORMWATER

1. There is an existing stormwater manhole that is currently within the proposed building footprint, provide the strategy for relocating the manhole on the plan.

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

1. The proposed addition will require that the mall High Voltage feeder be relocated. All cost will be the owner's responsibility.

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans must be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.
3. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Public Works directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, the sanitary sewer system plans may be required to be submitted to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Profiles of the sanitary sewer main must be provided with the construction plans. All water, sanitary sewer and storm sewer crossings must be shown on the profiles.

STORMWATER/STREETS/GROUNDS

1. None

SANITATION

1. The City of Dover does not offer trash service to this location; the owner/developer shall be responsible for private trash service.

GENERAL

1. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: September 5, 2012

CITY OF DOVER FIRE MARSHAL

APPLICATION: Dicks Sporting Goods

FILE #: S-12-16 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: David Truax, Fire Marshal PHONE #: (302) 736-7011

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

1. Present proposed location shows addition being constructed in front of one of the required exits from the mall. Without architectural drawings, it cannot be determined as to how the egress from the mall will be maintained or reconfigured and changes to the proposed location of the addition could be required to meet the egress requirements from the mall.

2. Any gas fired HVAC equipment must be equipped with emergency cutoff switches remotely located.

3. Address numbers of at least 12 inches in height must be placed on the street side of the building visible from the street.

4. Any natural or LP gas bottles, meters, values, regulators, etc., must have impact protection.

5. Full building and fire plan review is required.

6. Building cannot be occupied or construction or renovations started until completion of building and fire plan review.

7. All required means of egress shall have an exit discharge consisting of a non slip surface, and leading to and terminating at a public way.

8. Sprinkler system required. System to be monitored.

9. Fire Department connection to be located within 50 feet of main entrance.

10. Fire Department connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment. Show location of proposed fire hydrant or show that existing fire hydrants are with in the 300 feet distance from the FDC.

11. Fire alarm system required.

12. Knox Box required.

13. Standpipes required

14. Project to be completed per approved Site Plan.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:
NONE

ADVISORY COMMENTS TO THE APPLICANT:

After any application has been approved by the Planning Commission, the applicant has a maximum of thirty (30) days to appeal to the Code Board of Appeals Committee.

All comments from this office, approved by the Planning Commission are at the expense of the owner/applicant.

The proposed building will be reviewed under Mercantile Occupancy.

The City of Dover uses the 2009 NFPA Life Safety Code, 2009 IBC, latest editions of all other NFPA Codes and the 2009 Delaware State Fire Prevention Regulations.

The Dover Fire Department request that a 8 ½ X 11 copy of the floor plan and site plan be submitted to Station 1, attention Fire Chief, prior to the Certificate of Occupancy being issued.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: June 26, 2012

D E L D O T

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APPLICATION: Dick's Sporting Goods at the Dover Mall
FILE#: S-12-16 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Julio F. Seneus PHONE#: 760-2145

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

1. The department will require the applicant to provide proper forms, fees, and plans in order to be issued an entrance permit.

2. The existing project generates 27021 trips per day, and the proposed subdivision will generate 27813 trips per day. The department will allow a payment towards an Area-Wide Study Fee for the additional 792 trips, in lieu of performing the TIS. The Area-Wide Study Fee is calculated at $10 per daily trip, and it would be payable to DelDOT prior to the issuance of a Letter of No Objection. If the developers would like to pay the fee in lieu of doing a TIS, the developer should contact me at (302) 760-2145.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

If you have any questions or need to discuss any of the above comments, please call the above contact person and the planning department as soon as possible.

KENT CONSERVATION DISTRICT
800 BAY ROAD SUITE 2 • DOVER, DELAWARE • 19901 (302) 741-2600 EXT. 3 • FAX (302) 741-0347

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
SEPTEMBER 2012

APPLICATION: *Dick's Sporting Goods*

FILE #: S-12-16

REVIEWING AGENCY: *Kent Conservation District*

CONTACT PERSON: *David C. Cahill* **PHONE #:** *741-2600 ext.3*

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 5,000 square feet, a detailed sediment and stormwater management plan must be reviewed and approved by our office prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to our office. Construction inspection fees based on developed area and stormwater facility maintenance inspection fees based on the number of stormwater facilities are due prior to the start of construction. Please refer to the fee schedule for those amounts.
2. The following notes must appear on the record plan:
    - The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
    - The Kent Conservation District reserves the right to add, modify, of delete any erosion or sediment control measure, as it deems necessary.
    - A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

ADVISORY COMMENTS TO THE APPLICANT:

1. Due to the existing site impervious and the location of the proposed store the project may be eligible for a quantity waiver. Water quality may be required for approval.
2. Green Technologies (bio retention, bio swales etc.) must be considered before traditional facilities can be considered.
3. The preferred methods of stormwater management are those practices that maximize the use of the natural features of a site, promote recharge and minimize the reliance on structural components.
4. It is recommended that the stormwater management areas be incorporated into the overall landscape plan to enhance water quality and to make the stormwater facility an attractive community amenity.
5. A letter of no objection to recordation will be provided once the detailed Sediment and Stormwater Management plan has been approved.
6. Based on the site characteristics, a pre-application meeting will be required to discuss stormwater management and drainage for this site.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 9/5/2012

Dover/Kent County Metropolitan Planning Organization

APPLICATION: Dick's Sporting Goods at the Dover Mall

FILE #: S-12-16 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Jim Galvin, AICP PHONE #: (302) 387-6030

The Dover/Kent County MPO has participated in the State's Preliminary Land Use Services (PLUS) process for several months. The MPO requested the opportunity to bring the recommendations on issues of our concern to the City as well. The MPO will limit comments to projects to development proposals and applications that may lead to new development. Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

City of Dover Planning Commission 9/17/2012
Project Review
S-12-16 Dick's Sporting Goods at the Dover Mall

This site is fully served by Transit with s bus stop at the entrance being closed by this proposed construction. It is the interest of the DAC to ensure coordination among those involved in a proposed construction project. To that end, the MPO suggests the owner contact the Delaware Transit Corporation, DBA DART, to ensure any transit rerouting on the site can be planned in a timely manner. Contacts are Catherine Smith, Planning or Lisa Collins, Planning.

The site of the Mall has little pedestrian connectivity in the site and from US 13 into the site. In addition to the existing sidewalk on the north side of the north entrance, the MPO suggests a pedestrian way, sidewalk or other path, on the north side of the south entrance from US 13. In addition, pedestrians at the Mall road have no defined path to get to a mall entrance. The MPO suggests the Mall review options to continue defined pedestrian access through their parking lots.

The bike access and parking on the site required by the City are mandatory and should not be waived. Bicycle access along a multi-use path would alleviate the conflicts between bikes and motor vehicles at the entrances.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

WAIVER REQUEST

DICK'S SPORTING GOODS: BUILDING ADDITION at DOVER MALL
CITY OF DOVER FILE NUMBER: S-12-16

BICYCLE PARKING SPACES REQUIREMENT

REQUEST: Reduce the number of bicycle parking spaces required for the Dover Mall property.

EXTENT OF THE REQUEST: The City of Dover Zoning Code, Article 6 § 3.10 requires bicycle parking be provided at a rate of one bicycle parking space for every 20 parking spaces or a fraction thereof. Based on a total of 2,920 required parking spaces for the Dover Mall property, 146 bicycle parking spaces are required. A waiver is requested to provide the number of bicycle parking spaces required for the Dick's Sporting Goods store instead of the entire mall property. The number of bicycle parking spaces required for Dick's Sporting Goods is 9.

BASIS FOR REQUEST:

1. The number of bicycle parking spaces should be based on Dick's Sporting Goods' parking requirements, and not the entire Dover Mall property. Requiring 146 parking spaces as a result of the Dick's Sporting Goods project seems disproportionate.

2. There are two existing bicycle parking areas at the Dover Mall that provides approximately 20 spaces. According to the mall personnel, the existing bicycle parking areas are underutilized. The one bicycle parking area that would be displaced due to this project would be relocated to the mall entrance between Boscov's and Macy's.

3. Additional bicycle cycle parking would be provided as improvements and/or additions occur at the Dover Mall.