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

Wednesday, August 12, 2026 at 3:30 PM

City Hall Conference Room, 15 Loockerman Plaza, Dover, Delaware

AGENDA

VIRTUAL MEETING NOTICE

This meeting will be held in the City Hall Conference Room with electronic access via WebEx. Public participation information is as follows:

Dial: 1-650-479-3208
Link: https://tinyurl.com/2txy7fay
Event number: 2533 687 9330
Event password: DOVER (if needed)

If you are new to WebEx, get the app now at https://www.webex.com/ to be ready when the meeting starts.

CALL TO ORDER

ADOPTION OF AGENDA

1. **2009 International Property Maintenance Code Violation (Chapter 3 - General Requirements, Section 304.7 – Roofs and Drainage) - Appeal of Citation and Related Fines - 253 Trafalgar Drive (Evan Tulloch)**

ADJOURNMENT

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING

kept in such condition so as to prevent the entry of rodents and other pests.

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

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

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

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

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

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to *dwelling units* and *sleeping units* shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. *Basement* hatchways that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

SECTION 305
INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *Inter-*

From: Evan Tulloch
To: City Clerks Office
Subject: EXTERNAL: Fine appeal
Date: Monday, July 13, 2026 5:41:37 PM

[Some people who received this message don't often get email from evan.tulloch07@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Evan Tulloch I'm the owner of 253 Trafalgar drive Dover de 19904. Case number 26-00001159. You guys are saying I've been given 3 letters I've only received 2 and They have both been fines I currently already have insurance working on this and that process has taken a while especially trying to find a builder and a price that I like. Please let me know the next steps i need to take.

July 30, 2026

Evan P. Tulloch
253 Trafalgar Drive
Dover, DE 19904

Re: Appeal of Citation #26-00001159-02 and Related Fines – 253 Trafalgar Drive, Dover, DE 19904

Dear Mr. Tulloch,

We have received your request to appeal the citation and fines related to the violation of the 2009 International Property Maintenance Code Violation Chapter 3 - General Requirements, Section 304.7 – Roofs and Drainage.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Wednesday, August 12, 2026, at 3:30 p.m. to hear your appeal. This meeting will be held in the City Hall Conference Room, 15 Loockerman Plaza, Dover, DE 19901, with electronic access via Webex, available on a computer, smartphone, or by telephone. Below, I have listed the information needed to access the meeting electronically. If you have any additional documentation that you would like the Board to review when considering your appeal, please provide this information to the City Clerk's Office prior to the appeal hearing.

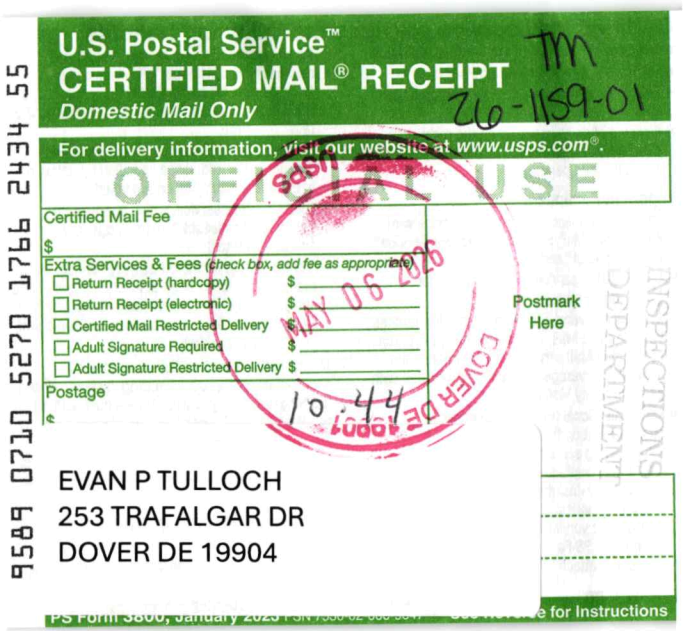
Please feel free to contact me by email at cityclerk@dover.de.us or by phone at (302) 736-7008 if you have any questions or concerns.

Dial: 1-650-479-3208
Link: https://tinyurl.com/2txy7fay
Event number: 2533 687 9330
Event password: DOVER (if needed)

Sincerely,

Andria L. Bennett, CMC
City Clerk

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


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
TM
26-1159-01
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
MAY 06 2026
10.44
Postmark Here
9589 0710 5270 1766 2434 55
EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904
for Instructions

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt;* attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
TM
26-1159
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
USPS
JUN 26 2026
10.44
DOVER DE 19901
Postmark Here
INSPECTIONS DEPARTMENT
9589 0710 5270 3911 0025 04
EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904
See Reverse for Instructions

Certified Mail service provides the following benefits:

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Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

9590 9402 9866 5335 3842 99

2. Article Number *(Transfer from service label)*

9589 0710 5270 3911 0025 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

TM
26-1159

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ...red Mail
- ☐ ...red Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7/26/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 19903047575 *2419-01090-29-11

NIXIE 174 DE 1 0006/29/26

REF
19903>0475

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

US POSTAGE PITNEY BOWES
ZIP 19904 $ 010.44⁰
02 7W
0008035008 JUN 26 2026

FIRST-CLASS

9589 0710 5270 3911 0025 04

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

INSPECTIONS
DEPARTMENT

1402

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

9590 9402 9866 5335 4140 88

2. Article Number *(Transfer from service label)*

9589 0710 5270 1766 2434 55

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

TM
26-1159-01

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Restricted Delivery

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

Domestic Return Receipt

NIXIE 321 FE 1 00023/10/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 19903047575 *0319-00900-10-09

19903>0475
ANK

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

9589 0710 5270 1766 2434 55

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 19904 $ 010.44⁰
02 7W
0008035008 MAY 06 2026

CERTIFIED MAIL

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

INSPECTIONS
DEPARTMENT

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

March 31, 2026

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

RE: Property address: 253 TRAFALGAR DR
Tax Parcel Number: ED-05-076.09-02-270.000-000
Case Number: 26-00001159

Dear Sir/Ma'am:

On March 31, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 253 TRAFALGAR DR.

Attached are the Code violations found during the inspection.

A follow-up inspection must be conducted by **April 30, 2026**, to ensure compliance. Failure to comply will result in citation(s) being issued.

It is the responsibility of the property owner/agent to contact this office to schedule all inspections.

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

Sincerely,

Thomas Miller
Code Enforcement Officer

cc: File

CASE NUMBER 26-00001159
PROPERTY ADDRESS 253 TRAFALGAR DR

VIOLATION: 248 QUANTITY: 1
DESCRIPTION: 248 REPLACE ROOF DATE: 3/31/26
LOCATION: ROOF

NARRATIVE :
Replace all damaged/deteriorated roof shingles to make the roof water tight.

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

CORRECTIVE ACTION REQUIRED :
Replace all damaged/deteriorated roof shingles or other roofing material to make the roof weather tight.


GMC
03/31/2026 10:25


03/31/2026 10:25

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

OFFICIAL CITATION

Citation # 26-00001159-01

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

Location of Offense: 253 TRAFALGAR DR
Tax Parcel Number: ED-05-076.09-02-270.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: May 1, 2026
Date of Issue: May 4, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **June 03, 2026.**

Appeals for this citation may be submitted in writing to the City Clerk's Office at the above address. This appeal must be made within 30 days of the date of the offense.

If the violation is not corrected, the City reserves the right to use its resources or those of a contractor to abate the below violation(s) and to bill the property owner for such cost-plus administrative fees.

Every citation issued is a separate offense or fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. *For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.*

Thomas Miller
Code Enforcement Officer

Violation: (X) FAILURE TO REPAIR/REPLACE ROOF

Sec No: DCO 22-221/2009 SECTION PM 304.7 ROOFS AND DRAINAGE

Fine as per code: $100.00

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

SECOND NOTICE

May 4, 2026

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

RE: Property Address: 253 TRAFALGAR DR
Tax Parcel Number: ED-05-076.09-02-270.000-000
Case Number: 26-00001159

Dear Sir/Ma'am:

On March 31, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 253 TRAFALGAR DR. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is a Citation for failure to correct the violation(s). An additional inspection must be scheduled by **June 03, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

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

Sincerely,

Thomas Miller
Code Enforcement Officer

cc: File

CASE NUMBER 26-00001159
PROPERTY ADDRESS 253 TRAFALGAR DR

VIOLATION: 248 QUANTITY: 1
DESCRIPTION: 248 REPLACE ROOF DATE: 3/31/26
LOCATION: ROOF

NARRATIVE :
Replace all damaged/deteriorated roof shingles to make the roof water tight.

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

CORRECTIVE ACTION REQUIRED :
Replace all damaged/deteriorated roof shingles or other roofing material to make the roof weather tight.


05/01/2026 11:01


05/01/2026 11:01

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

OFFICIAL CITATION

Citation # 26-00001159-02

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

Location of Offense: 253 TRAFALGAR DR
Tax Parcel Number: ED-05-076.09-02-270.000-000
Type of Offense: PROPERTY MAINTENANCE-EXTERIOR
Date of Offense: June 24, 2026
Date of Issue: June 24, 2026

You are hereby fined for violating the City of Dover Ordinance marked (X) below. Payment must be received by the City of Dover Inspections Department, 15 Loockerman Plaza, Dover, Delaware, before **July 24, 2026.**

Appeals for this citation may be submitted in writing to the City Clerk's Office at the above address. This appeal must be made within 30 days of the date of the offense.

If the violation is not corrected, the City reserves the right to use its resources or those of a contractor to abate the below violation(s) and to bill the property owner for such cost-plus administrative fees.

Every citation issued is a separate offense or fee. The amount listed below is intended solely for this issued citation and does not reflect the outstanding balance that may be owed. It is the property owner's responsibility to ensure that all outstanding balances are paid. *For the total balance owed for this case, please contact the Division of Code Enforcement. Correcting the violation(s) does not dismiss or resolve this citation. All citations issued will remain due until paid in full.*

Thomas Miller
Code Enforcement Officer

Violation: **(X) FAILURE TO REPAIR/REPLACE ROOF**

Sec No: **DCO 22-221/2009 SECTION PM 304.7 ROOFS AND DRAINAGE**

Fine as per code: **$200.00**

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

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

THIRD NOTICE

June 24, 2026

EVAN P TULLOCH
253 TRAFALGAR DR
DOVER DE 19904

RE: Property Address: 253 TRAFALGAR DR
Tax Parcel Number: ED-05-076.09-02-270.000-000
Case Number: 26-00001159

Dear Sir/Ma'am:

On March 31, 2026, a Code Enforcement Officer with the City of Dover, Department of Inspections, inspected 253 TRAFALGAR DR. The inspection revealed one or more City Code Violations on the property.

Attached are the violation(s) found.

A follow-up inspection was not scheduled for this case, or the re-inspection revealed that the violation(s) remain. Enclosed is an additional Citation for failure to correct the violation(s). A follow-up inspection must be scheduled by **July 24, 2026**. Failure to comply will result in an additional citation, and if the property is a rental unit, it may result in the suspension of the rental license. **It is the responsibility of the property owner/agent to contact this office to schedule all inspections.**

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

Sincerely,

Thomas Miller
Code Enforcement Officer

cc: File

CASE NUMBER 26-00001159
PROPERTY ADDRESS 253 TRAFALGAR DR

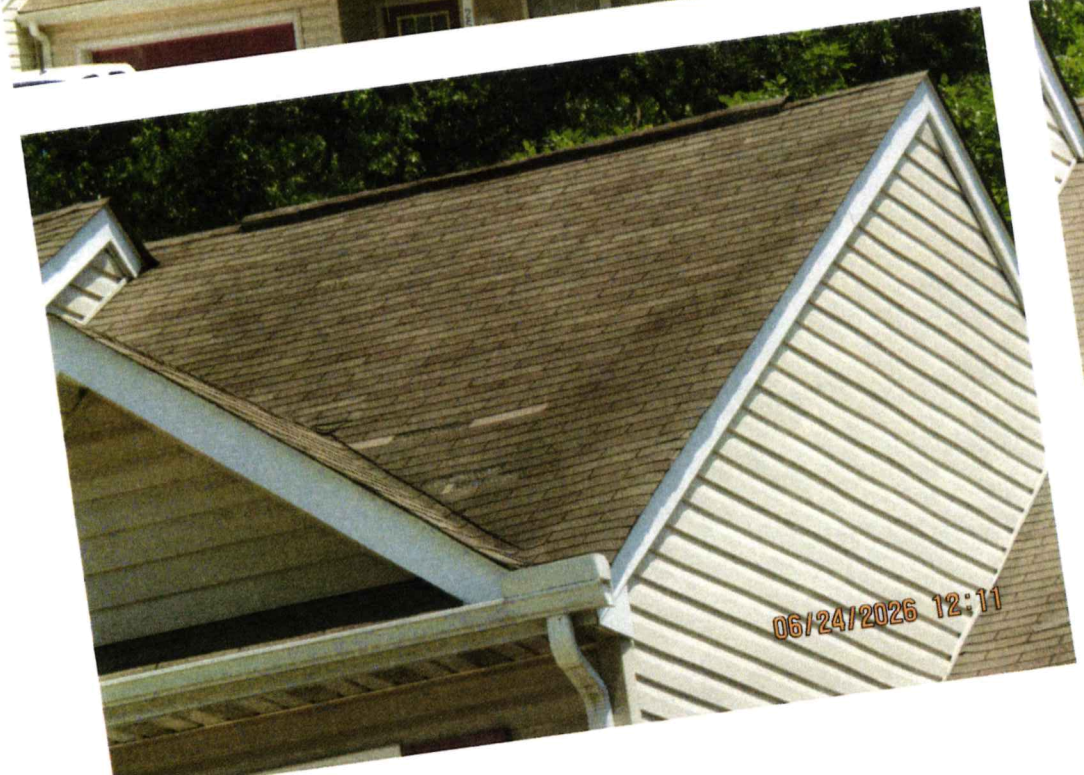
VIOLATION: 248 QUANTITY: 1
DESCRIPTION: 248 REPLACE ROOF DATE: 3/31/26
LOCATION: ROOF

NARRATIVE :
Replace all damaged/deteriorated roof shingles to make the roof water tight.

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

CORRECTIVE ACTION REQUIRED :
Replace all damaged/deteriorated roof shingles or other roofing material to make the roof weather tight.


06/24/2026 12:11


06/24/2026 12:11


06/24/2026 12:11