

Wilmington, Delaware
June 4, 2015

WHEREAS, the Commissioner of the Department of Licenses and Inspections has declared the premises at eleven locations (the "Premises") listed in Exhibit "A" attached hereto to be in such condition as to constitute public nuisance buildings as set forth in Wilmington City Code, Section 4-27, subsection 116.1.4(a) and/or Section 4-27, subsection 116.1.5; and

WHEREAS, timely notices of the conditions of the Premises were forwarded to the owners of record (the "owners"), as listed in Exhibit "B" attached hereto, by certified mail and/or by posting of the Premises and ordering the owners to correct the violations and/or demolish the structure, as required by Wilmington City Code, Section 4-27, subsections 116.1.4(c) and 116.3.1 in addition to notifying any record lien holders; and

WHEREAS, the owners have failed to comply with the Order to rehabilitate or demolish the Premises or to show cause why said Premises should not be demolished; and

WHEREAS, the conditions persist, the owners have failed to take necessary steps to rehabilitate or demolish the Premises, and the Commissioner of Licenses and Inspections recommends that the Premises be demolished.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that the Commissioner of Licenses and Inspections be, and hereby is, authorized to secure demolition of the eleven Premises listed in Exhibit "A" on dates selected by him, subject to the resolution of any pending appeals of the Commissioner's Order by an owner.

BE IT FURTHER RESOLVED that all expenses of such demolition be paid by the City Treasurer from monies from the City Treasury, with said owners, as listed in Exhibit "B", being liable to the City of Wilmington for the full amount so expended pursuant to 25 *Del. C.* §§4601 and 4602.

#4054

Sponsor:

Council
Member
Chukwuocha

Co-Sponsor:

Council
Member
D. Brown

FURTHER RESOLVED that liens may be placed upon the Premises pursuant to 25 *Del. C.* §§4601 and 4602.

FURTHER RESOLVED that the City Clerk shall forward copies of this Resolution to the Commissioner of Licenses and Inspections and the City Treasurer as their respective authority to act in this matter.

Passed by City Council, June 4, 2015

ATTEST: Graci L. Owens
Deputy City Clerk

Approved as to form this
3rd day of June, 2015

Rosemaria Moore-Hardo
First Assistant City Solicitor

SYNOPSIS: This resolution authorizes the Department of Licenses and Inspections to carry out the non-emergency demolition of eleven properties and also authorizes the City Treasurer to expend funds necessary to carry out the eleven non-emergency demolitions, with the costs to become liens upon the properties.

EXHIBIT A

STRUCTURES TO BE DEMOLISHED

1129 West 4th Street (vacant property)

507 West 5th Street (vacant property)

1319 West 6th Street (vacant property)

406 West 7th Street (vacant property)

25 East 24th Street (vacant property)

1126 B Street (vacant property)

106 North Franklin Street (vacant property)

620 North Harrison Street (vacant property)

1110 North Heald Street (vacant property)

1118 North Heald Street (vacant property)

2722 North Washington Street (garages)

EXHIBIT B

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



LOUIS L. REDDING - CITY/COUNTY BUILDING
800 FRENCH STREET
WILMINGTON, DELAWARE
19801-3537

WWW.WILMINGTONDE.GOV
Department of Licenses & Inspections
(302) 576-3030

December 22, 2014

BY: Certified Mail and Regular Mail

DEMOLITION ORDER

Patricia Kostyshyn
1127 Brandywine Boulevard
Wilmington, DE 19809
No. 7010 1670 0000 0510 9810

Patricia Kostyshyn
634 Governor House Cir.
Wilmington, DE 19809
No. 7010 1670 0000 0510 9827

Patricia Kostyshyn
1223 Rosedale Avenue
Wilmington, DE 19809
No. 7010 1670 0000 0510 9834

Peter Kostyshyn, HRYCI
P.O. Box 9561, 451255
Wilmington, DE 19809
No. 7010 1670 0000 0510 9841

John Kostyshyn
1301 Centre Road
Wilmington, DE 19805
No. 7010 1670 0000 0510 9858

Miroslaw Kostyshyn
617 Cranhill Drive
Wilmington, DE 19808
No. 7010 1670 0000 0510 9865

Patricia Kostyshyn
1401 Pennsylvania Avenue
Apt 1605
Wilmington, DE 19806
No. 7010 1670 0000 0510 9889

RE: **1129 W 4th Street – Parcel number 2603420051**

Dear Ms. and Messrs. Kostyshyn:

As a result of an inspection conducted on December 10, 2014, the City of Wilmington Department of Licenses and Inspections has determined the structure located at **1129 W 4th Street** violates the Wilmington City Code. Due to the existence of the conditions more specifically enumerated below, the continued vacancy of the building, and the lack of reasonable maintenance, this structure is unsafe and constitutes a public nuisance posing a serious threat to public health, safety and welfare in violation of, and as defined by, Chapter 4, Sections 4-27,116.1.4 and 4-27,116.1.5 of the Wilmington City Code.

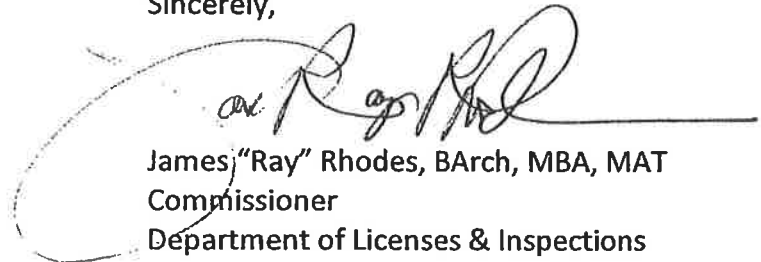
The following conditions must be repaired, or the structure completely demolished, within 30 days:

- Deteriorated roof – Wilmington City Code sections 4-27, 116.1.1(a)(foundations, exterior walls and roofs) and 4-27, 116.1.1(c)(drainage and removal of rainwater from roofs);
- First and second story floors are collapsing – Wilmington City Code section 4-27, 116.1.1(b)(interior partitions, walls, floors and ceiling);
- Windows unsecured and falling out of structure – Wilmington City Code section 4-27, 116.1.1(d)(windows, exterior doors and basement hatchways);
- Structure is open to the elements – Wilmington City Code section 4-27, 116.7(a) (foundations, exterior walls and roofs)

If you fail to correct the conditions listed above within 30 days, the City of Wilmington will demolish the structure pursuant to Chapter 4, Sections 4-27, 116.1.4(c) and 116.1.5 in order to abate the public nuisance posed by your property. If the structure is demolished by the City, the City will place a lien on the property for the costs incurred by it in accordance with the provisions of 25 *Del. C.* §§ 4601 and 4602, and the property will be subject to sheriff sale. Further, your failure to timely complete the repairs or demolish the property in accordance with this notice may result in a criminal summons being issued to you.

Should you have any questions, please contact me at (302)576-3031.

Sincerely,



James "Ray" Rhodes, BArch, MBA, MAT
Commissioner
Department of Licenses & Inspections

APPEAL RIGHTS

You have the right to appeal this order. The appeal must be in writing and filed with the office of the Commissioner of the Department of Licenses and Inspections within **ten (10) days** of receipt of the notice being appealed. Each appeal shall be accompanied by:

- A. A written petition setting forth:
 - 1. The principal points upon which the appeal is made.
 - 2. Specific reference to the provisions of the applicable code section or the sections upon which the appeal is based.
 - 3. The name(s) and addresses of the owners of all other property (ies) affected by this appeal.
- B. A non-refundable fee of fifty dollars (\$50.00)

The appeal should be addressed as follows:

**Secretary
Board of Licenses and Inspections Review
Louis L. Redding City/County Building
800 N. French Street, 3rd Floor
Wilmington, Delaware 19801**

A hearing will be scheduled before the Board of Licenses and Inspections Review. At this hearing, you may introduce evidence and/or witnesses to support your appeal. You may be represented by an attorney, or you may choose to present your appeal on your own. The Board of License and Inspection Review has the authority to affirm, modify, reverse, vacate, or revoke the action for which the appeal is being made. A written notice of the Board's decision will follow the hearing.

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



LOUIS L. REDDING - CITY/COUNTY BUILDING
800 FRENCH STREET
WILMINGTON, DELAWARE
19801-3537

WWW.WILMINGTONDE.GOV
Department of Licenses & Inspections
(302) 576-3030

December 10, 2014

BY: Email and Certified Mail
CERT NO.: 7010 1670 0000 0514 6396

Peter Fu
Gold Phoenix Corporation
1201 N Orange Street
Suite 700, No. 7359
Wilmington, DE 19801-1155

ORDER

RE: 507 W 5th Street – Parcel number 2603530037

Dear Mr. Fu:

The City of Wilmington Department of Licenses and Inspections has determined that the structure located at **507 W 5th Street** violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property that needs correction is as follows:

- Remove and replace all wood framing – Wilmington City code 4-27,116.1.1(b)
- Repair all deteriorated exterior brickwork – Wilmington City code 4-27,116.1.1(a)
- Repoint brick masonry as required - Wilmington City Code 4-27.116.7(a)
- Replace all doors and windows – Wilmington City Code 4-27.116.7(d)

Due to the public nuisance and safety issues caused by this structure, the City of Wilmington is ordering the rehabilitation and/or demolition of the property **within forty-five (45) days** of the date of this notice to abate the nuisance and eliminate the danger posed to the public. If you do not abide by this order, be advised that the City of Wilmington may demolish the structure pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

If you do not rehabilitate or demolish this structure, and the City of Wilmington does demolish the structure, please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment

~~over~~

against the property owner of record. A lien will be placed upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

Should you have any questions, please do not hesitate to contact me at (302)576-3049.

APPEAL RIGHTS

You have the right to appeal this order. The appeal must be in writing and filed with the office of the Commissioner of the Department of Licenses and Inspections within **ten (10) days** of receipt of the notice being appealed. Each appeal shall be accompanied by:

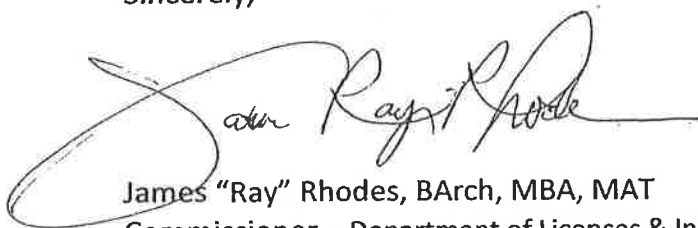
- A. A written petition setting forth:
 - 1. The principal points upon which the appeal is made.
 - 2. Specific reference to the provisions of the applicable code section or the sections upon which the appeal is based.
 - 3. The name(s) and addresses of the owners of all other property (ies) affected by this appeal.
- B. A non-refundable fee of fifty dollars (\$50.00)

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Board of Licenses and Inspections Review
Louis L. Redding City/County Building
800 N. French Street, 3rd Floor
Wilmington, Delaware 19801**

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Sincerely,



James "Ray" Rhodes, BArch, MBA, MAT
Commissioner - Department of Licenses & Inspections

DENNIS P. WILLIAMS
MAYOR

City of Wilmington

Delaware



LOUIS L. REDDING - CITY/COUNTY BUILDING
800 FRENCH STREET
WILMINGTON, DELAWARE
19801-3537

WWW.WILMINGTONDE.GOV

Department of Licenses & Inspections
(302) 576-3030

August 13, 2014

BY: Certified Mail and Regular Mail
Cert. No. 7013 0600 0001 8133 3550

Gloria Demby et. al.
234 N Franklin Street
Wilmington, DE 19805

REHABILITATION AND/OR DEMOLITION ORDER

RE: 1319 W 6th Street – parcel no. 2602730348

Dear Ms. Demby:

The City of Wilmington Department of Licenses and Inspections has determined that the structure located at 1319 W 6th Street violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property is as follows:

- Roof collapsing – Wilmington City code 4-27,116.1.1(a)
- Structure is open to the elements – Wilmington City code 4-27,116.7(b)
- Water damaged interior – Wilmington City code 4-27,116.1.1(b)
- Partial collapse rear addition – Wilmington City code 4-27,116.1.1(a)

Due to the public nuisance and safety issues caused by this structure, rehabilitation and/or demolition of the entire structure is necessary **within thirty (30) days** of the date of this notice to abate the nuisance and eliminate the danger posed to the public. If you do not abide by this order, be advised that the City of Wilmington may demolish the structure pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

If you do not rehabilitate or demolish this structure, and the City of Wilmington does demolish the structure, please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment against the record owner. A lien will be placed upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

Should you have any questions, please do not hesitate to contact me at (302)576-3031.

APPEAL RIGHTS

You have the right to appeal this order. The appeal must be in writing and filed with the office of the Commissioner of the Department of Licenses and Inspections within **ten (10) days** of receipt of the notice being appealed. Each appeal shall be accompanied by:

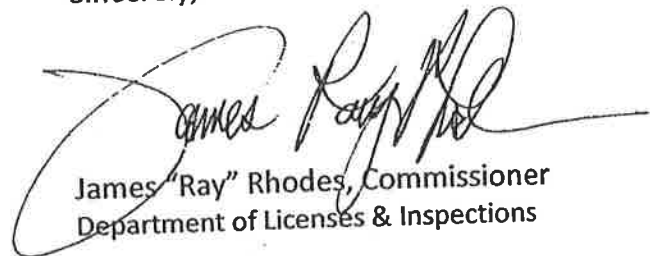
- A. A written petition setting forth:
 - 1. The principal points upon which the appeal is made.
 - 2. Specific reference to the provisions of the applicable code section or the sections upon which the appeal is based.
 - 3. The name(s) and addresses of the owners of all other property (ies) affected by this appeal.
- B. A non-refundable fee of fifty dollars (\$50.00)

The appeal should be addressed as follows:

**Secretary
Board of Licenses and Inspections Review
Louis L. Redding City/County Building
800 N. French Street, 3rd Floor
Wilmington, Delaware 19801**

A hearing will be scheduled before the Board of Licenses and Inspections Review. At this hearing, you may introduce evidence and/or witnesses to support your appeal. You may be represented by an attorney, or you may choose to present your appeal on your own. The Board of License and Inspection Review has the authority to affirm, modify, reverse, vacate, or revoke the action for which the appeal is being made. A written notice of the Board's decision will follow the hearing.

Sincerely,


James "Ray" Rhodes, Commissioner
Department of Licenses & Inspections

CC: Alexander C Demby
Mary F Demby
William F Demby

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



LOUIS L. REDDING - CITY/COUNTY BUILDING
800 FRENCH STREET
WILMINGTON, DELAWARE
19801-3537
WWW.WILMINGTONDE.GOV

Department of Licenses & Inspections
(302) 576-3030

September 2, 2014

BY: HAND DELIVERY and Regular Mail
Cert. No. 7013 0600 0001 8133 3598

Tonny C. Everett
Most Worshipful African Harmony Grand Lodge
406 W 7th Street
Wilmington, DE 19801

REHABILITATION AND/OR DEMOLITION ORDER

RE: 406 W 7th Street – parcel no. 2603510388

Dear Mr. Everett:

The City of Wilmington Department of Licenses and Inspections has determined that the structure located at 406 W 7th Street violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property is as follows:

- Roof of rear addition missing – Wilmington City code 4-27,116.1.1(a)
- Rear addition is open to the elements – Wilmington City code 4-27,116.7(b)
- Interior walls and floors in rear addition contaminated with mold – Wilmington City code 4-27,116.1.1(p)

Due to the public nuisance and safety issues caused by this structure, rehabilitation and/or demolition of the rear two-story addition is necessary **within ten (10) days** of the date of this notice to abate the nuisance and eliminate the danger posed to the public. If you do not abide by this order, be advised that the City of Wilmington may demolish the structure pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

22066

If you do not rehabilitate or demolish this structure, and the City of Wilmington does demolish the structure, please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment against the record owner. A lien will be placed upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

Should you have any questions, please do not hesitate to contact me at (302)576-3031.

APPEAL RIGHTS

You have the right to appeal this order. The appeal must be in writing and filed with the office of the Commissioner of the Department of Licenses and Inspections within **ten (10) days** of receipt of the notice being appealed. Each appeal shall be accompanied by:

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 - 2. Specific reference to the provisions of the applicable code section or the sections upon which the appeal is based.
 - 3. The name(s) and addresses of the owners of all other property (ies) affected by this appeal.
- B. A non-refundable fee of fifty dollars (\$50.00)

The appeal should be addressed as follows:

Secretary
Board of Licenses and Inspections Review
Louis L. Redding City/County Building
800 N. French Street, 3rd Floor
Wilmington, Delaware 19801

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Sincerely,



James "Ray" Rhodes, Commissioner
Department of Licenses & Inspections

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



LOUIS L. REDDING - CITY/COUNTY BUILDING
800 FRENCH STREET
WILMINGTON, DELAWARE
19801-3837

WWW.WILMINGTONDE.GOV
Department of Licenses & Inspections
(302) 576-3030

October 9, 2014

Via Certified Mail and Regular Mail
Cert. No. 7010 1670 0000 0510 9711

Vision Builders Christian Center
c/o Jamaar Manlove
10260 Lake District Lane
Orlando, FL 32832-5888

DEMOLITION ORDER

RE: 25 E 24rd Street – parcel no. 2602240073

Dear Mr. Manlove:

The City of Wilmington Department of Licenses and Inspections has determined that the structure located at 25 E 24rd Street violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property is as follows:

- Boarded in excess of 45 days – Wilmington City code 4-27,116.1.7
- Deteriorated roof – Wilmington City code 4-27, 116.1.1(a)
- Open and/or or non-existing windows – Wilmington City code 4-27,116.1.1(d)
- Major structural failure including exterior wall and foundation and floors – Wilmington City code 4-27,116.1.2

Due to the public nuisance and safety issues caused by this structure, please be advised that the City of Wilmington will be demolishing the structure within **forty-five (45) days** of the date of this notice pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

Please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment against the record owner and place a lien upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

Should you have any questions, please do not hesitate to contact me at (302)576-3031.

APPEAL RIGHTS

You have the right to appeal this order. The appeal must be in writing and filed with the office of the Commissioner of the Department of Licenses and Inspections within **ten (10) days** of receipt of the notice being appealed. Each appeal shall be accompanied by:

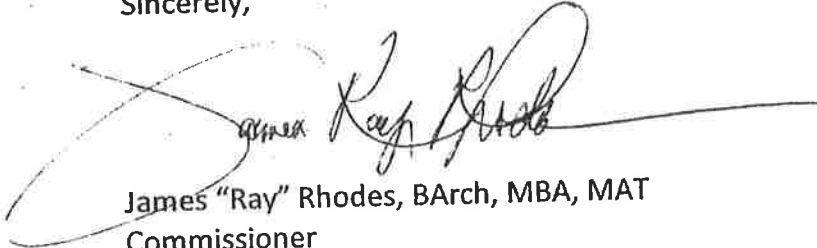
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Board of Licenses and Inspections Review
Louis L. Redding City/County Building
800 N. French Street, 3rd Floor
Wilmington, Delaware 19801**

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Sincerely,



James "Ray" Rhodes, BArch, MBA, MAT
Commissioner

Department of Licenses & Inspections

Cc: Ian R. McConnel, Deputy- Attorney General, Delaware Department of Justice

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



LOUIS L. REDDING - CITY/COUNTY BUILDING
800 FRENCH STREET
WILMINGTON, DELAWARE
19801-3537

WWW.WILMINGTONDE.GOV

Department of Licenses & Inspections
(302) 576-3030

February 5, 2015

BY: Certified Mail and Regular Mail
Cert. No. 7010 1670 0000 0510 9988

Stacey M. Henry
207 Barrett Street
Wilmington, DE 19802

ORDER

RE: **1126 B Street – Parcel number 2605810021**

Dear Ms. Henry:

The City of Wilmington Department of Licenses and Inspections has determined that the structure located at **1126 B Street** violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property is as follows:

- Rear addition wall bowed – Wilmington City code 4-27,116.1.1
- Addition roof collapse – Wilmington City code 4-27,116.1.1(a)
- One-inch wide crack observed in addition stucco wall –
Wilmington City code - 4-27,116.1.1

Due to the public nuisance and safety issues caused by this structure, the City of Wilmington is ordering the rehabilitation and/or demolition of the rear addition **within thirty (30) days** of the date of this notice to abate the nuisance and eliminate the danger posed to the public. If you do not abide by this order, be advised that the City of Wilmington may demolish the structure pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

Additionally, per the Structural Engineer's report that is attached, immediately restrict access to the sidewalk and back alley by fencing these areas off. If access is not restricted by **Tuesday, February 10, 2015**, the City will fence the property and you will be charged for the cost of the fencing. This charge will constitute a lien against the property.

~*over*~

If you do not rehabilitate or demolish the addition of this structure, and the City of Wilmington does demolish the addition, please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment against the record owner. A lien will be placed upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

Should you have any questions, please do not hesitate to contact me at (302)576-3031.

APPEAL RIGHTS

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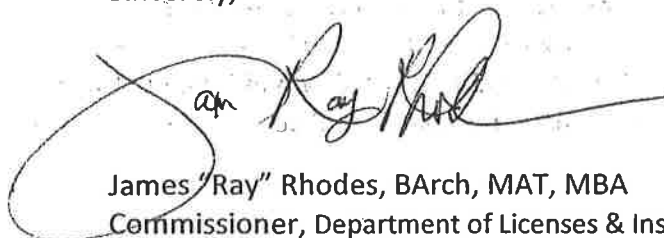
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James "Ray" Rhodes, BArch, MAT, MBA
Commissioner, Department of Licenses & Inspections

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



LOUIS L. REDDING - CITY/COUNTY BUILDING
800 FRENCH STREET
WILMINGTON, DELAWARE
19801-3537

WWW.WILMINGTONDE.GOV

Department of Licenses & Inspections
(302) 576-3030

September 23, 2014

**BY: Certified Mail and Regular Mail
Cert. No. 7013 0600 0001 8133 3512**

Innovative Concepts & Designs Inc.
Julian Selby
459 Ratledge Road
Middletown, DE 19709

ORDER

RE: 106 N Franklin Street – Parcel number 2603430253

Whomever:

The City of Wilmington Department of Licenses and Inspections has determined that the structure located at 106 N Franklin Street violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property is as follows:

- Deteriorated rear wall – Wilmington City code 4-27,116.1.1(a)
- Brick falling from structure onto neighboring property – Wilmington City code 4-27,116.1.1(a)
- Open to the elements – Wilmington City Code 4-27.116.7(b)

Due to the public nuisance and safety issues caused by this structure, the City of Wilmington is ordering the rehabilitation and/or demolition of the rear addition **within thirty (30) days** of the date of this notice to abate the nuisance and eliminate the danger posed to the public. If you do not abide by this order, be advised that the City of Wilmington may demolish the structure pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

If you do not rehabilitate or demolish this structure, and the City of Wilmington does demolish the structure, please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment against the record owner. A lien will be placed upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

~~over~~

Should you have any questions, please do not hesitate to contact me at (302)576-3031.

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Board of Licenses and Inspections Review
Louis L. Redding City/County Building
800 N. French Street, 3rd Floor
Wilmington, Delaware 19801**

A hearing will be scheduled before the Board of Licenses and Inspections Review. At this hearing, you may introduce evidence and/or witnesses to support your appeal. You may be represented by an attorney, or you may choose to present your appeal on your own. The Board of License and Inspection Review has the authority to affirm, modify, reverse, vacate, or revoke the action for which the appeal is being made. A written notice of the Board's decision will follow the hearing.

Sincerely,


James "Ray" Rhodes, Commissioner
Department of Licenses & Inspections

CC: Samuel S Tuttle – lienholder
820 Middletown Odessa Road
Middletown, DE 19709

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



LOUIS L. REDDING - CITY/COUNTY BUILDING
800 FRENCH STREET
WILMINGTON, DELAWARE
19801-3537

WWW.WILMINGTONDE.GOV

Department of Licenses & Inspections
(302) 576-3030

February 19, 2015

Linda McKenzie
101 E 25th Street
Wilmington, DE 19802

RE: Demolition of 620 N Harrison Street

Dear Ms. McKenzie,

This letter is to recap the conversation we had this morning regarding your plans for your property at 620 N. Harrison Street. I want to be very clear, we are proceeding with our plans until such time that the property is rehabilitated

As you know, on October 28, 2014, you were sent a Demolition Order. This Order was sent certified mail to your verified address. The certified letter was unclaimed and returned to us. The Order was then posted on your property on December 8, 2014. This is the legal date of service. The Order gave you thirty (30) days to rehabilitate or demolish the building.

The time has expired on the Demolition Order and the City of Wilmington has begun plans to demolish the building through public expenditure. A request for proposal for the demolition of 620 N Harrison Street is being published in the New Journal and subsequently, we will take bids from contractors. We will continue with this process until such time that the property is renovated and inhabited. By this I mean that, if at any time renovation work stops on the building for more than two weeks, regardless of the reason, we will demolish the building.

There are several things that I will expect from you (or your contractor).

1. The property must be boarded immediately and must remain secure.
2. The debris in the backyard must be removed by Friday, February 27, 2015.
3. We need a signed and sealed engineer's report in this office by Friday, February 27, 2015.
4. We need the name of the architect that you retain and permission to discuss the plans with him/her, if need be.
5. Permits must be obtained through each stage in the rehabilitation process.
6. We will expect weekly progress reports from your general contractor.

~over~

I am very serious when I say we will be watching the progress of the rehabilitation very closely. This property has been vacant eight years; it is a source of contention for the neighborhood; and until the contractor showed up for permits, we believed you had abandoned the project as we saw no activity at the property.

Should you have any additional questions, please contact me directly at (302) 576-3031. I wish you all the success in your rehabilitation efforts and in addressing the needs of your local community.

Sincerely,

A handwritten signature in black ink, appearing to read "James Ray Rhodes", with a long horizontal line extending to the right.

James "Ray" Rhodes, *BArch, MBA, MAT*
Commissioner
Department of Licenses and Inspections

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



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Department of Licenses & Inspections
(302) 576-3030

April 28, 2015

BY: Certified Mail and Regular Mail
Cert. No. 7010 1670 0000 0510 9773

Angel R. Cabral
414 S Union Street
Wilmington, DE 19805

Olga A. Gardinet
1996 Anthony Avenue
Bronx, NY 10457

DEMOLITION ORDER

RE: **1110 N Heald Street – Parcel number 2603640202**

Dear Mr. Cabral & Ms. Gardinet:

The City of Wilmington Department of Licenses and Inspections has determined that the remains of the structure, located at **1110 N Heald Street**, violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property is as follows:

- Open to the elements – Wilmington City code 4-27,116.7(b)
- Remaining framing is severely weathered and shows signs of deterioration – Wilmington City code 4-27,116.1.1(b)
- North and south remaining party walls are not weather-tight – Wilmington City code 4-27,3303.15
- Unsupported wall remaining from previous demolition attempt– Wilmington City code 4-27, 3303.11

Due to the public nuisance and safety issues caused by this partially demolished building, the City of Wilmington is ordering the demolition of the remaining elements of the structure **within thirty (30) days** of the date of this notice to abate the nuisance and eliminate the danger posed to the public. If you do not abide by this order, be advised that the City of Wilmington may demolish the structure pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

~~over~~

If you do not demolish the remnants of this structure, and the City of Wilmington does demolish it, please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment against the record owner. A lien will be placed upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

Should you have any questions, please do not hesitate to contact me at (302)576-3031.

APPEAL RIGHTS

You have the right to appeal this order. The appeal must be in writing and filed with the office of the Commissioner of the Department of Licenses and Inspections within **ten (10) days** of receipt of the notice being appealed. Each appeal shall be accompanied by:

- A. A written petition setting forth:
 - 1. The principal points upon which the appeal is made.
 - 2. Specific reference to the provisions of the applicable code section or the sections upon which the appeal is based.
 - 3. The name(s) and addresses of the owners of all other property (ies) affected by this appeal.
- B. A non-refundable fee of fifty dollars (\$50.00)

The appeal should be addressed as follows:

**Secretary
Board of Licenses and Inspections Review
Louis L. Redding City/County Building
800 N. French Street, 3rd Floor
Wilmington, Delaware 19801**

A hearing will be scheduled before the Board of Licenses and Inspections Review. At this hearing, you may introduce evidence and/or witnesses to support your appeal. You may be represented by an attorney, or you may choose to present your appeal on your own. The Board of License and Inspection Review has the authority to affirm, modify, reverse, vacate, or revoke the action for which the appeal is being made. A written notice of the Board's decision will follow the hearing.

Sincerely,



Leo L. Lynch
Deputy Commissioner

DENNIS P. WILLIAMS
MAYOR

City of Wilmington

Delaware



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Department of Licenses & Inspections
(302) 576-3030

April 28, 2015

BY: Certified Mail and Regular Mail
Cert. No. 7010 1670 0000 0510 9797

Angel R. Cabral
414 S Union Street
Wilmington, DE 19805

DEMOLITION ORDER

RE: **1118 N Heald Street – Parcel number 2603640198**

Dear Mr. Cabral:

The City of Wilmington Department of Licenses and Inspections has determined that the remains of the structure, located at **1118 N Heald Street**, violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property is as follows:

- Open to the elements – Wilmington City code 4-27,116.7(b)
- Remaining framing is severely weathered and shows signs of deterioration – Wilmington City code 4-27,116.1.1(b)
- North and south remaining party walls are not weather-tight – Wilmington City code 4-27,3303.15
- Unsupported wall remaining from previous demolition attempt– Wilmington City code 4-27, 3303.11

Due to the public nuisance and safety issues caused by this partially demolished building, the City of Wilmington is ordering the demolition of the remaining elements of the structure **within thirty (30) days** of the date of this notice to abate the nuisance and eliminate the danger posed to the public. If you do not abide by this order, be advised that the City of Wilmington may demolish the structure pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

~~over~~

If you do not demolish the remnants of this structure, and the City of Wilmington does demolish it, please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment against the record owner. A lien will be placed upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

Should you have any questions, please do not hesitate to contact me at (302)576-3031.

APPEAL RIGHTS

You have the right to appeal this order. The appeal must be in writing and filed with the office of the Commissioner of the Department of Licenses and Inspections within ten (10) days of receipt of the notice being appealed. Each appeal shall be accompanied by:

- A. A written petition setting forth:
 - 1. The principal points upon which the appeal is made.
 - 2. Specific reference to the provisions of the applicable code section or the sections upon which the appeal is based.
 - 3. The name(s) and addresses of the owners of all other property (ies) affected by this appeal.
- B. A non-refundable fee of fifty dollars (\$50.00)

The appeal should be addressed as follows:

**Secretary
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Sincerely,



Leo L. Lynch
Deputy Commissioner

DENNIS P. WILLIAMS
MAYOR

City of Wilmington
Delaware



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19801-3537

WWW.WILMINGTONDE.GOV

Department of Licenses & Inspections
(302) 576-3030

August 13, 2014

BY: Certified Mail and Regular Mail
Cert. No. 7010 1670 0000 0514 6389

Lucille McPherson
116 E 38th Street
Wilmington, DE 19802

REHABILITATION AND/OR DEMOLITION ORDER

RE: 2722 Washington Street – parcel no. 2601540097

Dear Ms. McPherson:

The City of Wilmington Department of Licenses and Inspections has determined that the structure located at **2722 Washington Street** violates Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code, thereby constituting a public nuisance and posing a threat to public health, safety and welfare.

The condition of the property is as follows:

- Roof collapsing – Wilmington City code 4-27,116.1.1(a)
- Deteriorated roof rafters – Wilmington City code 4-27, 116.1.1(a)
- Structure is open to the elements – Wilmington City code 4-27,116.7(b)
- Deteriorated doors – Wilmington City code 4-27,116.1.1(a)

Due to the public nuisance and safety issues caused by this structure, rehabilitation and/or demolition of the entire structure is necessary **within thirty (30) days** of the date of this notice to abate the nuisance and eliminate the danger posed to the public. If you do not abide by this order, be advised that the City of Wilmington may demolish the structure pursuant to Chapter 4, Section 4-27, 116.1.5 of the Wilmington City Code.

If you do not rehabilitate or demolish this structure, and the City of Wilmington does demolish the structure, please be advised that, in accordance with Title 25, Chapter 46, Sections 4601 and 4602 of the Delaware Code, the City of Wilmington will obtain a judgment against the record owner. A lien will be placed upon the property to recover the cost of the demolition. Additionally, receipt of this notice does not preclude criminal prosecution.

~~over~~

Should you have any questions, please do not hesitate to contact me at (302)576-3031.

APPEAL RIGHTS

You have the right to appeal this order. The appeal must be in writing and filed with the office of the Commissioner of the Department of Licenses and Inspections within **ten (10) days** of receipt of the notice being appealed. Each appeal shall be accompanied by:

- A. A written petition setting forth:
 - 1. The principal points upon which the appeal is made.
 - 2. Specific reference to the provisions of the applicable code section or the sections upon which the appeal is based.
 - 3. The name(s) and addresses of the owners of all other property (ies) affected by this appeal.
- B. A non-refundable fee of fifty dollars (\$50.00)

The appeal should be addressed as follows:

**Secretary
Board of Licenses and Inspections Review
Louis L. Redding City/County Building
800 N. French Street, 3rd Floor
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Sincerely,


James "Ray" Rhodes, Commissioner
Department of Licenses & Inspections