GLORIA ODOM STOKES, Ed.D.
2863 31st Place, NE
Washington, DC 20016
202-269-9156

July 20, 2004

Ms. Carolyn Mitten
Chair
Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

Dear Ms. Mitten:

I am forwarding this correspondence for selected homeowners of the Hillside Condominium located in the Fort Lincoln New Town Development. We are asking your assistance and support to have the developer rectify structural conditions that have plagued residents since the beginning. Hillside Condominium had *insufficient drainage installed in both the structures as well as in the common area when built.* The Condominium board has been faced with hiring consultants and incurring cost in an attempt to rectify builder related problems. Problems still exit. To mention a few of the more egregious are the following items:

- **Units with Balconies.** Units with balconies were enclosed to remedy the drainage of water into units directly under them. This has failed to solve the problem because water drainage still persists. The specific cause of the problem was inappropriate drainage systems installed initially.

- **Backyards.** There was insufficient drainage installed in the back yards and stagnant water remains in the yards of several homeowners. See attached report from the *District of Columbia Department of Health Watershed Protection Division. The following homes located on 31st Place did not have* sufficient drains installed: 2863, 2865. 285, 2859 and 2843. The perpetual problem has affected the structure in 2843. Due to the softness of the ground caused by the stagnant water, the unit settled and cracked. The foundation was jacked up but continues to sink. Moreover, a consultant from Fairfax County indicated that if the problem was not resolved all units, 2843 thru 2867 will be affected due to the advance settling of the structure. He also indicated that units located at ground level would eventually smell of mildew. Some units are currently e[illegible]ncing

BZA
Case No. 17192
Exhibit No. 31
Board of Zoning Adjustment
District of Columbia
CASE NO.17192
EXHIBIT NO.31

problems directly related to the perpetual water problem, i.e windows not closing, door jamb, termites and carpenter ants. Other units affected by insufficient drainage are 2837-2841 and 2733-2737. The **Site/ Inspection Report** referenced earlier also indicated *that yards do not have a yard drain system to collect all runoff and drain water into the existing drainage system.* **Moreover, this condition is a health hazard due to mosquitoes breeding in the stagnate water.**

- **Units with Only One Exit.** All top units have only a front door exit an absolute violation of code. This needs to be corrected.

We are asking the Zoning Board to deny Fort Lincoln Newtown Development permission to build new homes until existing structural problems have been corrected.

Sincerely,

Gloria O. Stokes

Gloria Odom Stokes, Ed.D.
Homeowner

Walter Pierce

Government of the District of Columbia
Department of Health

Watershed Protection Division

December 17, 2003

Mr. Albert Melvin
2865 31st Place NE
Washington, DC 20018

Dear Mr. Melvin,

As you requested, I have attached a copy of the Site Inspection/Investigation Report documenting the findings and recommendations/actions of the Watershed Protection Division, pursuant to your complaint. Based on our recommendations in the attached report, a comprehensive resolution may require cooperation among neighbors of the impacted properties.

If you have any further questions, please contact Pamphile Akpata of my staff at (202) 724-5364.

Sincerely,

Collin R. Burrell, Chief
Inspection and Enforcement Branch

Attachment

Government of the District of Columbia
Department of Health

Watershed Protection Division

DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION
BUREAU OF ENVIRONMENTAL QUALITY
WATERSHED PROTECTION DIVISION

SITE INSPECTION/INVESTIGATION REPORT
AT
2865 31st Place N.E.
Washington, D.C. 20002

The purpose of this report is to document the findings and recommendations of the Watershed Protection Division (WPD) from the site inspection of Albert Malvin's residence located at 2865 31st Place N.E. conducted on September 15, 2003. The inspection was initiated by a complaint that was forwarded to WPD by Scott, Juan from District of Columbia Department of Consumer and Regulatory Affairs (DCRA) Office.

NATURE OF COMPLAINT

On September 15, 2003, WPD received a request from DCRA to investigate an erosion complaint at 2865 31st Place N.E. Mr. Albert Malvin whom alleged that "Improper storm water runoff" is causing a drainage problem on his property located at above address lodged the complaint.

Inspection on September 26,2003

On, September 26,2003 Mr. Pamphile Akpata of WPD conducted an inspection and site investigation of the existing development located at the above referenced location pursuant to Mr. Alvin's complaint. Mr. Akpata's inspection revealed that storm water runoff was discharging onto the lower area in the back of Mr. Alvin's property from the higher areas in the rear of his house as well as the rear of the adjacent house at 2865 31st Street N.E.

Inspection on October 22, 2003

By revisiting the property on October 22, 2003, we found that the house at 2863 31st Place N.E. does not have a yard drain system to collect all runoff and drain water into the existing drainage system.

RECOMMENDATIONS

Re-grade the back yard at 2865 31st Place NE to allow positive drainage to the yard inlet. Re-grade the back yard at 2863 31st Pl to provide a positive drainage toward the yard drain at 2865 31st Place NE or install a new yard drainage system to collect all runoff of that property.

In addition the back of the two properties needs to be re-graded, to allow the water to flow toward the existing storm water drainage system located in the grass area at the beginning of the block.

A building permit is required for all land disturbing activity. If the yards are graded to allow concentrated flow or flow in a channel, swale or pipe across property boundary, a drainage easement is required.

Prepared by: Watershed Protection Division
12/03/2003

51 N Street, NE, 5th Floor, Washington D.C. 20002 (202) 535-2240

	Signature	Address
1.		2805 31st Pl. NE
2.		2829 31st Pl. NE
3.		2803-3 31st Pl NE
4.		3113 31st Pl NE
5.		2815 31st Pl. N.E.
6.		2863-31st Pl NE
7.		2841 - 31st Pl NE
8.		2854 31 Pl. NE
9.		2861 31st Pl NE
10.		2865 31 PL. NE
11.		2869 31 Pl, NE
12.		2809 31st Pl NE
13.		2845 31st Pl NE
14.		2857 31st Pl, N.E.
15.		2844 31st Pl. NE
16.		2813 31st Pl NE
17.		2819 31st Pl NE
18.		2853 31st Pl NE
19.		2743-31st Pl NE
20.		2759 31st Pl NE
21.		2751 31st Pl NE
22.		2747 31st Pl, NE
23.		
24.		2837 31st Place NE
25.		2833 31st Place, NE
26.		2501 31st Pl NE Wdc 20018
27.		2701 31st Pl. N.E.
28.		2705 31st P.N.R
29.		2701 31st Pl
30.		2713 31st Pl NE
31.		2723 31st Pl NE
32.		R-19 31st St NE. Washington DC 20018
33.		2727 31st Pl NE 20018
34.		2729 31st Place DC 20018
35.		"
36.		2733 31st Pl NE, DC 20018
37.		2737 31st Pl. NE DC 20018
38.		
39.		2825-31 Pl. NE.
40.		
41.		2831-31 Place NE rodadams26@aol.com
42.		2817 31st Pl
43.		3633 Runnymeade Dr
44.		3100 Hunsdale Dr.

	Signature	Address
45.	Daisha Cooper	3122 Bannecker Dr, NE
46.	[illegible]	3136 Bannecker Dr. NE
47.	[illegible]	3124 Bannecker Dr NE
48.	Edna H. Lawson	3166 Bannecker Dr NE
49.	Jacqueline Johnson	3158 Bannecker Dr NE
50.	[illegible]	3146 Bannecker Dr NE
51.	[illegible]	3160 Bannecker Dr NE
52.	Kaleem Hubbard	3108 Bannecker Dr NE
53.	[illegible]	3110 Bannecker Dr NE
54.	[illegible]	3102 Bannecker Dr NE
55.	[illegible]	3144 Bannecker Dr NE
56.	[illegible]	3140 Bannecker Dr N.E.
57.	[illegible]	2823 31st Pl. NE
58.	[illegible]	2843 31st Pl. NE
59.	[illegible]	2835 31st Pl. NE
60.	[illegible]	2827 - 31st Pl., NE
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