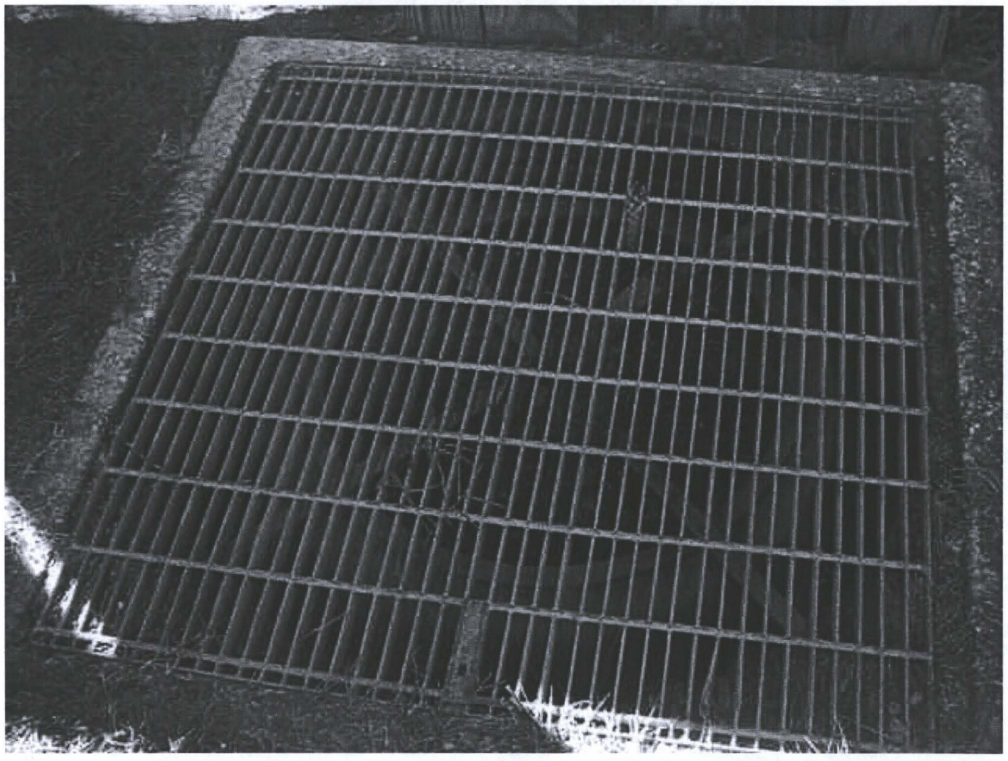
I NOPERABLE STROM DRAIN #2



Board of Zoning Adjustment
District of Columbia
CASE NO.17192
EXHIBIT NO.41A2



CRACKED STRUCTURE



PERPETUALLY WET GROUND



PERPETUAL SWAMP



PERPETUAL SWAMP



IS IT MOLD OR WHAT?



IS THIS MORE MOLD?



WHY ARE WE EXPECTED TO LIVE WITH THIS



Close-up View



ADJACENT YARD



PERPETUAL SWAMP



PERPETUAL SWAMP



ARE WE HOMEOWNERS OR WHAT?

WHY SHOULD WE PAY MORTGAGES TO LIVE LIKE THIS?

EXHIBIT 39
Report of Watershed Protection Division
Department of Health

Concerned Citizens of Hillside II Condominium
Fort Lincoln Newtown

October 19, 2004

RECEIVED
2004 OCT 20 P 12:23
D.C. OFFICE OF ZONING

Mr. Geoffrey Griffis
Chairman
Board of Zoning Adjustment
441 Fourth Street, NW
Suite 210 South
Washington, DC 20001

Dear Chairperson Griffis:

We as residents of the Fort Lincoln Community, Hillside II are *not in opposition of the proposed construction of the new townhouse community* but *have concerns relative the effects the new construction will have on our* homes. As homeowners, we are experiencing extensive problems of erosion and standing water due to inappropriate grazing and poor soil conditions. Our concern is that without the appropriate study, a Geo-Technical Study, any extensive movements to the *poor* soil and the proximity of the new construction to our properties may have an adverse effect upon our existing problems. See Exhibits 1-38.

Based upon the reports submitted to the Zoning Board relative the construction of the new townhouses the following was reported:

> *...The soil conditions of the property are unstable due to the type of clay sediments underlying the top. Because of the unstable nature of the soil conditions and the need to "level-out" portions of the property to make it suitable for development due to steep grade changes throughout the property, retaining walls are necessary. ...With the construction of townhomes on the upside of the hill and the unstable nature of the clay sediments throughout the property, retaining walls are necessary in order to keep the hill from sliding down into the next row of townhomes...The retaining walls will also be constructed with inlets on the top of the walls which will catch water drainage from the upper portions of the property and draw it away from homeowner's rear yard in the lower portions of the property ...Thus besides providing slope stability for the Townhome Project, the retaining walls will also serve to contain and channel storm water runoff on the property.*

BZA
Case No. 17192
Exhibit No. 41-C

According to an assessment made by the Watershed Protection Division, Properties located at 2861and 2863 do not have a yard drain system to collect all runoff and drain water into the existing drainage system and need to be regarded. See Exhibit 39. It should also be noted that the properties located at 2861 have a retaining wall that is contributing to the water problem. The following recommendation was made:

> Re-grade the back yard at 2865 31st Place, NE and 2861 to allow positive drainage toward the existing storm water drainage system located in the grass area at the beginning of the block.

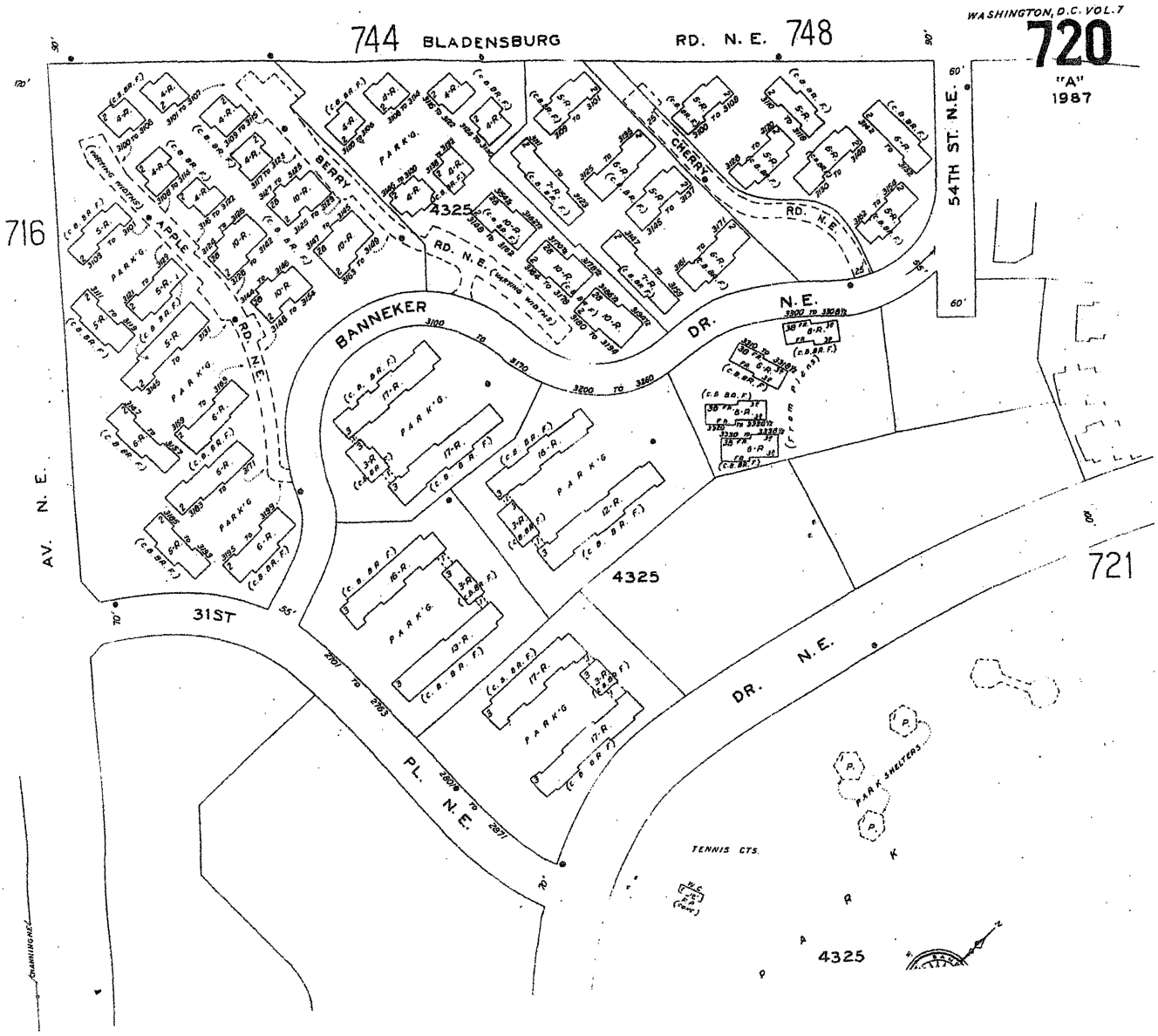
This problem has contributed to premature setting of the structure located on the 2800 block of 31st place resulting in the structure cracking. Moreover, the standing water in the yards located at 2861 and 2865 has contributed to termite infestation and the breeding of mosquitoes. The mosquito problem is of extreme importance because of West Nile. See Exhibits 2-38. Also illustrated in the exhibits is the massive erosion problem Hillside II Condominium is experiencing. The soil is eroding under the structures and the clay is washing from under the structures onto the sidewalks and parking lots.

We are asking that selected members of the Hillside II Condominium work closely with the developer and planning team to insure that the construction of the new townhouses will not have an adverse effect upon existing structures.

Sincerely,

Homeowners

EXHIBIT 1
Report of Watershed Protection Division
Department of Health


WASHINGTON, D.C. VOL. 7
720
"A"
1987
744 BLADENSBURG RD. N. E. 748
716
721
54TH ST. N.E.
AV. N. E.
BERRY
APPLE
CHERRY
BANNEKER
RD. N. E.
DR. N.E.
31ST
PL. N.E.
4325
PARK'G
TENNIS CTS.
PARK SHELTERS

FORT LINCOLN HILLSIDE II CONDOMINIUM

UNBEARABLE LIVING CONDITIONS AT FORT LINCOLN FOR SELECTED RESIDENTS

Exhibits 2-38

FORT LINCOLN CONDOMIMIUM HILLSIDE II

- **EROSION AS A RESULT OF THE SOIL AND WATER PROBLEM HAS CREATED INTOLERABLE CONDITIONS FOR SOME RESIDENTS. THE FOLLOWING PRESENTATION WILL ILLUSTRATE SOME OF THE PROBLEMS FACED BY SELECTED HOMEOWNERS.**

DOOR TRIM

Door trim destroyed by the effect of water

- Rotten wood
- Termite destruction.



CORROSION

- EROSION IS CAUSING THE STAIRS TO CRUMBLE



EROSION

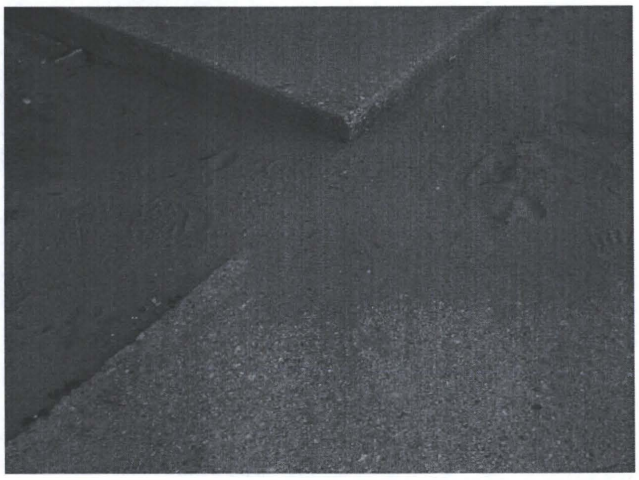
EROSION IS CAUSING THE SIDEWALKS TO CRACK



CORROSION

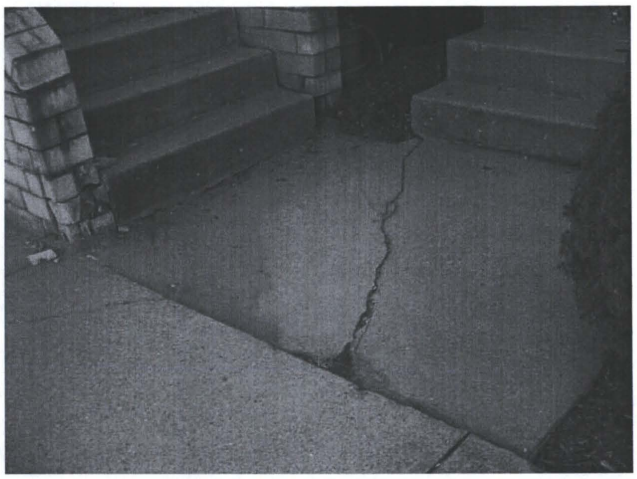
- **CLAY RESIDUE**

  WHEN IT RAINS IT WASHES FROM UNDER THE STAIRWELLS



CORROSION

- MORE CRUMBLING STAIRWELLS AND SIDEWALKS DUE TO **EROSION**



CORROSION

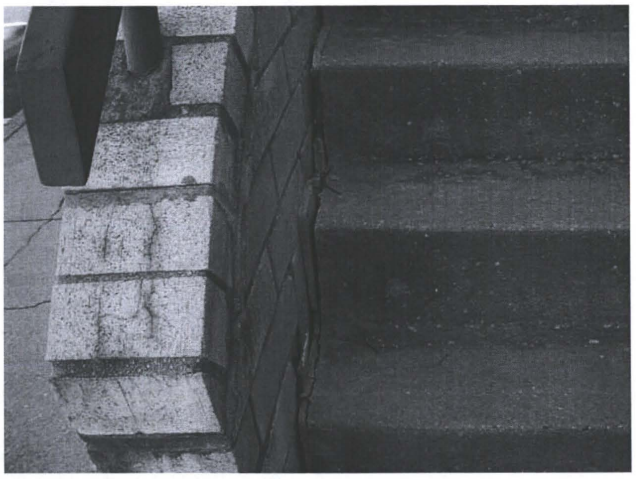
MORE RESIDUE

- WHAT IS THIS DOING TO THE FOUNDATION ? IS THERE ANY SOIL LEFT?



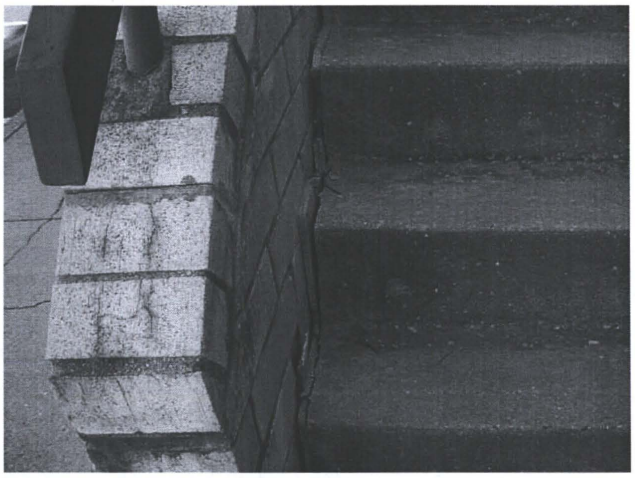
CORROSION

- WHEN WILL THE STAIRWELL CRUMBLE COMPLETELY?



EROSION

- DOES THIS POSE A RISK TO HOMEOWNERS



EROSION

- MORE **EROSION**



EROSION

- AND MORE!

