

Appendix

Email 1: Neighbor Report of Lot becoming a dumping ground

Anja Baum

Tue, Oct 31, 3:57 PM ☆ ↶ ⋮

to me ▾

Dear Lona,

I hope you are doing well! I wanted to alert you of some unfortunate events happening on your property recently. First of all, there is an increasing amount of garbage being dumped onto your lot, which, from what I understood, is nothing new.

However, I just reported the third stolen vehicle that was dumped on your property within the last 4 weeks. The police says that once criminals find a good dumping spot, they will continue to use it unless something physical or otherwise stops them. Apologies that I didn't inform you of the first instance, but I thought it might have been a one off, and the last two were both within a week now. Given we and our neighbors have little children the increased criminal activity on the lot right behind ours is of grave concern. One of those stolen cars already ran into the side of our fence, breaking it in two (those people could have made it through the resulting gaps, but luckily didn't that day and we could repair it).

So I am writing with the hope that you could do something about this, maybe putting up warning signs that there are security cameras on this lot, and actually putting one up (the policy said that would also help them). We are also happy to help and coordinate. The policy will likely also contact you shortly.

Please feel free to call me to discuss under 202-390-9331.

Best wishes,

Anja



Email 2: Correspondence with Brian McDermott, Acting Director DC Water

7/18/23, 1:14 PM Gmail - Alley Lot Owner looking for guidance

Alley Lot Owner looking for guidance



Lona Alia <lona.alia@gmail.com>

Brian T. McDermott <Brian.McDermott@dcwater.com> Thu, Apr 22, 2021 at 1:00 AM To: Lona Alia <lona.alia@gmail.com>

Lona

This is a challenging site – it is over 260 lf from the lot to any existing water or sewer. That is running in the alley and going north. This might be against grade to some degree.

There are water quality issues with long dead-end water and sewer lines. This is not an alley lot that we would typically say complies with reasonable design criteria.

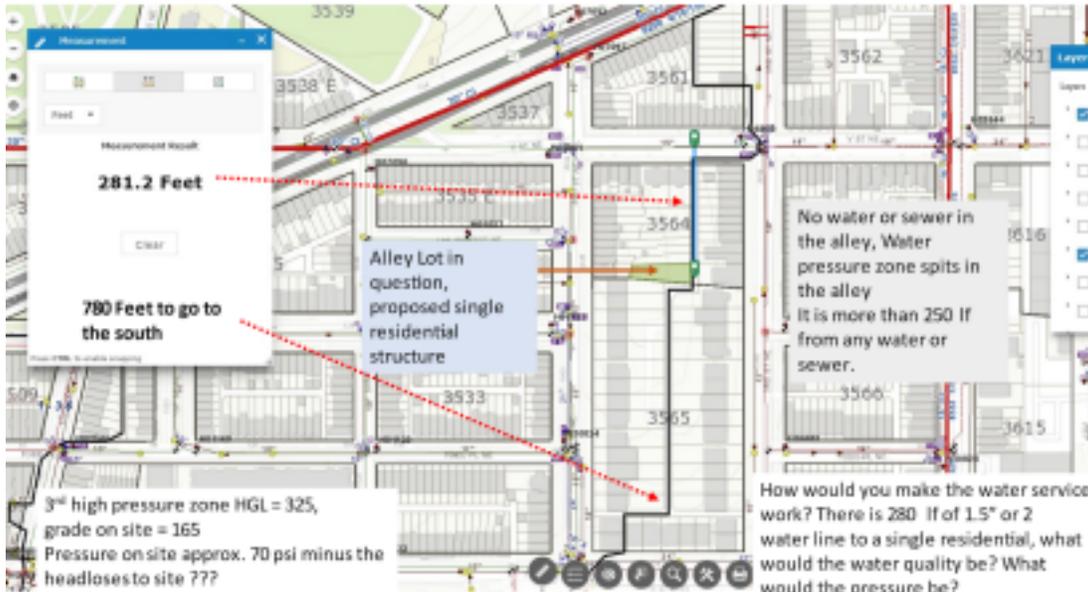
You should evaluate the water pressure issues with a longer than 260 LF service at 1. inches. What are the sewer costs for the same distance – can you make the sewer slope to the north and still drain. The house would need a grinder pump to keep sanitary flow well ground and discharged at a high enough rate to alleviate settlement of solids.

This one is tough, DC Water would not want to have to maintain such a long service lateral in the alley.

You need to think about water quality (water turn over at average 4 per day to maintain water quality) and will the sewer flow to the north with this being only one house we would expect an 8" diameter sewer and that the house would have a grinder pump to fluidize sanitary flow and send it in high enough rates to have the sewer be self cleansing.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21089
EXHIBIT NO. 56A

Brian T. McDermott



<https://mail.google.com/mail/u/0/?ik=04b51/bdds&view=pt&search=all&permmsgid=msg-i:169/692844592454541&simpl=msg-i:169/692844592454541> 7/18/23, 1:15 PM Gmail - Alley Lot Owner looking for guidance

Alley Lot Owner looking for guidance



Lona Alia <lona.alia@gmail.com>

Brian T. McDermott <Brian.McDermott@dcwater.com> Fri, Apr 30, 2021 at 3:56 PM To: Lona Alia <lona.alia@gmail.com>

Lona

As I said it is challenging but not un-doable. You would need to run a long water service line (2" in diameter) to the end of the alley, from there it would be 6" connection to the water main. Additionally, you will need a sewer line in the alley that goes either north or south – likely north to the sewer in the street. This will have a manhole in the alley at approx. the middle of your property in order to receive the service line from your house. This line if going north needs to go up hill. Not impossible but you should check to see that it works. Also, as the only house on that long sewer the house should have a grinder pump system to both grind the sewage to small floatable size put also to pump at a suitable rate to keep the sewer clean.

Not impossible but not easy and simple either.

Regards

Brian McDermott

From: Lona Alia <lona.alia@gmail.com>
Sent: Thursday, April 22, 2021 8:33 PM
To: Brian T. McDermott <Brian.McDermott@dcwater.com>
Subject: Re: Alley Lot Owner looking for guidance

*****EXTERNAL EMAIL. PLEASE USE CAUTION BEFORE CLICKING A LINK OR OPENING AN ATTACHMENT*****

Hi Brian

The measurement is closer to 200 Feet I believe when we measured it.

From your email I gather that you are seeing it as a big challenge. How do you recommend I go about solving this problem? I bought the land to build our home and we were told that we could bring water and sewer to it.

The land has been converted from a tax lot to a record lot so I will start to pay very high taxes on it. What do you suppose that I do. We have all of our savings sunk into it. I am looking for solutions. Please advise.

On Wed, Apr 21, 2021 at 7:01 PM Brian T. McDermott <Brian.McDermott@dcwater.com> wrote:

Lona

This is a challenging site – it is over 260 lf from the lot to any existing water or sewer. That is running in the alley and going north. This might be against grade to some degree.

<https://mail.google.com/mail/u/0/?ik=04b517bdd5&view=pt&search=all&permmsgid=msg-f:1698474001154389565&dsqt=1&simpl=msg-f:1698474001154389565> 1/3

Ticket for nuisance lot



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
NOTICE OF VIOLATION**

NOTICE NO: **K790240**

DEPARTMENT OF PUBLIC WORKS DEPARTMENT OF TRANSPORTATION

DATE OF SERVICE: **04/27/2023**

RESPONDENT'S NAME: **AULONA ALIA**

ADDRESS: **2445 S KENWOOD ST**

CITY: **ARLINGTON**

STATE: **VA**

ZIP CODE: **22206-2415**

RESPONDENT IS: **OWNER**

DATE OF VIOLATION:
04/24/2023

TIME OF VIOLATION:
9:36 AM

D.C. CODE AND/OR REGULATION VIOLATED:
GV850 / 24 DCMR/1002.1

VIOLATION LOCATION: **2017 2ND ST NE
WASHINGTON DC
00000**

SQUARE: **3564**

SUFFIX:

LOT: **0039**

WARD:

VIOLATION: **GENERAL**

NATURE OF VIOLATION: **Nuisance Vacant Lot**

INSPECTOR NOTES: **THE LOT LOCATED AT 2017 2ND STREET NE HAS SCATTERED DEBRIS AND ABANDONED VEHICLES THAT ARE NOT OPERABLE ON THIS LOT. PLEASE CLEAN AND REMOVE WASTE IMMEDIATELY.**

SAME VIOLATION WITHIN 60 DAYS? **NO**

FINE: **\$300**

ABATEMENT REQUIRED? YES WITHIN 3DAYS

IF ABATEMENT IS REQUIRED, YOU MUST, IN ADDITION TO PAYING APPLICABLE FINES AND PENALTIES:

IF YOU DO NOT ABATE THE VIOLATION, YOU MAY BE REQUIRED TO PAY UP TO THREE TIMES THE COST OF ABATEMENT, IN ADDITION TO ANY FINE OR OTHER PENALTY. FOR QUESTIONS REGARDING ABATEMENT OR TO ARRANGE FOR REINSPECTION PLEASE CALL: (202) 645-3190 FOR DEPARTMENT OF PUBLIC WORKS OR (202) 645-7054 FOR DEPARTMENT OF TRANSPORTATION

I personally observed and/or determined that the violation charged above has been committed. I further certify under penalty of perjury that [CHECK ONE]: [] the Respondent is not in the military service of the United States; [] the Respondent is in the military service of the United States; [X] I am unable to determine whether the Respondent is in the military service of the United States.

Kayanda Jones

Kayanda Jones

04/24/2023

500

Inspector's/Investigator's Signature

Print Name

Date

Badge/ID

You are charged with violating the District of Columbia law or regulation stated above. You must sign and send it to the **Office of Administrative Hearings**. Your answer must be **RECEIVED** within **14 CALENDAR DAYS** of the date of service noted above (**19 CALENDAR DAYS** if you received this by mail) You must also indicate below whether you **ADMIT**, **ADMIT WITH EXPLANATION** or **DENY**. Please see the attached document for the address of the Office of Administrative Hearings and other important information.

If you **DENY** this violation, you must come to a hearing. You will receive an order from the Office of Administrative Hearings with the hearing date

ANSWER: [] **ADMIT** (Pay Fine) [] **DENY** (Appear for a Hearing) [] **ADMIT WITH EXPLANATION** (Hearing by Mail)

If abatement of the nuisance is required, I: [] **HAVE** [] **HAVE NOT** completed the required abatement action.

Respondent's Signature

Print Name

Date

Telephone Number

