From: Leanna Shaff
To: Moermond, Marcia; Vang, Mai
Date: 5/22/2012 12:22 PM
Subject: Fwd: 1039 Wakefield
Attachments: 1039 Wakefield.jpg

For appeal on 6/5

>>> Stephen Ubl 5/9/2012 2:43 PM >>>
Leanna,

I reviewed the property at 1039 Wakefield because of a drainage complaint that was given to D.S.I. The neighbor of 1035 Wakefield states that the roof run-off of 1039 is running onto their property because of the dilapidate retaining wall and the concentrated water flow from the roof.

Their are two fences between the two properties. The chain-linked fence starts at the front of the property and goes back to the sheds in the backyard where a wood fence completes the fencing on the property line all the way to the alley. I was unable to locate any property pins. The chain-linked fence starts at the front yard sidewalk which has retaining walls along the sidewalk as well. Both properties have their own retaining wall design along the sidewalk and the point where the two walls abut each other is not where the chain-linked fence begins. Another way of saying this is that the property line CANNOT be determined looking at the retaining walls OR the fence because they do not line up with each other (see photo). The retaining wall is on the 1035 side of the fence. I am unable to determine which property the retaining wall is on but it does retain the soils of 1039. The wall between the two properties is in disrepair and should be repaired to retain the soils of 1039.

The roof run of 1039 has two distinct roof systems and an additional flat roof on the rear porch. The two roof pitches on the main body of the house have valleys that direct all the water towards the retaining wall and in fact, appear to flow over the retaining wall at the front part of the house. The rear of the house not only has a valley run-off from the upper roof but it also has a flat roof with a gutter that has no down spout to control the water.

It appears that the dilapidated retaining wall must be repaired and a passive swale must be created between the new retaining wall and the 1039 sidewalk that runs along their house. Additionally, The flat roof should have a down spout with a leader to direct the water towards the swale and front yard. The valleys should have gutters and down spouts installed as well or at least diverters installed to eliminate the large quantity of water that shoots off the valleys over the retaining wall and ponds on the neighbor's property.

If you have any questions regarding this issue please feel free to contact me.

Sincerely,

Stephen Ubl
Senior Building Inspector
Senior Trades Coordinator
Dept. of Safety & inspections

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