

The church located at 1137-1139 W Baltimore St failed connect its roof gutter leader to the existing curb inlet (curb-opening inlet). Instead, the building owner installed a 2-1/4 PVC downspout that discharges onto my property (1135 W Baltimore St) creating pooling at the retaining wall footer and saturation introducing grading and drainage problems.

Associated Baltimore City Code violations

- 1) Building Code § 1502.5 – discharge onto adjoining property prohibited.
- 2) Plumbing Code § 1105.3.3 – discharge over adjoining property or sidewalk prohibited.
- 3) Plumbing Code § 1105.4.2 – drainage may not cross adjacent property lines.
- 4) Property Maintenance Code § 304.21 – drainage must be directed away from adjoining property.



Curb opening inlet

Picture showing 1137-1139 W Baltimore St prior to July 3 2026
Where no downspout existed

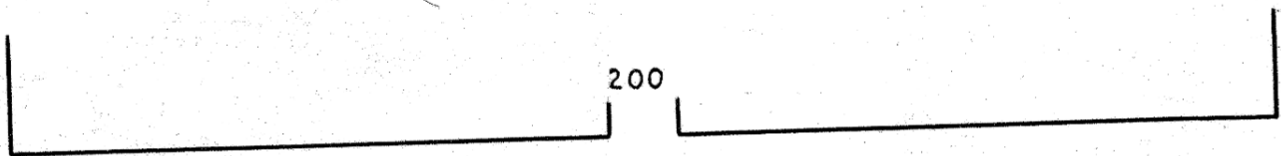


2-1/4" PVC Downspout installed on July 4th 2026.

Discharge onto adjacent property at 1135 W Baltimore St



LOT 22 SIZE CH. TO AVERAGE; CH. SH. 15-036
 LOTS 63-64 & 67-69 CONS'D PER O.O.; CH. SH. 19-033



W. BALTIMORE

ST.

AVE.

1143	1141	1139	1137	1135	1133	1131	1129	1127	1125	1123
28'	14'	13'-6"	13'	13'-6"	13'-6"	16'	16'	16'	32'	
14/15	13/14	27'-6"	13/14							
21/22	20/19	19/20	18	17	16	15	14	12/13		
21/23	19/20									
67	0.043Ac	0.042Ac								67

ST.

1121	1119	1117	1115	1113	1111	1109	1107	1105	1103	1101
18'	14'	14'	14'	12'-6"	12'-6"	14'-6"	14'-6"	15'	15'	16'
54'-2"	40'-12"	19'-6"								
11	10	9	8	7	6	5	4	3	2	1
12'-3"		72'-3"	76'-3"	76'-3"	5/8		3/4			78'
				5/7						