

Michael A. Case
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July 2, 2026

Veronica Banwo
3073 Spring Pepper Court
Odenton, MD 21113

Re: Vacant Property at 17 North Luzerne Avenue — Shared Party Wall with 19 North Luzerne Avenue; Concerns of Water Intrusion, Structural Issues, and Pigeon Infestation

Dear Ms. Banwo,

I am writing as the owner and resident of 19 N. Luzerne Ave., which shares a party wall with your property at 17 N. Luzerne Ave. I hope this letter finds you well, and I want to start by making clear that my goal here is to work with you toward a mutually beneficial solution.

For more than a few years, since before the Branch family vacated the premises, I have noticed water being funneled onto and into the rear portion of my property—the deck wall and ceiling specifically—from the gutter on the adjacent portion of your property, which collects rainfall from the deck roof and has fallen into disrepair. As a result, the wood wall on my property has gradually rotted, as has the ceiling paneling, and I am concerned about damage that may extend beyond what is visible. I have photo documentation of this damage.

Since the property has been vacant, I've also noticed intermittent work being done, followed by a stop-work order placed on the property. This raises a concern for me, I don't know what work may have been done inside that caused the stop work order, or whether it could negatively affect my property.

More recently, I've noticed work in the rear of your property that appears intended to reinforce the back bedroom that extends out over the deck, apparently due to structural concerns. This is especially concerning to me, as my daughter occupies the bedroom adjacent to that portion of the home.

Separately, pigeons have taken up residence in the ceiling area over the deck. I believe they are causing additional damage inside, and they have also been entering my property, where they are leaving droppings on my deck.

I understand it may be difficult to monitor conditions like these from afar, especially with the property having been vacant for the past two years. I don't say this critically, I understand life is busy, and a property that's out of sight may understandably not be top of mind. I'm raising these concerns because they are actively affecting my home, both in quality of life and in home value, and I would like to resolve them collaboratively and as quickly as possible, before they worsen and become more costly for either of us.

I would appreciate the opportunity to speak with you directly. Please give me a call by July 17, 2026 on my mobile phone. I'm typically available for a short call any day, and if I miss you, I will return your call promptly—please leave a message or send a text if I'm unable to answer.

If it is helpful, I am willing to:

- Coordinate directly with you and a contractor or engineer on repairs, including helping identify a qualified professional
- Consider purchasing the property myself, or identifying a potential buyer through my network of real estate professionals in the city

My hope is that we can resolve this amicably, through conversation and a reasonable plan for a timely, mutually beneficial solution. That said, I want to be clear that if I don't hear from you, or if we're unable to agree on a resolution plan by the end of July 2026, I will move forward with filing a vacant property notice with Baltimore City and pursuing other means of resolution, given the impact on my home and family. You may also be aware that Baltimore City's new vacant property tax legislation took effect July 1, 2026, which increases property taxes on properties with a Vacant Building Notice to three times the standard rate in the first year and four times thereafter.

Again, I would strongly prefer to work with you directly rather than take an adversarial route. My goal is to have a firm plan in place for resolving this matter by the end of July 2026, with the home brought up to code and made habitable by 2027.

Please feel free to contact me at your earliest convenience. I look forward to hearing from you and resolving this shared situation amicably.

Sincerely,

Michael A. Case
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mikecase84@gmail.com