

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 5235 Harbor Court

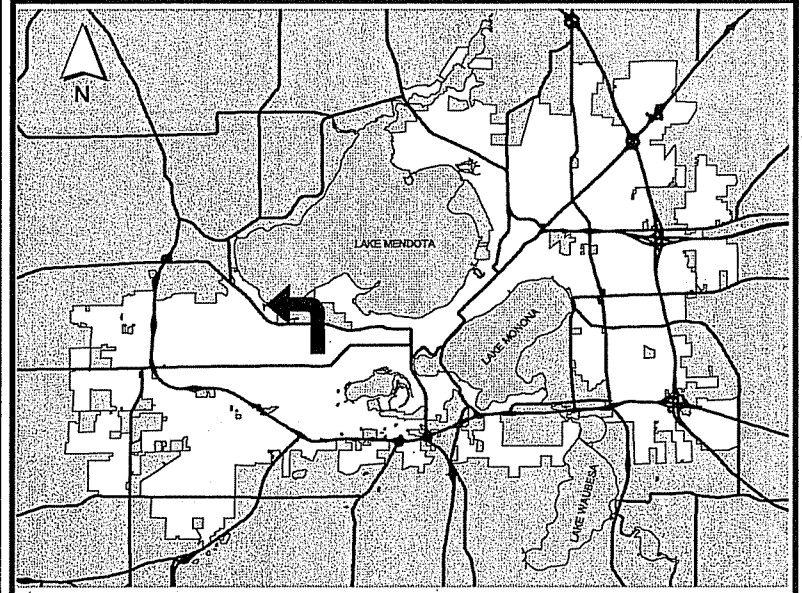
Project Name: Hurley/Dierauf House

Applicant: James W Hurley & Leslie A Dierauf/
Ed Linville & Steve Gallo - Linville Architects

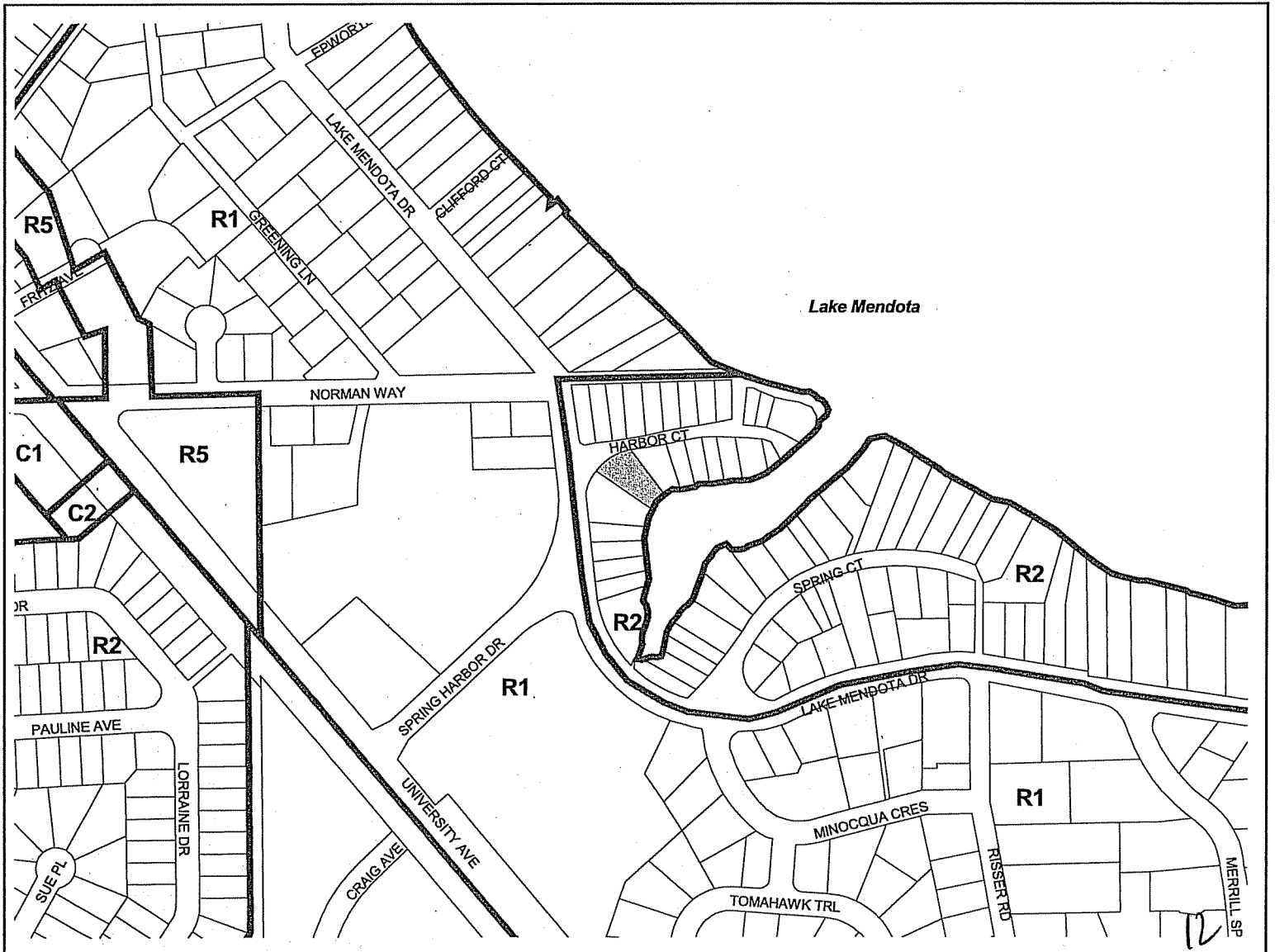
Existing Use: Vacant House

Proposed Use: Demolish House & Build
New Waterfront Home

Public Hearing Date:
Plan Commission 07 March 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

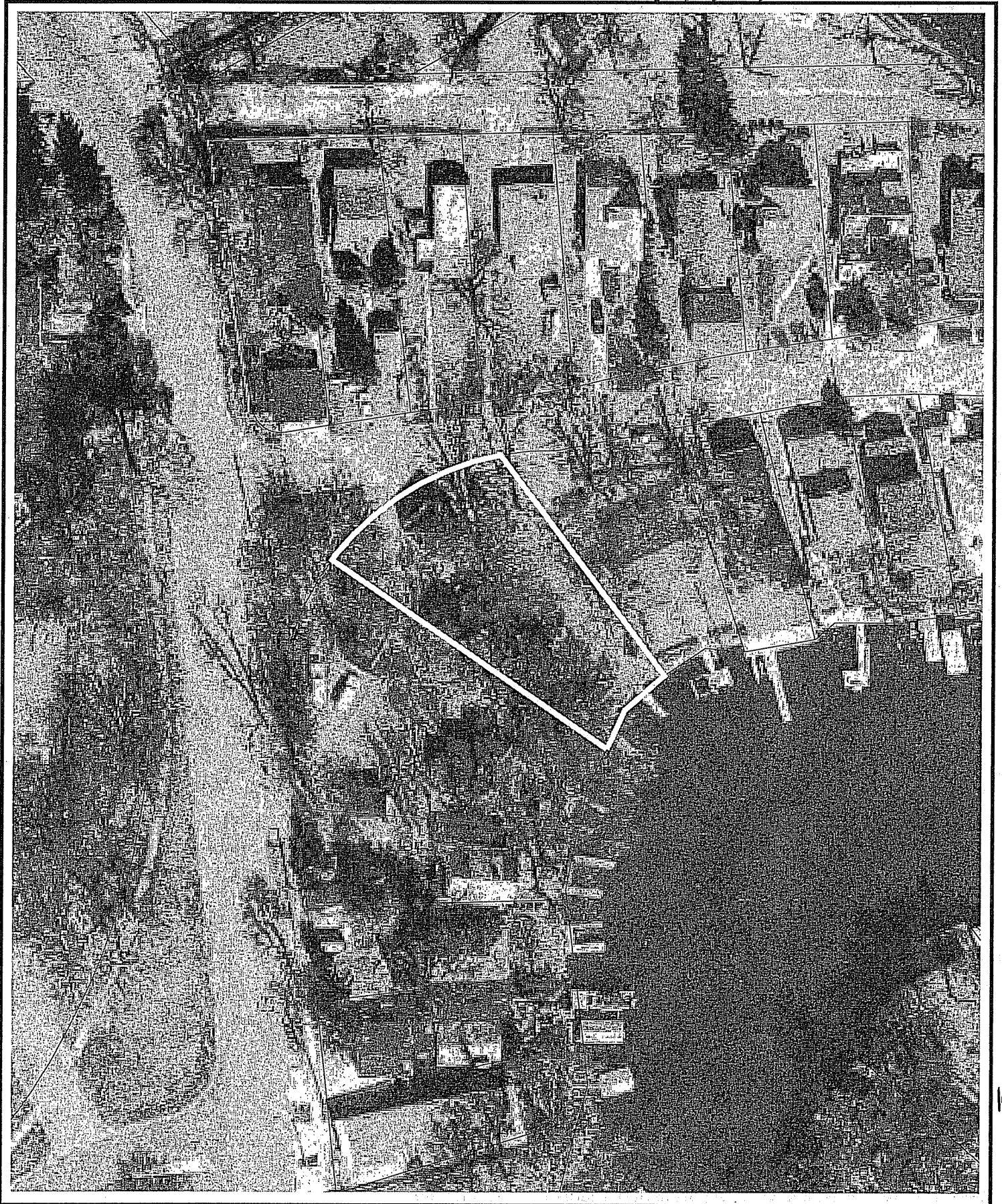


Scale: 1" = 400' Planning Unit, Department of Planning & Development: rpj Date: 22 February 2005

5235 Harbor Court

0 100 Feet

Date of Aerial Photography - April 2000



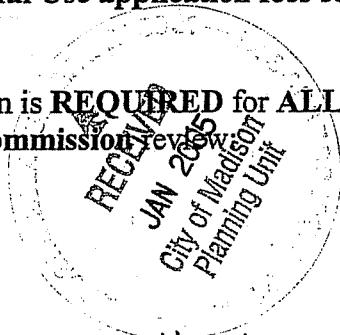
102

PART A

Occupant Notification Fee: \$50

Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review.



FOR OFFICE USE ONLY:	
Amt. Paid	550 ⁰⁰ Receipt # 57839
Date Received	1-26-05
Parcel No.	0709-184-0309-2
Aldermanic District	19, Steve Holtzman
GQ	Waterfront
Zoning District	R2
For complete submittal:	
Application	<input checked="" type="checkbox"/>
Legal Description	<input checked="" type="checkbox"/>
Letter of Intent	<input checked="" type="checkbox"/>
Plans	<input checked="" type="checkbox"/>
Zoning Text	N/A
Received By	RT
Alder Notif.	Oct 13, 04 Waiver
Nbr. Assn. Notif.	Waiver
Issued Sign	Oct 12, 04

- Address of Site: 5235 Harbor Court, Madison WI 53705
 Name of Project: Two-story SFR w attached garage (R2) (James W. Hurley and Leslie A. Dierauf)
 Acreage of Site: 0.24 acres (10,303 sq. ft)
- This is an application for (check at least one):
 Rezoning from _____ to _____
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____
- You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (**Any application, without a proper, complete and appropriate legal description, will NOT be processed**). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
Block 1, Lot 14, Spring Harbor Subdivision
306247, Vol. 3, Page 51A
- General description of the project or intended use(s) of this property.
deconstruction of house and detached garage
construction of home (primary residence), 2 car-garage
and workspace (attached); 2 story home
- Are there existing buildings on this site? yes
 What is the present zoning of this site? R2
 What are the present uses of this site? unoccupied house and garage
residential neighborhood
- Do you intend to use the existing building(s)? recycle and reuse as much
as possible of existing
structures

12
O

7. What exterior changes are proposed to the existing building(s)? n/a existing 2 structures (house and garage) will be removed

8. What interior changes are proposed to the existing building(s)? n/a

9. Are you proposing to add or build new dwelling units? yes
How many units? 1
Owner occupied selling price, from \$ _____ to \$ _____
Rental n/a no, primary for property owners to live in rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? n/a

11. When do you wish to occupy this site or building? summer/fall 2005

12. Does this proposal involve any development in the public right-of-way?
No Yes _____ Explain: CURB CUT ONLY

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) James W. Hurley and Leslie A. Dierault
917 Harbor House Drive #3
Madison WI 53719
Phone: 271-2610 Fax: _____

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Ed Linville Steve Gallo
251-6696 251-8580
or homeowners Leslie and Jim 271-2610
Phone: (see above) Fax: 251-3836 (Linville and Gallo)

14. **Property owner's authorization signature:** James W. Hurley
Leslie A. Dierault
[If offer to purchase or contract owner, please indicate below (check one) Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].
 Owner Offer to Purchase Other (Explain _____)

15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Steve Holtzman and Shary Bisgard of the Spring Harbor Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal. Oct 12, 2004.
Yes No _____
Date that the alderperson was notified: Oct. 12, 2004
Date that the Neighborhood Association was notified: Oct. 12, 2004

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
- [Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

<i>James W Hurley</i> <i>Leslie A Dierauf</i>	homeowners	1-25-05
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Jim Hurley and
Leslie Dierauf, 917 Harbor House Drive #3, Madison WI
53719

Phone 271-2610 Fax _____

The following material is REQUIRED for all applications:

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

16. NOTE: The Alderperson and/or Neighborhood Association notice requirement may be waived if approved by the Alderperson, President of the Neighborhood Association, and Director of the Department of Planning and Development prior to submitting your application.

For Conditional Use Applications, the Zoning Ordinance states:

“Section 28.12(11)(g), Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:

(g) Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services.
(Cr. by Ord. 13,012, 2-26-02)
3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.
6. That measures have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
7. That the conditional use shall conform to all applicable regulations of the district in which it is located.
8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:
 - a. Bear in mind the City's general intent to accommodate community living arrangements.
 - b. Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are:
 - i. The distance separating the proposed community living arrangement from other such facilities
 - ii. The capacity of the community living arrangement and the percent the facility will increase the population of the community.
 - iii. The total capacity of all the community living arrangements in the community.
 - iv. The impact on the community of other community living arrangements.
 - v. The success or failure of integration into communities of other community living arrangements operated by the individual or group seeking the conditional use permit.
 - vi. The ability of the community to meet the special needs, if any, of the applicant facility.

- c. A full and complete legal description of the site or property being subjected to this application. See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
- d. A proper street address for this project as reflected by official City records or as officially assigned by the City Engineering Division.

5235 Harbor Court, Madison, WI 53705

Failure to submit any of the above-required items will result in the delay of scheduling your application for Plan Commission and/or Common Council review.

**LETTER OF INTENT
CONDITIONAL USE PERMIT APPLICATION
For Demolition of a House and Detached Garage and
Construction of a Single Family Residence
with Attached Garages
in an R2-Zone
5235 Harbor Court, Madison, WI 53705
James W. Hurley and Leslie A. Dierauf, husband and wife**

January 25, 2005

LETTER OF INTENT

Mr. Peter Conrad
Zoning Administrator
Planning and Development Office
Madison Municipal Building
215 Martin Luther King, Jr. Blvd



Dear Mr. Conrad:

Property owners, James W. Hurley and Leslie A. Dierauf with this letter announce their intent to apply for a conditional use permit for demolition of a single family residence and detached garage and construction of a new single family 2-story residence with attached garage (zoned R2) at 5235 Harbor Court, Madison, WI 53705. The attached application, deconstruction/recycle/reuse, and construction plan detail this.

PROJECT NAME: Two-story single family residence with attached two-car garage and workspace at 5235 Harbor Court, Madison 53705 (James W. Hurley and Leslie A. Dierauf, husband and wife, property owners).

FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY:
Block 1, Lot 14, Spring Harbor Subdivision, Book 306247, Vol. 3, Page 51A

CONSTRUCTION SCHEDULE: Deconstruction will occur by June, 2005, and Construction will begin by July, 2005, weather permitting.

NAMES OF PEOPLE INVOLVED (See Attachment 2 for complete contact info):
Architect:

Ed Linville, Principal – Linville Architects

Builder/Contractor:

Steve Gallo – Creative Structures

Zoning Attorney:

Mike Lawton – Lathrop & Clark LLP

Surveyor:

David R. Sampson – Birrenkott Surveying, Inc.

Inspection:

John Freiburger – Freiburger Construction Consulting

Asbestos Inspection and Abatement:

Kim Sopha – A & A Environmental, Inc.

Geotechnical Exploration:

Craig Bower – Soils & Engineering Services, Inc.

Engineer:

To Be Determined

Tree Service:

To Be Determined

Landscaping:

Leslie Dierauf and Nancy Bruins

Project Coordinators:

Ed Linville

Steve Gallo

Deconstruction/Reuse/Recycle: (See Attachment 2)

Steve Gallo – Creative Structures

Frank Byrne – Habitat for Humanity ReStore

Public Outreach, Alderman, Home Owners Association and Neighbors – The owners spoke with **Alderman Steve Holtzman** concerning this conditional use permit application. The owners also spoke with both the **Spring Harbor Neighborhood Association, Doug McLean**, our neighbor at 5227 Harbor Court, and **Bill and Faith Fitzpatrick**, who live across the harbor from this property at 5156 Spring Court. On October 12, 2004, Alderman Holtzman and the Spring Harbor Neighborhood Association were informed with a letter of our intent to construct a primary residence at 5235 Harbor Court. Some neighbors on Harbor Court, Lake Mendota Drive, and Spring Court have already seen plans for deconstruction and construction on the property. An Open House was held January 22, 2005 on Harbor Court for neighbors to view the plans and discuss them with us and our architect. To the best of our knowledge at this time, there is no opposition to this project. Attached is a petition already signed by some of the neighbors noting their approval of the plans for deconstruction/construction.

USE OF ALL AREAS: Two-story, owner-occupied, primary residence, single family home, attached 2-car garage and workspace, zoned R2

TOTAL GROSS SQUARE FOOTAGE: 2564, including second floor square footage, + 96 (screened porch) + 792 (garage) = 3452 square feet (house, garage, workspace).

TOTAL LIVING SPACE SQUARE FOOTAGE: 2564 square feet (house) includes second floor square footage.

SQUARE FOOTAGE (Acreage) OF THE PROPERTY: 10,303 sq. ft. (0.24 acres). The lot is an irregularly shaped rectangular lot of 10,303 square feet (0.24 acres). Lot coverage is as follows:

2832 sq. ft. = First floor footprint including garage and screened porch.

1830 sq. ft. = Walks, patios and drives

4662 sq. ft. = Total coverage

10,303 sq. ft. = Total lot footage

4,662 sq. ft. = Total lot coverage

5,641 sq. ft. = Usable open space including set backs at front, rear and side yards

The construction plan allows for more than 5,641 feet of usable open space on the lot, including set-backs at front, rear and sides of the home. As allowed by zoning ordinance, our front and rear setbacks are determined by averaging 10 adjacent structures (5 on each side).

NUMBER OF DWELLING UNITS PER BUILDING: 1

NUMBER OF BEDROOMS PER DWELLING: 3

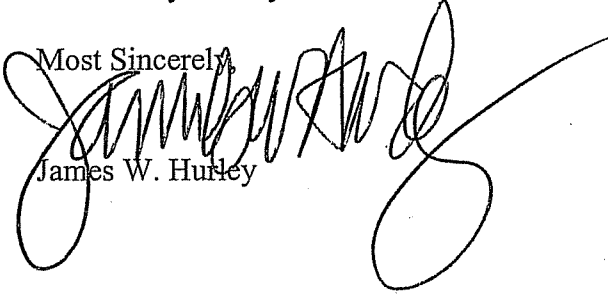
AESTHETICS: This R2 Single-Family Residence development plan by its design recreates the essential characteristics of the Spring Harbor neighborhood. The home is designed as a residence utilizing green principles, being energy-efficient, aesthetically pleasing, and continuing to afford views of Spring Harbor to neighbors/guests visiting Harbor Court and for those seeking to view the natural beauty of Spring Harbor's waterfront.

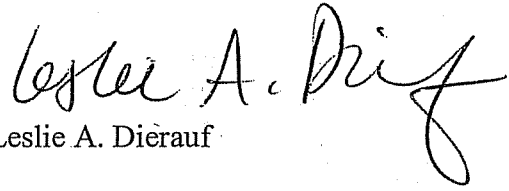
With regard to landscaping, invasive plant species are being removed by hand, bagged and taken off-site. There are already many native trees on the property. All but a few dead and/or declining trees will remain on the property. Native iris and daylily bulbs, a blue spruce, and native prairie grass and flower seeds have been collected. We have taken historic lilac shoots from dark-purple lilacs on the property and are propagating them. These landscaping materials are being stored off-site awaiting planting after home construction.

We have attached our plans as required and would appreciate, and look forward to presenting this to the City of Madison. We ask you, at your earliest convenience, to reach a positive decision granting a conditional use permit for construction. If you need further information or need to contact us, we can be reached by phone at 608/271-2610 or 608/270-2401 and by mail at 917 Harbor House Drive #3, Madison, WI 53719. Additionally, our architect, Ed Linville can be reached at 608/251-6696 or email, elinville@linvillearchitects.com.

We thank you for your time and attention to this application.

Most Sincerely,


James W. Hurley


Leslie A. Dierauf

ATTACHMENT 1 – Names and Contact Information for People Involved

Architect:

**Ed Linville, Principal
Linville Architects
408 East Wilson Street
Madison, WI 53703
608/251-6696**

Builder/Contractor:

**Steve Gallo
Creative Structures
408 East Wilson Street
Madison, WI 53703
608/251-8580**

Zoning Attorney:

**Mike Lawton
Lathrop & Clark LLP
740 Regent Street
Madison, WI 53715
608/257-7766**

Surveyor:

**David R. Sampson
Birrenkott Surveying, Inc.
167 North Bristol Street
Sun Prairie, WI 53590**

Inspection:

**John Freiburger
Freiburger Construction Consulting
5438 County Highway M
Fitchburg, WI 53575
608/835-0001**

Asbestos Inspection and Abatement

**Kim Sopha
A & A Environmental, Inc.
N4381 US Highway 51
Poynette, WI 53955
608/576-4960**

Geotechnical Exploration:

**Craig Bower
Soils & Engineering Services, Inc.
1102 Stewart Street
Madison, WI 53713
608/274-7600**

Engineer:

To Be Determined

Tree Service:

To Be Determined

Landscaper:

**Leslie Dierauf, Nancy Bruins
Native prairie bunch grass, iris and daylily bulbs, and flower seeds are collected and awaiting planting, as is a blue spruce; historic lilac suckers on the property have been cut and are being propagated, awaiting house construction. Non-native, exotic/invasive plant species will be removed, bagged and taken from the property prior to construction.**

Project Coordinators:

**Ed Linville
Steve Gallo**

Deconstruction/Reuse/Recycle:

**Steve Gallo
Creative Structures
408 East Wilson Street
Madison, WI 53703
608/251-8580**

**Frank Byrne
Habitat for Humanity ReStore
208 Cottage Grove Road
Madison, WI 53716
608/712-0737**

ATTACHMENT 2 - Deconstruction/Reuse/Recycle

James Hurley and Leslie Dierauf propose the reuse and recycling of products and building materials at 5235 Harbor Court, Madison WI 57705.

Project Managers:

James Hurley and Leslie Dierauf in conjunction with Creative Structures and Linville Architects.

Scope of Work:

Develop an inventory of reusable or recyclable materials. This was accomplished by contacting Frank Byrne, co-manager of the ReStore on Cottage Grove Road. Mr. Byrne toured the house and garage in October of 2004. He noted that items of importance to the ReStore would be:

- 1) Wood stove
- 2) Claw foot tub
- 3) Doors

Frank later informed us that due to the size and scope of the house and limited manpower resources of the ReStore they would not be able to provide help with the field salvage of these items.

Leslie Dierauf and Linville Architects decided that with the help of Creative Structures, the doors could be removed and transported to the ReStore. The wood stove and the tub will be listed on the Dane Count/City of Madison web site, www.madisonstuffexchange.com and we will also place an ad in the local newspaper. The items will be at no charge to anyone willing to remove them from the premises.

A Petition Signed by Neighbors on Harbor Court and Spring Court, Madison, WI
Regarding Approval of Plans for Demolition and Construction of
A Single-Family R2 Zoned Two-Story Primary Residence

At 5235 Harbor Court, Madison, WI
To Be Occupied by Jim Hurley and Leslie Dierauf, husband and wife

<u>PRINT NAME</u>	<u>SIGN NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
1. Jacquelyn Strahl	Jacquelyn Strahl	5240 Harbor Ct.	238-0343
2. Marilyn Myers	Marilyn Myers	5214 Harbor Ct	233 3636
3. Nancy Boyd	Nancy Boyd	5218 Harbor Ct	238-1514
4. Ann Lohr	Ann Lohr	5223 Harbor Ct	233-7080
5. Robert A. STEFFEN	Robert A. Steffen	5217 Lane Mendota Dr	233-1879
6. Ann Adams	Ann Adams	5229 Harbor Ct	231-3863
7. Faith Fitzpatrick	Faith A. J.	5156 Spring Ct	233-3584
8. Marsha Steffen	Marsha M. Steffen	5317 Lk. Mendota Dr.	233-1879

9. Bill Fitzpatrick ~~Bill Fitzpatrick~~ 5156 Spring Ct 2333584
10. SARAH HOGBOOM Sarah Hogboom 5152 Spring Ct 233-0444
11. ~~ANNA~~ 5328 Lake Mendota Dr 935-9819
12. JOHN HANSMAN John F. Hansen 5221 Harbor Ct. 215-0364
13. Julie Jagemann Julie Jagemann 5226 Harbor Ct 218-5226
14. Mike & Jeanette Tierney 5438 Lake Mendota Dr. 238-9084

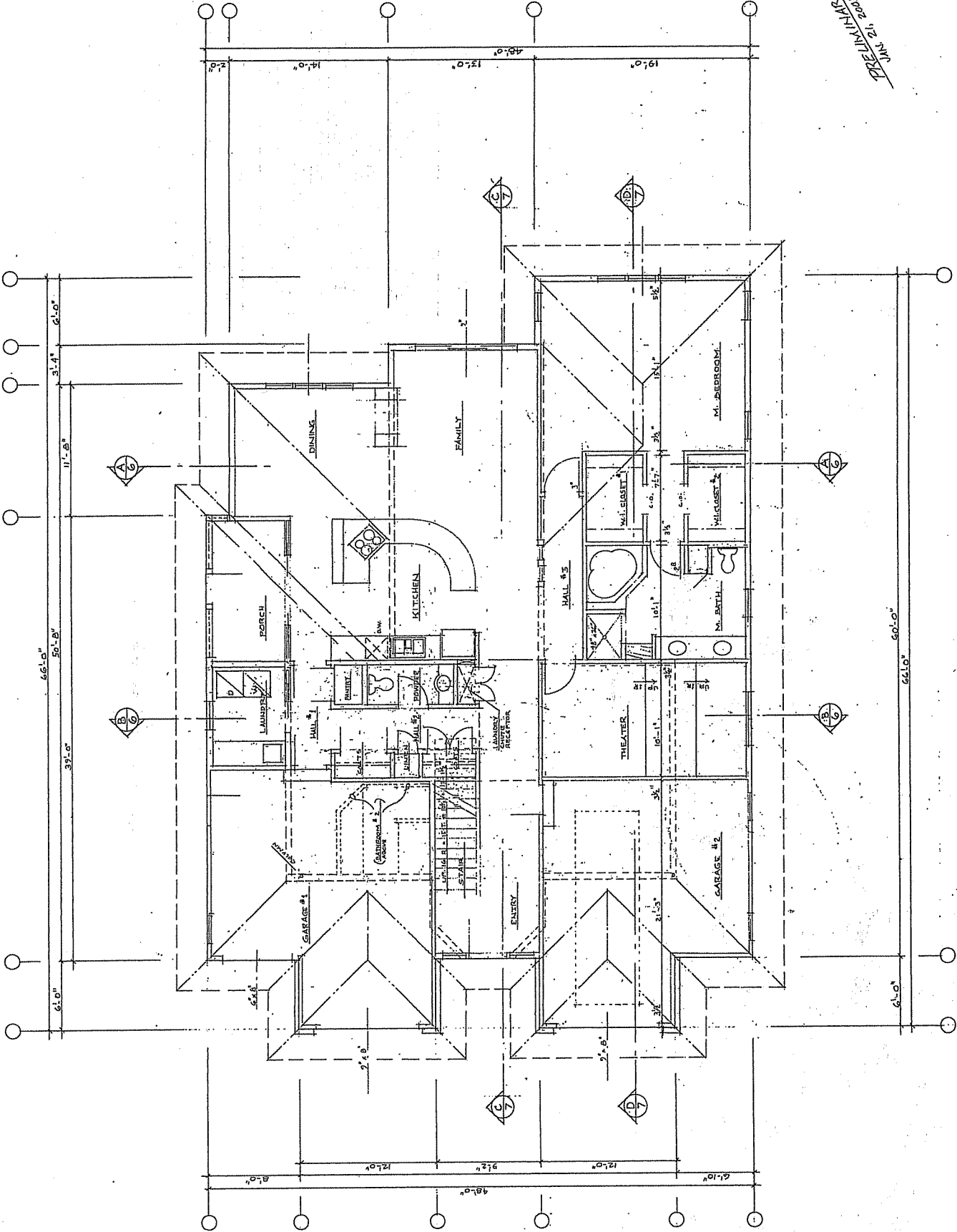
15. _____

16. _____

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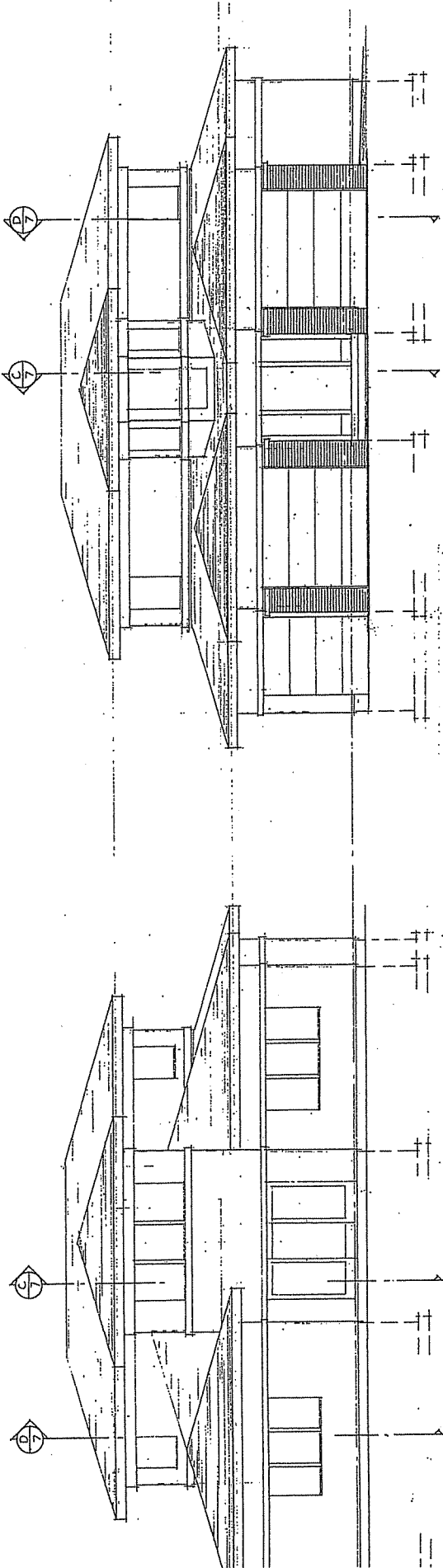
2020
 JAN 21, 2020
 LINVILLE ARCHITECTS



FIRST FLOOR PLAN
 1/4" = 1'-0"

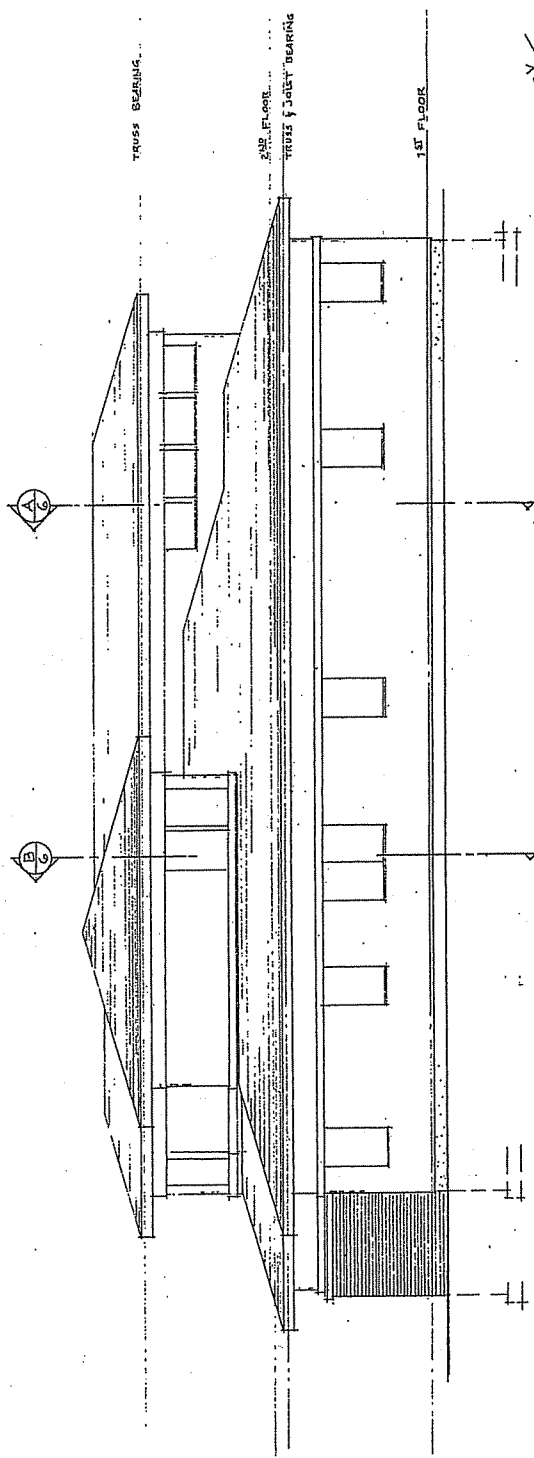
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REVISED
 JAN. 21, 2005
 LINVILLE ARCHITECTS

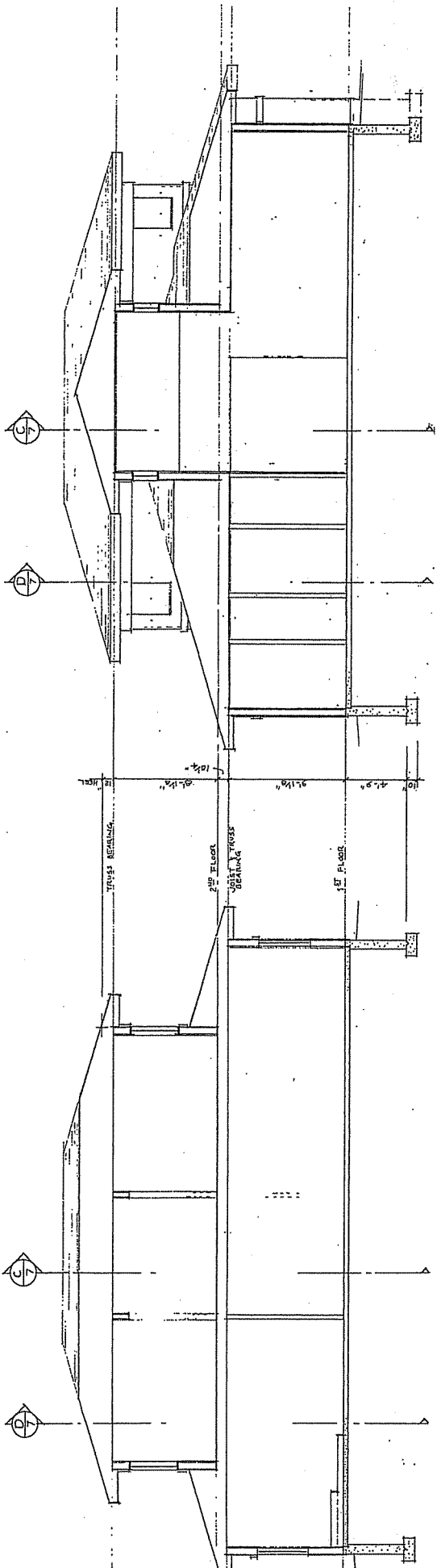


ROADSIDE (NORTHWEST) ELEV.

LAKE SIDE (SOUTHEAST) ELEV.

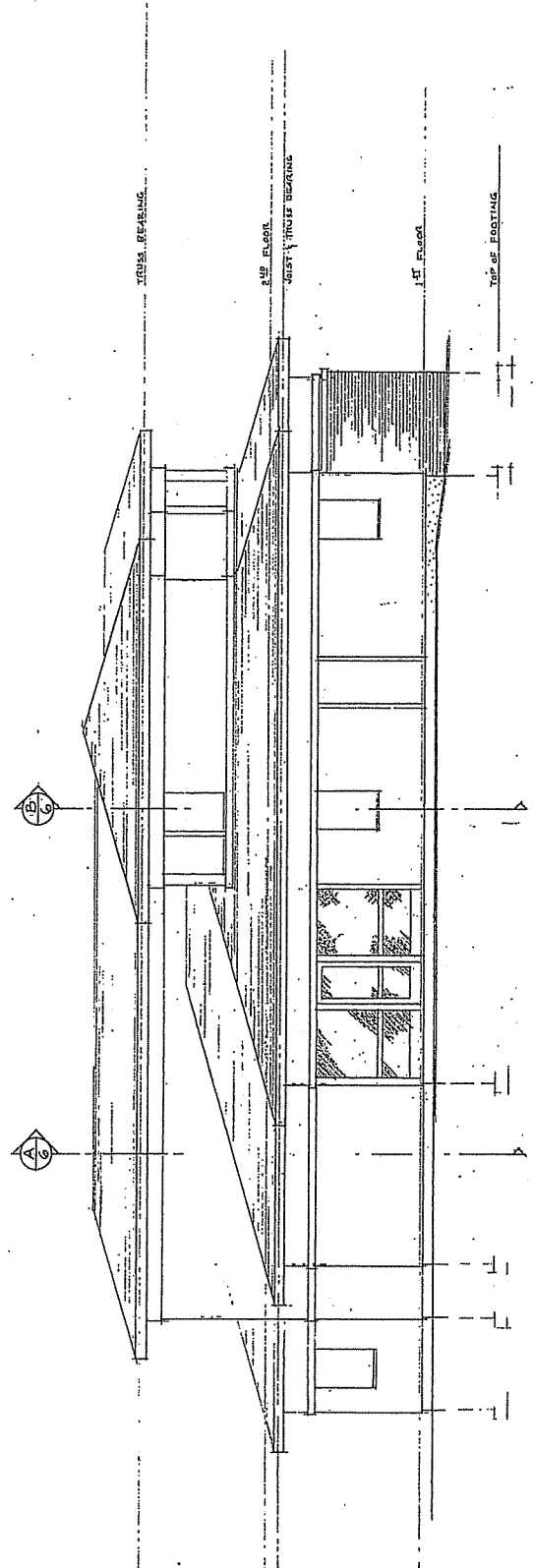


RIGHT (SOUTHWEST) ELEV.



CROSS - SECTION (A)
 1/4" = 1'-0"

CROSS - SECTION (B)
 1/4" = 1'-0"



LEFT (WEST) ELEVATION
 1/4" = 1'-0"

DATE: 11/11/1982
 DRAWING NO. 21

Description:
 LOT 14, BLOCK 1, SPRING HARBOR
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
 I, David A. Birrenkott, Surveyor, being duly sworn, depose and say that I am a duly licensed and sworn Surveyor in the State of Wisconsin and that I have personally surveyed and prepared the above described plat from the original records and maps on file in the office of the Register of Deeds for Dane County, Wisconsin, and that the information is true and correct to the best of my knowledge and belief.

David A. Birrenkott
 Wisconsin Registered Land Surveyor No. S-1531.

LINE OF LOT 14 ASSUMED BEARS OF SURVEY
 BEARINGS REFERENCED TO THE NORTH EAST

SCALE 1" = 20'

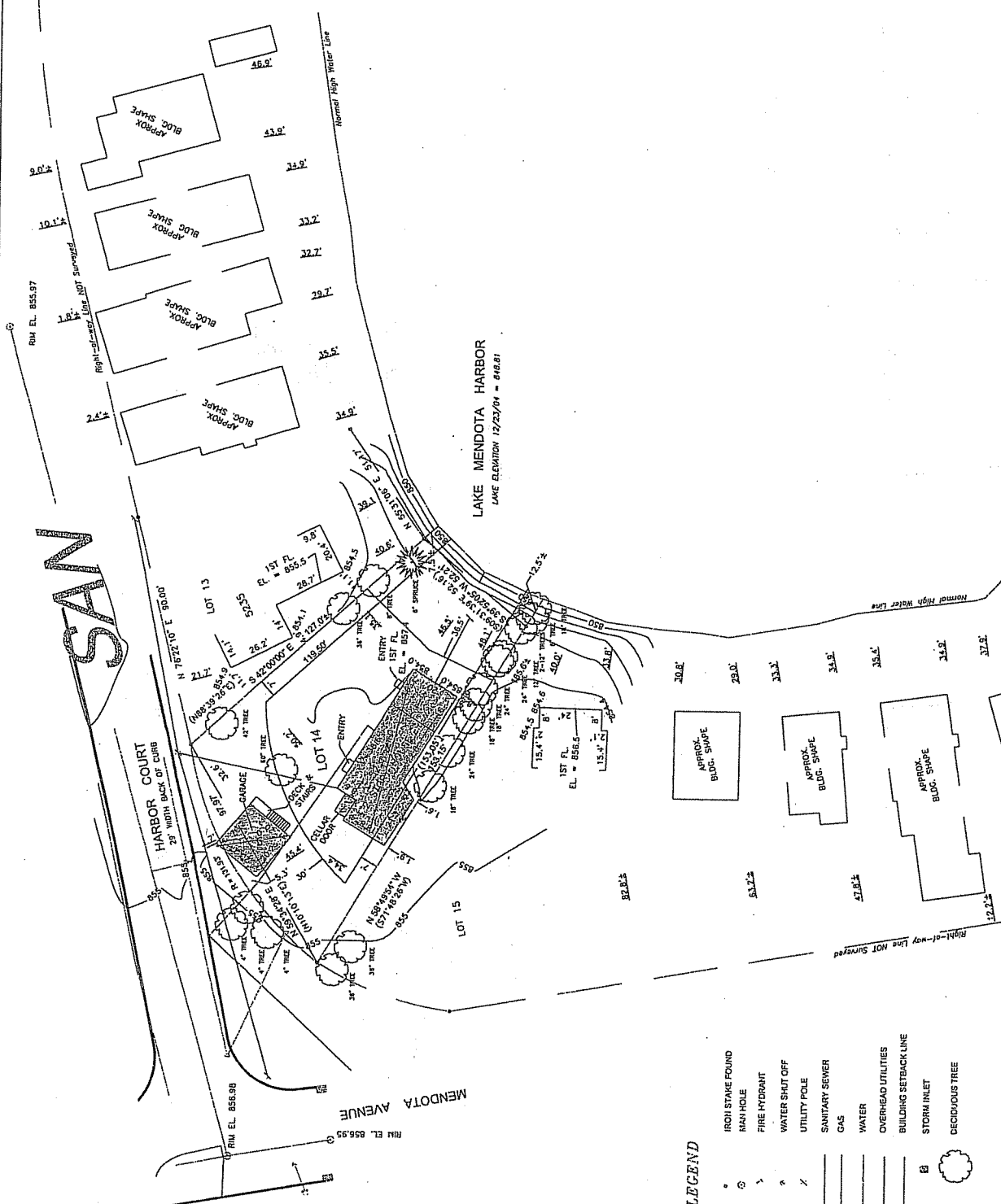
NOTICE:

The abstract of a plat of a survey made by me is in possession of the Register of Deeds for Dane County, Wisconsin. The original plat is on file in the office of the Register of Deeds for Dane County, Wisconsin, and the abstract is on file in the office of the Register of Deeds for Dane County, Wisconsin.

The plat of a survey made by me is on file in the office of the Register of Deeds for Dane County, Wisconsin, and the abstract is on file in the office of the Register of Deeds for Dane County, Wisconsin.

SCHEDULE:

Field - 30' 4-1/2" 7'
 Size 1-1/2" x 7"
 Lake survey of adjacent lot = 35.0'
 28.5' + 23.2' + 33.2' + 33.2' + 26.7' + 35.2' + 33.2' + 33.2'
 23.2' + 23.2' + 33.2' + 33.2' + 26.7' + 35.2' + 33.2' + 33.2'
 23.2' + 23.2' + 33.2' + 33.2' + 26.7' + 35.2' + 33.2' + 33.2'
 TOTAL = 28.0'



PLAT OF SURVEY

DATE OF SURVEY: JANUARY 3, 2005

PREPARED FOR:
 LESLIE DIERAUF
 917 HARBOR DRIVE #3
 MADISON, WI 53719
 608-251-6696

SURVEYED BY: TRR
 DRAWN BY: RLM
 CHECKED BY: D.V.B.
 APPROVED BY: D.V.B.

JOB NO. 041626
 SHEET 1 OF 1
 FB 263/73-

LEGEND

- IRON STAKE FOUND
- ⊙ BATH HOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER SHUT OFF
- ⊙ UTILITY POLE
- ⊙ SANITARY SEWER
- ⊙ GAS
- ⊙ WATER
- ⊙ OVERHEAD UTILITIES
- ⊙ BUILDING SETBACK LINE
- ⊙ STORM INLET
- ⊙ DECIDUOUS TREE

BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 SUN PRAIRIE, WIS. 53590
 (608) 837-7483
 FAX (608) 837-7081

Photos (1-15)

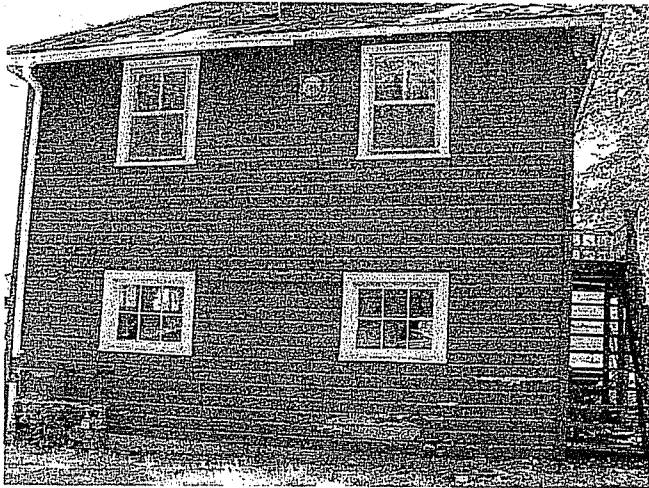


Photo 1:
Note distinct lean to garage

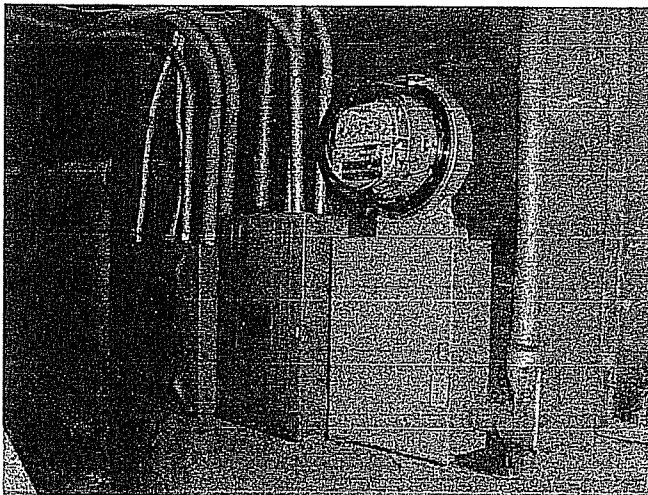


Photo 2:
Note corrosive and stripped
pipes to meters



Photo 3:
Rotting slats and floor
boards at entrance to
apartment above garage



Photo 4:
Note degree of wood rot
and supporting vertical
posts that are propped up
and non-weight-bearing



Photo 5:
Again from another angle,
note lean of the garage

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Photo 6:
Large structural cracks in
the foundation of the
house's basement

Photo 7:
Additional cracks elsewhere
in basement of house
foundation

Photo 8:
Location at entrance to
basement where structural
cracks and evidence of
mudflow exists

12

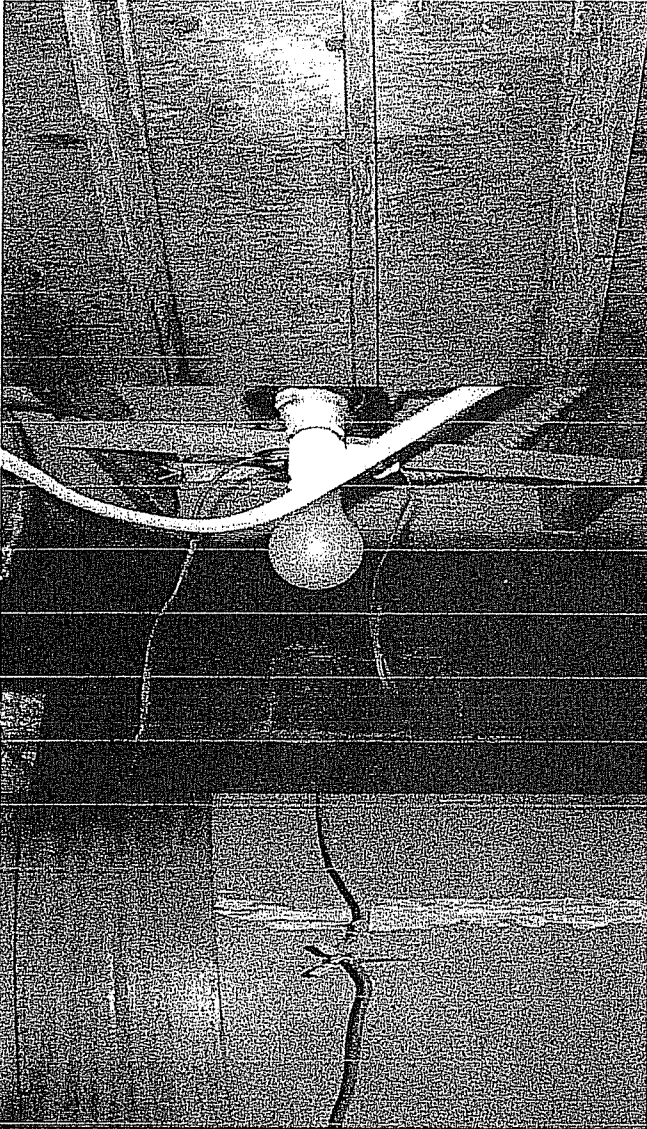


Photo 9:
Evidence of water leak in
roof following a rainstorm



Photo 10:
Gerry-rigged electrical
circuitry

Photo 11:
Spliced, exposed wires next
to wall between dining
room and basement stairs

Photo 12:
Extension component to hook
one electrical system to
another

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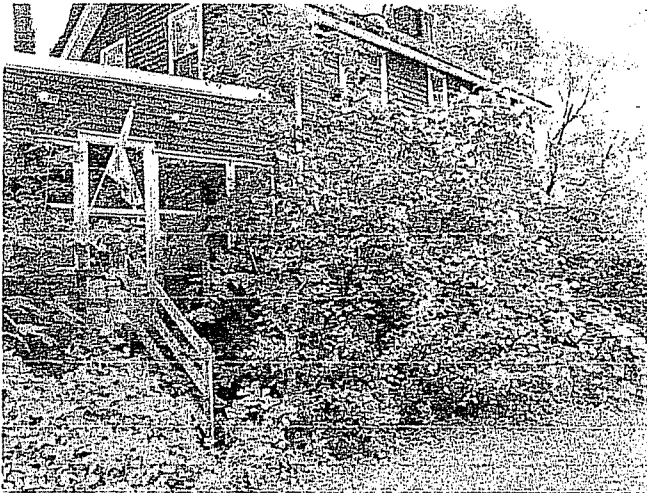


Photo 13:
Overgrown vegetation,
all around the house



Photo 14:
Large tree limbs rest on roof
of house

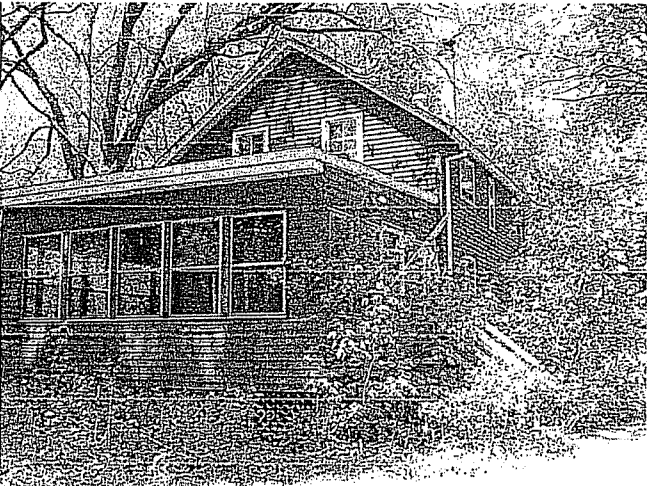


Photo 15:
Another view of
vegetation overgrowth

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