

## **BARRY and IRENE MIRKIN**

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July 30, 2014

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Building Inspection Division  
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### **Letter of Intent Re Property at 5234 Harbor Ct., Madison, WI 53705**

#### Background:

My wife and I purchased a small shack at 5236 Harbor Ct in November, 2012. We demolished the shack in May, 2013 and built a new house. We occupied the new house in November, 2013. During the construction, I met our adjacent neighbor at 5234 Harbor Ct, who approached me and asked me to purchase his house in "as is, where is" condition. The transaction was completed in June, 2014 and I gained full access to the property on July 9, 2014. Our hope was to renovate the house and rent it out, at least until the family could determine the best use for the property in the future. With this in mind, I inspected the house together with three professional builder/developers and the consensus emerged that the house needs to be demolished. The renovation would need to be so extensive as to render such a project financially unwise. Main problems are: foundation is failing and house slopes; sub-floor in toilet area is rotted; bath-tub and plumbing fixtures need to be replaced; all flooring needs to be replaced; furnace and water heater at end of life; windows are single-pane; little or no insulation in walls; kitchen counters and cabinets need replacing; very bad odor throughout possibly from moisture problems and dirt crawl space.

#### Our Intent:

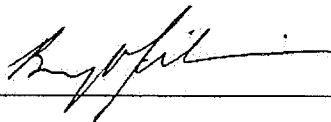
Given the current condition of the house, we wish to demolish it and use the property as one zoning lot. We will plant grass, flowers, bushes and possibly a small vegetable garden, which should essentially beautify the property. Over time the family will discuss and eventually will decide on the best use for the property. The main options we see as of today include:

- Given that we have four children and five grandchildren, it is entirely possible that the property and an eventual house on the lot will stay in the family.
- It is possible that we might eventually sell the lot to a third party for the construction of a new home.
- We might build a new home for ourselves and sell our current home.
- We might build a "spec" home.

In any event, the demolition will be managed by the builder/contractor, who handled the demolition at 5236 Harbor Ct. He has a team in place and has indicated to me that he is ready for the job once again.

Thank you for your consideration of my application for a demolition permit.

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

7-30-2014