

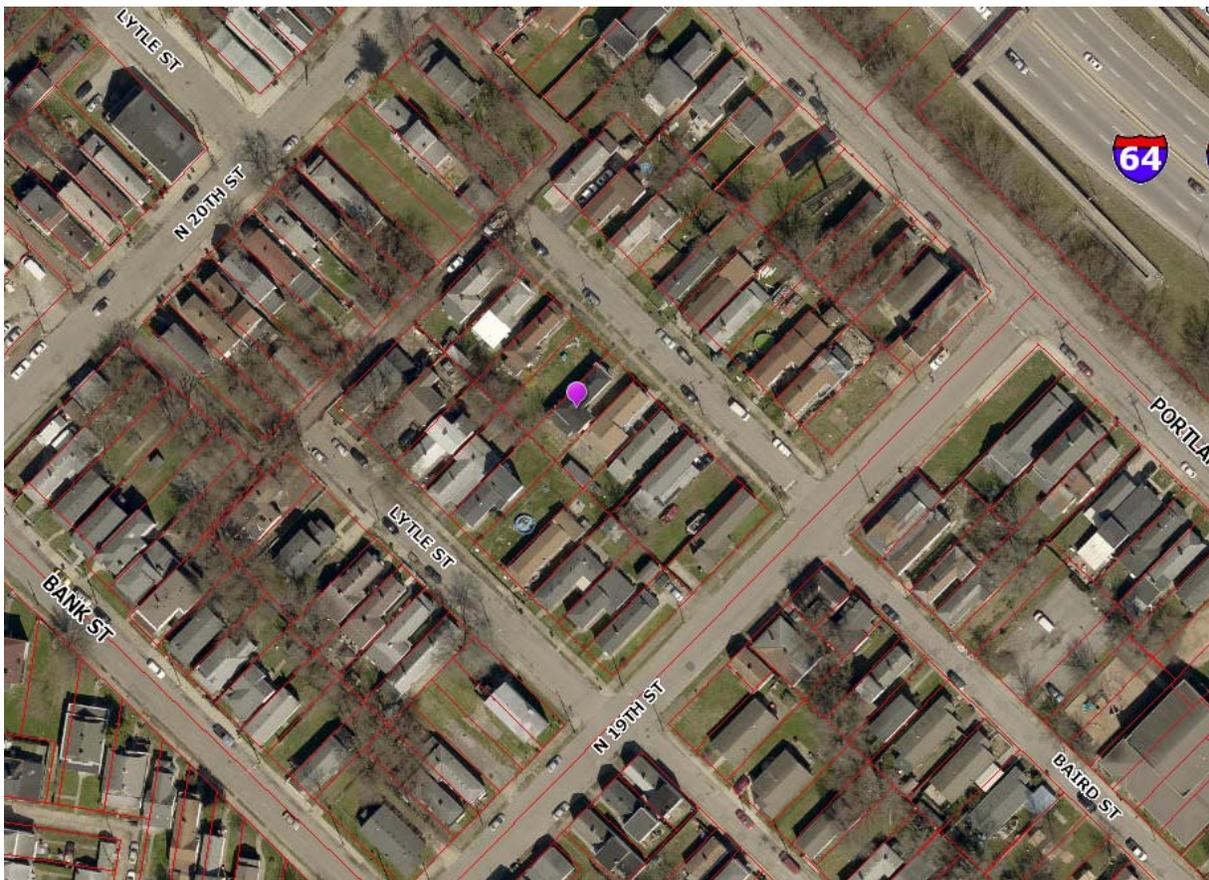
*Landbank Authority*  
**Staff Report**  
*April 10, 2017*



<b>Resolution No.:</b>	Resolution 7, Series 2017
<b>Request:</b>	Side Yard
<b>Project Name:</b>	N/A
<b>Location:</b>	<b>1910 Baird Street</b>
<b>Neighborhood:</b>	Portland
<b>Owner:</b>	Landbank Authority
<b>Applicant:</b>	Benny R. Sutton
<b>Project Area/Size:</b>	2700 sf. (lot)
<b>PVA Value:</b>	\$2,500.00
<b>Sale Price:</b>	\$125.00
<b>Council District:</b>	5-Cheri Bryant Hamilton
<b>Case Manager:</b>	Linette Huelsman, Real Estate Coordinator

**Request**

Benny R. Sutton is requesting to purchase the unimproved lot at 1910 Baird Street for use as a side yard. The lot would be consolidated with his adjoining property at 1908 Baird Street. The lot has been in the sales inventory for 7 months and was acquired by the Landbank through Metro foreclosure.



**Resolution 7, Series 2017**  
**Landbank Meeting Date: April 10, 2017**  
**Property Address: 1910 Baird Street**  
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**Case Summary / Background / Site Context**

The lot is located on Baird Street west of N. 19<sup>th</sup> Street and east of N. 20th Street. It is surrounded by single-family residential with commercial properties on the corners. The lot is zoned R-6 in the Traditional Neighborhood Form District (TNFD).

Staff completed a site inspection and found the applicant’s current property in good order with no open maintenance cases, fines, or past due taxes.

The lot is located in the Portland Neighborhood. No additional requirements noted for buyer’s intended use.

**Staff Conclusions / Proposed Conditions of Approval**

Staff recommends approval of the sale to Benny R. Sutton for \$125.00 in accordance with the current pricing policy. The following conditions are also recommended:

- 1. The applicant will consolidate the lot with their current residence at 1908 Baird Street within six (6) months of the recorded transfer deed.
- 2. The lot shall continue to be used as a side yard.

*The applicant agrees to the above terms & conditions by signing below:*

\_\_\_\_\_  
Applicant Name(s) (written or typed)

\_\_\_\_\_  
Applicant Signature(s)

\_\_\_\_\_  
Date

**Attached Documents / Information**

- 1. Purchase application
- 2. Land development report
- 3. PVA data sheet
- 4. LOJIC Map (parcel view)
- 5. Site photos

**Notification**

The applicant was notified by phone on March 28, 2017 and their presence at the April 10, 2017 Landbank meeting was requested.

The Landbank Authority was notified by e-mail on April 3, 2017.

## 2. Land Development Report



### Land Development Report

March 27, 2017 4:50 PM

[About LDC](#)

#### Location

**Parcel ID:** 004E01500000  
**Parcel LRSN:** 29928  
**Address:** 1910 BAIRD ST

#### Zoning

**Zoning:** R6  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** CAMPBELL'S WESTERN ADDITION  
**Plat Book - Page:** 08-018  
**Related Cases:** NONE

#### Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** NONE  
**National Register District:** NONE  
**Urban Renewal:** NO  
**Enterprise Zone:** YES  
**System Development District:** NO  
**Historic Site:** NO

#### Environmental Constraints

##### Flood Prone Area

**FEMA Floodplain Review Zone:** NO  
**FEMA Floodway Review Zone:** NO  
**Local Regulatory Floodplain Zone:** NO  
**Local Regulatory Conveyance Zone:** NO  
**FEMA FIRM Panel:** 21111C0025E

##### Protected Waterways

**Potential Wetland (Hydric Soil):** NO  
**Streams (Approximate):** NO  
**Surface Water (Approximate):** NO

##### Slopes & Soils

**Potential Steep Slope:** NO  
**Unstable Soil:** NO

##### Geology

**Karst Terrain:** NO

#### Sewer & Drainage

**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** NO  
**Drainage Credit Program:** CSO019, CSO190 - Project(s) Value between \$.04 - \$1.5

#### Services

**Municipality:** LOUISVILLE  
**Council District:** 5  
**Fire Protection District:** LOUISVILLE #1  
**Urban Service District:** YES

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### 3. PVA Information

#### JEFFERSON COUNTY PVA

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#### 1910 BAIRD ST

**Mailing Address** 444 S 5TH ST STE 500,  
LOUISVILLE, KY 40202-2332

**Owner** LOUISVILLE & JEFFERSON  
COUNTY LANDBA

**Parcel ID** 004E01500000

**Land Value** \$2,500

**Improvements Value** \$23,370

**Assessed Value** \$25,870

**Approximate Acreage** 0.062

**Property Class** 620 Exempt Metro  
Government

**Deed Book/Page** 10467 0954

**District Number** 100023

**Old District** 02

**Fire District** City of Louisville

**School District** Jefferson County

**Neighborhood** 100104 / CAMPBELLS  
WESTERN

**Satellite City** Urban Service District

**Sheriff's Tax Info** [View Tax Information](#)

**County Clerk** [Delinquent Taxes](#) 

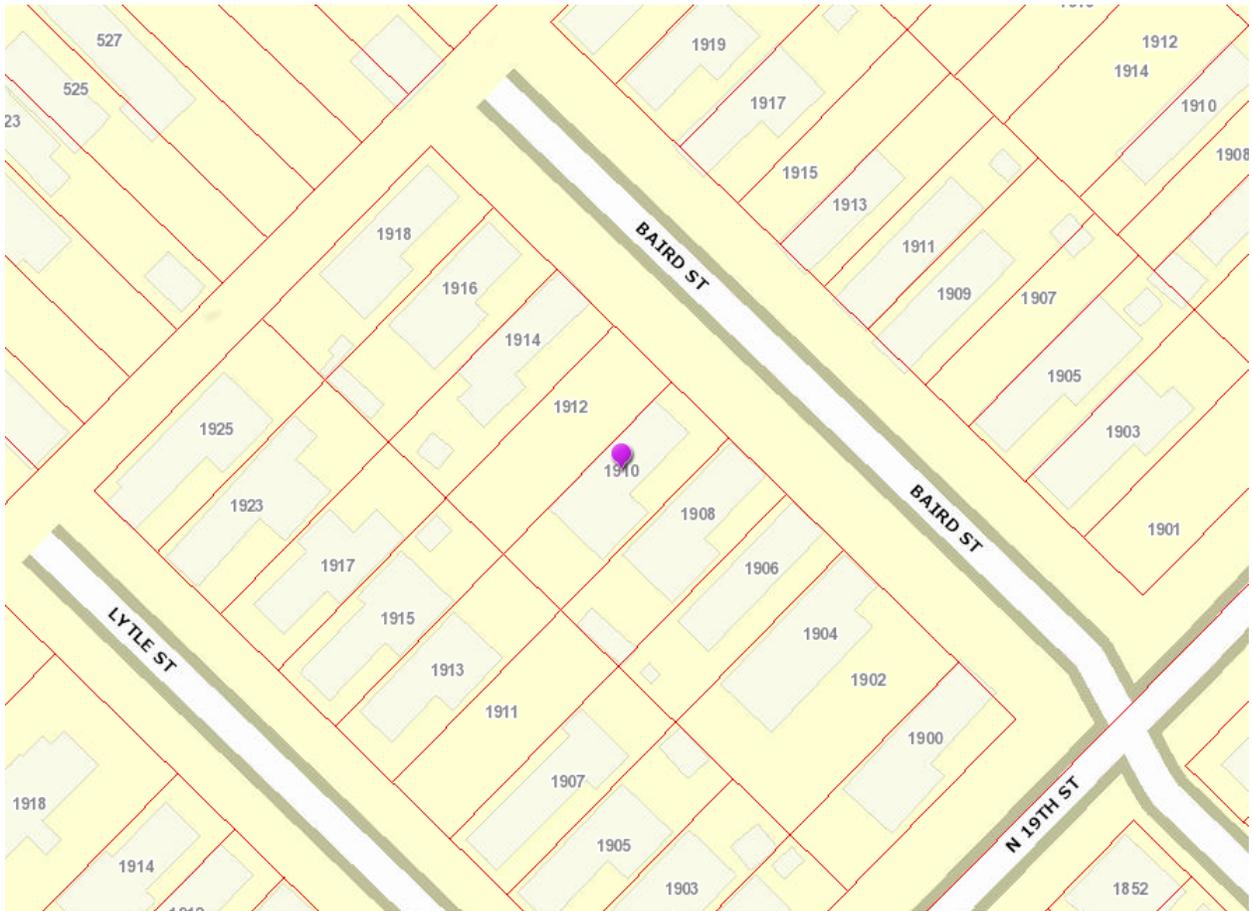


#### Details & Photos



#### Property Details

4. **LOJIC Map**



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5. Site Photos

*Front view-1910 Baird Street*



*Street view-east*



*Street view-west*



*Front view-1908 Baird Street (Applicant's property)*



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