

Landbank Authority
Staff Report
November 13, 2017



| | |
|---------------------------|---|
| Resolution No.: | Resolution 31, Series 2017 |
| Request: | Single Family Rehab |
| Project Name: | N/A |
| Location: | 2928 Virginia Avenue |
| Neighborhood: | Parkland |
| Owner: | Landbank Authority |
| Applicant: | Janessa M. Bottoms |
| Project Area/Size: | 2,123 sf. (structure) |
| PVA Value: | \$38,470 |
| Sale Price: | \$300.00 |
| Council District: | 1 – Jessica Green |
| Case Manager: | Linette Huelsman, Real Estate Coordinator |

Request

Janessa M. Bottoms, formerly known as Janessa M. Telford, is requesting to purchase 2928 Virginia Avenue to renovate and occupy as an owner occupant. The property was acquired by the Landbank Authority through private donation and has been in the sales inventory for over two (2) years.



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Case Summary / Background / Site Context

This property is currently a duplex, built in 1905 per PVA, and will be converted to a single-family residence. Total development costs are estimated at \$35,200. Buyer has provided proof of funds for the purchase and renovation. Buyer plans to start the renovation in December, 2017 and have the renovation completed by March, 2018.

The property is located on Virginia Avenue, west of Catalpa Street, and east of Beech Street. The block is surrounded by single-family residential, with railroad tracks to the west of the subject. The property is located in the Parkland Neighborhood and is zoned R-7 in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Janessa M. Bottoms for \$300.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The Applicant will complete the project within 12 months from closing and will obtain all necessary permits required by Metro for the renovation.
2. The Applicant agrees to return the subject property back to the Landbank Authority should the renovation not be completed.

The applicant agrees to the above terms and condition by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|-------------------|
| 1. PVA Data Sheet | 4. Site Photos |
| 2. Land Development Report | 5. Project Budget |
| 3. LOJIC Map (parcel view) | |

Notification

The Applicant was notified by phone of the meeting on October 20, 2017 and that their presence at the November 13, 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on November 6, 2017.

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1. PVA Sheet

JEFFERSON COUNTY PVA

2928 VIRGINIA AVE

| | |
|----------------------------|---|
| Mailing Address | 444 S 5TH ST STE 500, LOUISVILLE, KY 40202-2332 |
| Owner | LOUISVILLE & JEFFERSON COUNTY LANDBA |
| Parcel ID | 046J00300000 |
| Land Value | \$2,500 |
| Improvements Value | \$35,970 |
| Assessed Value | \$38,470 |
| Approximate Acreage | 0.179 |
| Property Class | 620 Exempt Metro Government |
| Deed Book/Page | 10443 0817 |
| District Number | 100023 |
| Old District | 06 |
| Fire District | City of Louisville |
| School District | Jefferson County |
| Neighborhood | 105108 / GRAND CENTRAL |
| Satellite City | Urban Service District |
| Sheriff's Tax Info | View Tax Information |
| County Clerk | Delinquent Taxes  |



Details & Photos



Single family



Property Details

| | |
|---------------------------|---------------------|
| Use Description | Single family |
| Year Built | 1905 |
| Basement Area | 0 sq. ft. |
| Basement Finished? | No |
| Construction Frame | Wood frame w/sheath |
| Stories | 2.00 |
| Above Grade Sq Ft. | 2,123 sq. ft. |

Photos



2. Land Development Report



Land Development Report

October 27, 2017 5:01 PM

[About LDC](#)

Location

Parcel ID: 046J00300000
Parcel LRSN: 81260
Address: 2928 VIRGINIA AVE

Zoning

Zoning: R7
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

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

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0040E

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

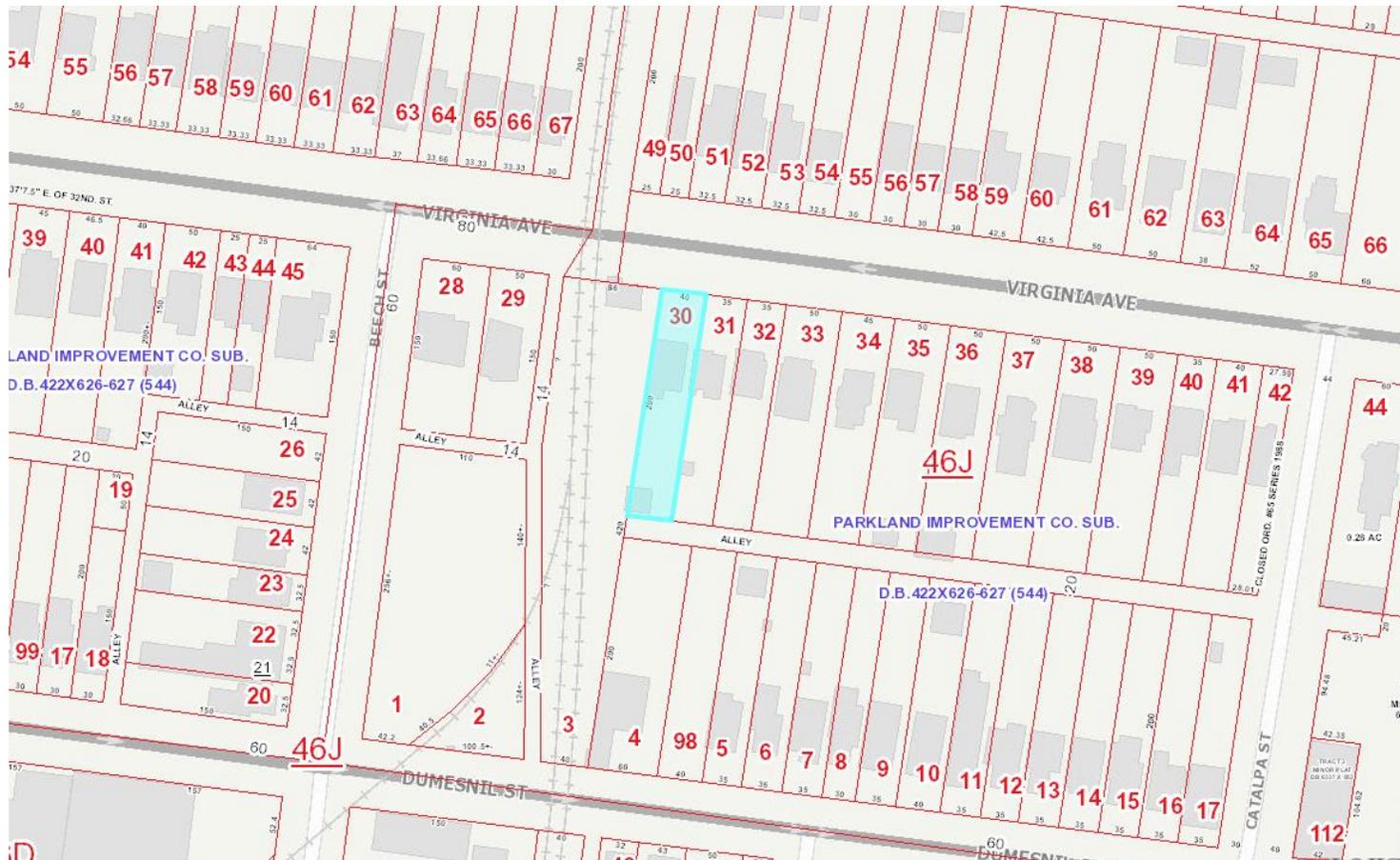
MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO211 - Project(s) Value between \$.04 - \$1.5

Services

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

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3. LOJIC Map



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4. Site Photos

2928 Virginia Avenue – Front



Virginia Avenue - View West



Virginia Avenue - View East



5. Project Budget

Estimated project budget

| <u>Work item description</u> | <u>Cost</u> |
|--|-------------|
| Electrical | \$2,000 L/M |
| Plumbing | \$2,500 L/M |
| Carpet: Approx. 70 yards | \$2,500 L/M |
| Paint/ Drywall: walls and ceilings | \$2,500 L/M |
| Siding/ brick: replace | \$6,000 L/M |
| A/C unit: replace | \$3,500 L/M |
| Furnace/ Duct work | \$400 L/M |
| Stairs/ railing | \$500 L/M |
| Appliances: replace | \$5,000 L/M |
| Garage | \$500 L/M |
| Deck/porches | \$800 L/M |
| Guttering | \$1,500 L/M |
| Windows | \$1,200 L/M |
| Exterior doors | \$600 L/M |
| Bathroom update: fixtures, sink, toilet, flooring | \$2,000 L/M |
| Kitchen update: Flooring, counter top, sink | \$2,300 L/M |
| Dumpster | \$400 |
| Demo | \$1,000 |

Health and safety: **Plan to convert back to single family home**

Total: \$35,200

*All labor will be completed by myself and relatives, whom are licensed contractors.