

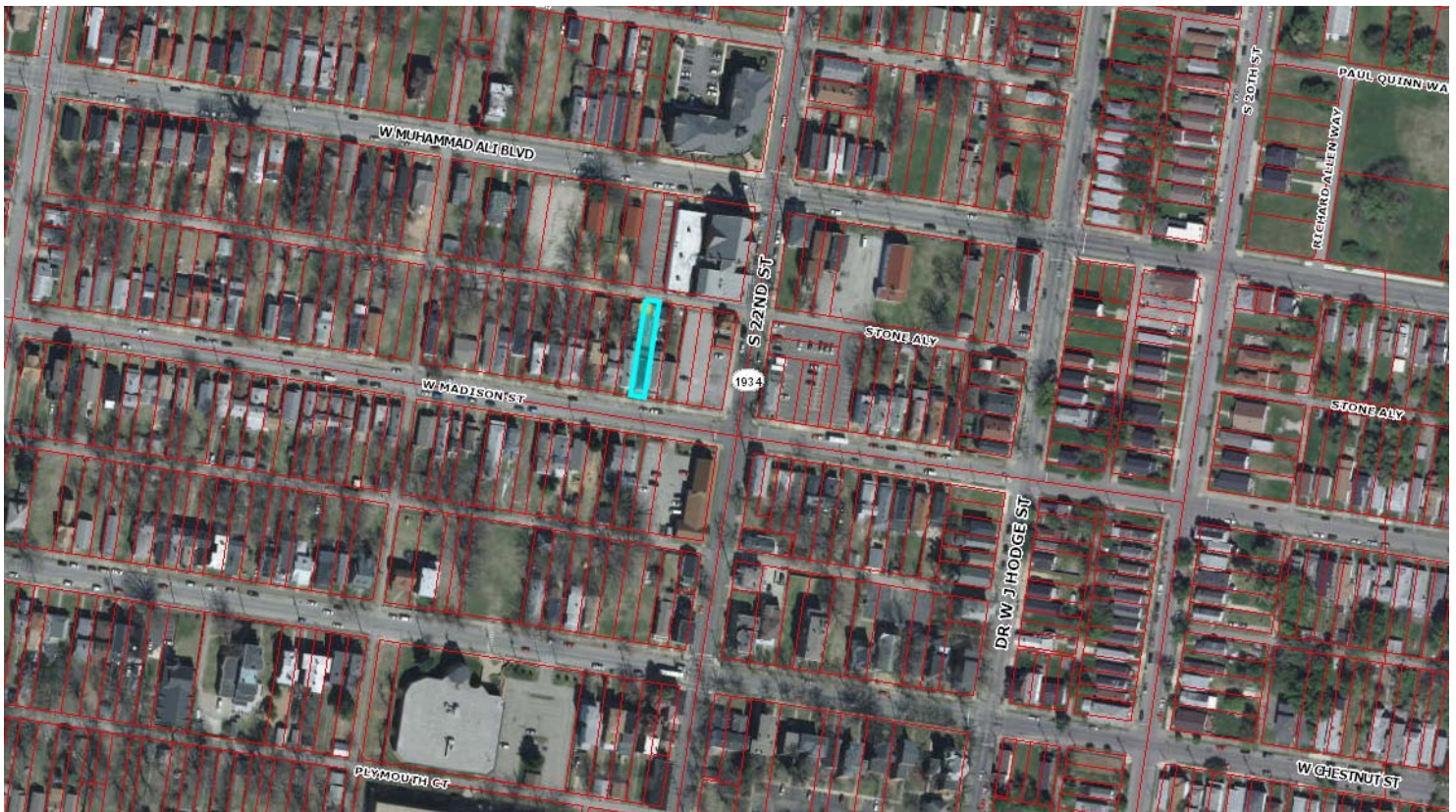
Landbank Authority
Staff Report
September 12, 2016



Resolution No.:	Resolution 13, Series 2016
Request:	Side Yard
Project Name:	N/A
Location:	2211 W. Madison Street
Neighborhood:	Russell
Owner:	Landbank Authority
Applicant:	Ahmad & Lori Shaheed
Project Area/Size:	4025 sf. (lot)
PVA Value:	\$5000
Sale Price:	\$125.00
Council District:	4-David Tandy
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Ahmad & Lori Shaheed are requesting to purchase the unimproved lot at 2211 W. Madison Street for use as a side yard. The lot would be consolidated with their adjoining property at 2209 W. Madison Street. The lot has been in the sales inventory for 1 month and was acquired by the Landbank through Metro foreclosure.



Resolution 13, Series 2016
Landbank Meeting Date: September 12, 2016
Property Address: 2211 W. Madison ST
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Case Summary / Background / Site Context

The lot is located on W. Madison Street west of S. 22nd Street and east of S. 24th 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.

Relationship to Neighborhood, Small Area, Corridor or Other Plan(s)

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

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Ahmad & Lori Shaheed 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 2211 W. Madison Street within 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 September 1, 2016 and their presence at the September 12, 2016 meeting was requested.

The Landbank Authority was notified by e-mail on September 2, 2016.

2. Land Development Report



Land Development Report

August 29, 2016 4:01 PM

[About](#) [LDC](#)

Location

Parcel ID: 002J00380000
Parcel LRSN: 51027
Address: 2211 W MADISON ST

Zoning

Zoning: R6
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: RUSSELL
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: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0024E

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: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

3. PVA Information

Property Details | Jefferson County PVA - Part 51027

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JEFFERSON COUNTY PVA

2211 W MADISON ST

Mailing Address 2211 W MADISON ST,
LOUISVILLE, KY 40211-3308

Owner THOMAS HENRY C
(DECEASED)

Parcel ID 002J00380000

Land Value \$5,000

Improvements Value \$0

Assessed Value \$5,000

Approximate Acreage 0.0885

Property Class 500 Res Vacant Land

Deed Book/Page 5594 0977

District Number 100023

Old District 02

Fire District City of Louisville

School District Jefferson County

Neighborhood 102109 / RUSSELL NO SUB
CENTRAL

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes [🔗](#)



Area Type	Gross Area	Finished Area
Main Unit		0
Basement	0	
Attic		
Attached Garage		
Detached Garage		

All measurements in square feet.

Sales History

Deed Book/Page	Price	Date	Previous Owner
5594 0977	\$0	01/01/1986	OWNER UNKNOWN

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 08/24/2016.

<https://jeffersonpva.ky.gov/property-search/property-details/51027/?StrtNum=2211&Single=1>

8/29/2016

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4. **LOJIC Map**



5. Site Photos

Front view-2211 W. Madison Ave



Street view-west



Street view-east



View- across W. Madison Street



Front View-2209 W. Madison Street



Front View-2209 W. Madison Street

