

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



|                           |                                           |
|---------------------------|-------------------------------------------|
| <b>Resolution No.:</b>    | Resolution 24, Series 2017                |
| <b>Request:</b>           | Side Yard                                 |
| <b>Project Name:</b>      | N/A                                       |
| <b>Location:</b>          | 312 N. 21 <sup>st</sup> Street            |
| <b>Neighborhood:</b>      | Portland                                  |
| <b>Owner:</b>             | Landbank Authority                        |
| <b>Applicant:</b>         | Peter Giffin                              |
| <b>Project Area/Size:</b> | 1910 sf. (lot)                            |
| <b>PVA Land Value:</b>    | \$2500                                    |
| <b>Sale Price:</b>        | \$1.00                                    |
| <b>Council District:</b>  | 5-Cheri Hamilton                          |
| <b>Case Manager:</b>      | Linette Huelsman, Real Estate Coordinator |

**Request**

Peter Giffin is requesting to purchase the unimproved lot at 312 N. 21<sup>st</sup> Street for use as a side yard. The lot would be consolidated with his adjoining property at 314 N. 21<sup>st</sup> Street. The lot has been in the sales inventory for 4 months and was acquired by the Landbank through Metro foreclosure.



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**Case Summary / Background / Site Context**

The buyer would like to use the property as a side yard, and combine the lot with his current property at 314 N. 21<sup>st</sup> Street.

The lot is located on N. 21<sup>st</sup> Street west of N. 20<sup>th</sup> Street and east of N.22<sup>nd</sup> 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). The lot is located in the Portland Neighborhood.

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.

**Staff Conclusions / Proposed Conditions of Approval**

Staff recommends approval of the sale to Peter Giffin for \$1.00 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 314 N. 21<sup>st</sup> 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:*

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Applicant Name(s) (written or typed)

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Applicant Signature(s)

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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 June 19, 2017 and their presence at the July 10, 2017 Landbank meeting was requested.

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

## 2. Land Development Report



### Land Development Report

March 24, 2017 5:39 PM

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

#### Location

[Parcel ID:](#) 003G01040000  
[Parcel LRSN:](#) 34390  
[Address:](#) 312 N 21ST 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:](#) 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:](#) 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:](#) CSO019 - 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

The links used to display a property's deed book for the PVA search services is currently experiencing technical difficulties. In the meantime, please visit <https://search.jeffersondeeds.com/> to access deeds while we correct this issue. We apologize for the inconveniences.

#### JEFFERSON COUNTY PVA

##### 312 N 21ST ST

Mailing Address 444 S 5TH ST STE 500,  
LOUISVILLE, KY 40202-2332  
Owner LOUISVILLE & JEFFERSON  
COUNTY LANDBANK  
Parcel ID 003G01040000  
Land Value \$2,500  
Improvements Value \$0  
Assessed Value \$2,500  
Approximate Acreage 0.0428  
Property Class 500 Res Vacant Land  
Deed Book/Page 10839 899 (N/A Online)  
District Number 100023  
Old District 02  
Fire District City of Louisville  
School District Jefferson County  
Neighborhood 100101 / PORTLAND EAST  
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.

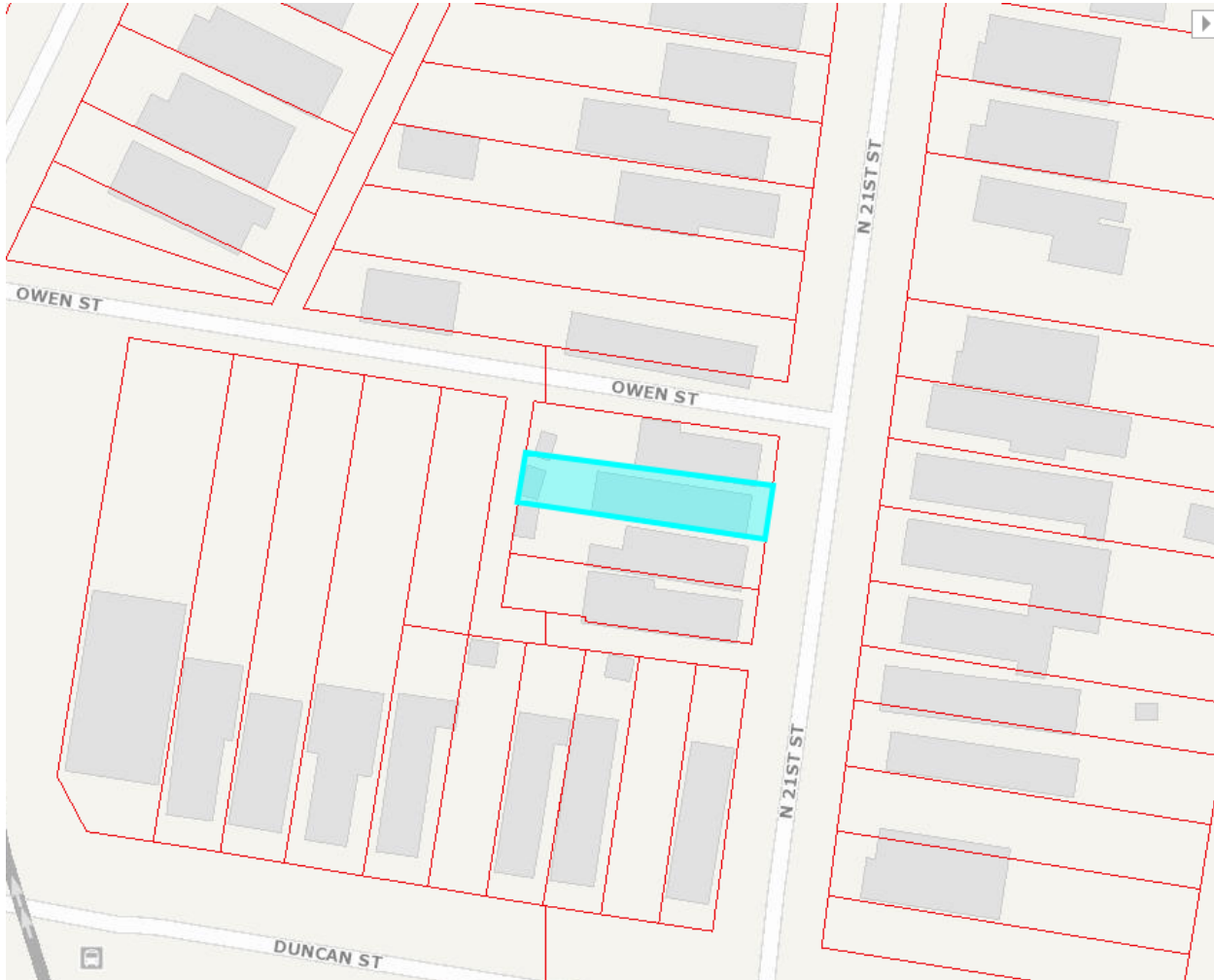
#### Sales History

| Deed Book/Page          | Price    | Date       | Previous Owner         |
|-------------------------|----------|------------|------------------------|
| 10839 899 (N/A Online)  | \$1,330  | 03/09/2017 | NUCKLES DEBORAH        |
| 8174 0612 (N/A Online)  | \$20,370 | 06/25/2003 | NIEMEIER HARRY & IRENE |
| 01984 0097 (N/A Online) | \$0      | 11/22/1944 | 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: 06/14/2017.

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#### 4 LOJIC Map



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5. Site Photos

*Front view-312 N. 21<sup>st</sup> Street*



*Street view-north*



*Street view-south*



*Front view-314 N. 21<sup>st</sup> Street (Applicant's property)*

