



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2020101694**

**BATCH # 231376**

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$19.50

PRESENTED ON: 06-01-2020 0 10:05:30 AM

LODGED BY: simplifile

RECORDED: 06-02-2020 10:05:30 AM

BOBBIE HOLSCLOW

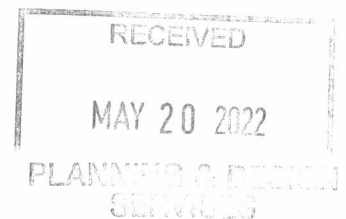
CLERK

BY: TINK BROWN

INDEXING SUPERVISOR

**BK: D 11698**

**PG: 479-482**



527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

22-APPEAL 0003

133996MN

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust**, whose address is 3701 Regent Blvd. Suite 200, Irving, TX 75063, and Grantee, **Legacy Property Solutions, LLC**, a Kentucky limited liability company, whose mailing address is 616 Drummond Way, Fairdale, KY 40118, and tax mailing address and "in care of" address for the current tax bill is **616 DRUMMOND WAY, FAIRDALE, KY 40118**,

**WITNESSETH:**

That for and in consideration of the sum of Nineteen Thousand Five Hundred and 00/100 (\$19,500), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby sell, barter, grant and convey, with Special Warranty covenants, unto the Grantee, **Legacy Property Solutions, LLC**, in fee simple, its successors and assigns forever, the following described real property:

**The following described property situated in Jefferson County, Kentucky, and being more particularly described as follows:**

**Being Lot Number 581 in Tennant Land Company's Subdivision of Dulaney Place, plat of which is recorded in Plat and Subdivision Book 1, page 162, in the Office of the Clerk of Jefferson County, Kentucky.**

**Being the same property conveyed to U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust who acquired title by virtue of a deed from Carole C. Schneider, Master Commissioner of the Jefferson County Circuit Court, dated January 28, 2020, recorded February 24, 2020, at Deed Book 11625, Page 790, Jefferson County, Kentucky records.**

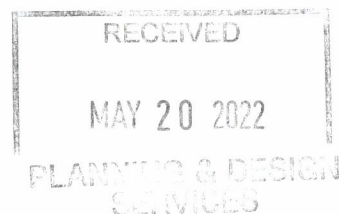
**Subject to easements, conditions and restrictions of record.**

Such real estate is commonly known as: **2210 Greenwood Avenue, Louisville, Kentucky, 40210**  
Parcel Number(s): **07038E01040000**

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same unto the Grantee, in fee simple, its successors and assigns forever.

THE PARTIES HERETO STATE THE CONSIDERATION REFLECTED IN THIS DEED IS \$19,500.00 AND IS THE FULL CONSIDERATION PAID FOR THE PROPERTY. THE GRANTEE JOINS IN THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION PURSUANT TO KRS 382.



IN WITNESS WHEREOF, the said Grantor, **U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust**, by and through Hudson Homes Management LLC as its Attorney in Fact, has caused its hand to be set to this Special Warranty Deed, this 14th day of May, 2020.

**Grantor:**

**U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust**

By: Hudson Homes Management LLC, as Attorney in Fact.

By: *Sally Walker*

Print Name: Sally Walker

Its: Authorized Signatory

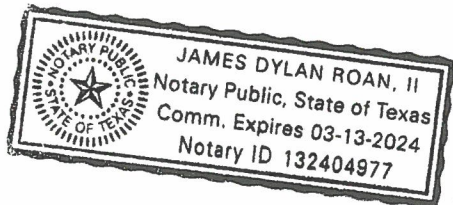
**POA Recorded:** Deed Book 11216, Page 512

Commonwealth/State of Texas }

}SS:

County of Tarrant }

The foregoing deed and consideration certificate was acknowledged, subscribed and sworn to before me this 14th day of May, 2020, by Sally Walker, the Senior Vice President of Hudson Homes Management LLC, as Attorney in Fact for **U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust**.



*[Signature]*  
Notary Public

My commission expires: 03/13/2024

RECEIVED

MAY 20 2022

PLANNING & DESIGN  
SERVICES

**Grantee:****Legacy Property Solutions, LLC**By: Print Name: **JAMES WILLIAM NEWMAN JR**Its: **SOLE MEMBER**Commonwealth/State of **KENTUCKY**

}

}SS:

County of **JEFFERSON**

}

The foregoing consideration certificate was subscribed and sworn to before me this **29TH** day of **MAY**, 2020 by **JAMES WILLIAM NEWMAN JR.** (Name), a **SOLE MEMBER** (Capacity), of **Legacy Property Solutions, LLC**, a Kentucky limited liability company, on behalf of Legacy Property Solutions, LLC.

Notary Public My commission expires: **11/7/23**

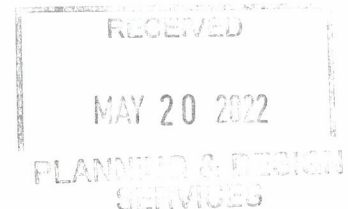
THIS INSTRUMENT PREPARED BY:



Gail C. Hersh, Jr. (KBA# 85137)  
 ALLODIAL TITLE LLC  
 P.O. Box 165028  
 Columbus, Ohio 43216-5028  
 (614) 220-4844; (614) 572-0135 Fax

**After Recording Return To:**

Allodial Title LLC  
 P.O. Box 165028  
 Columbus, Ohio 43216-5028  
 File No. 2020020069B

**END OF DOCUMENT**



# Legacy Property Solutions, LLC

---

**Legacy Property Solutions, LLC**

P.O. Box 986  
Shelbyville KY, 40066  
502-492-9452  
Legacypropertysolutions502@gmail.com

**Office of Planning & Design Services**

444 S. 5<sup>th</sup> Street Suite 300  
Louisville KY 40202  
502-574-6230

Date 5/16/2022

**Dear Office of Planning & Design Services,**

The intent of this letter is to notify you our grounds of appeal.

Explanation:

The property located at 2210 Greenwood Ave. Louisville, KY 40210 was purchased from a bank by LPS on May 29<sup>th</sup> 2020 and was listed for sale as a duplex.

Louisville Metro PVA also has this property listed as a duplex. (As we have been paying taxes on a duplex)

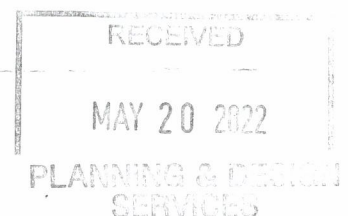
The neighbors report that the property has been a duplex since the 60's.

There are two separate entrances to each unit.

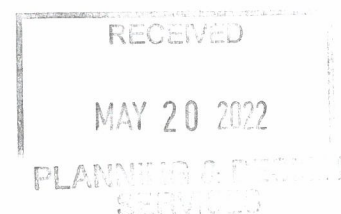
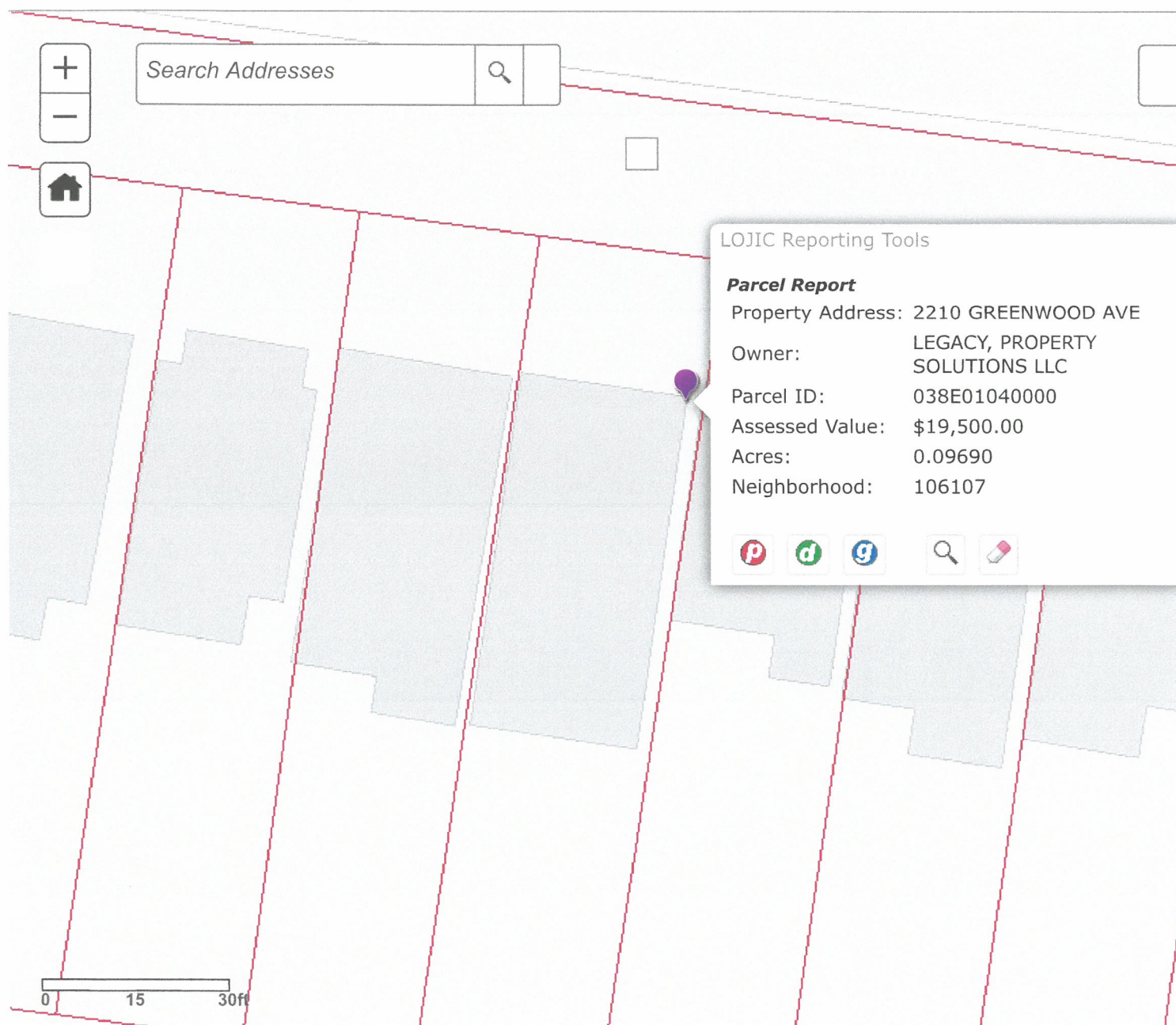
There are two separate gas meters as well as two separate electrical meters to each unit.

Sincerely,

**Legacy Property Solutions, LLC**



A GIS Partnership to Meet the  
Growing Needs of Louisville, KY





Legacy Property &lt;legacypropertysolutions502@gmail.com&gt;

---

**2210 GREENWOOD AVE APT 1 / LOUISVILLE KY 40210**2 messages

---

BSC &lt;bsc@lge-ku.com&gt;

Tue, Mar 8, 2022 at 2:16 PM

To: "LEGACYPROPERTY SOLUTIONS502@GMAIL.COM" &lt;LEGACYPROPERTY SOLUTIONS502@gmail.com&gt;

In regards to the property at 2210 Greenwood Ave Apts 1 & 2, these have been separated since at least 2009.

Our systems went through an upgrade in 2009 and I have no access to records prior. But as far back as I have access, these have been separately active since then.

Thank You,

Tiffany C.

Business Service Center Representative II

1 Quality St. | Lexington KY | 40507

Phone: 800-383-5582

Email: [bsc@lge-ku.com](mailto:bsc@lge-ku.com)

Fax: 888-627-2690

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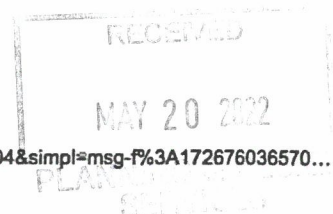
**Legacy Property** <legacypropertysolutions502@gmail.com>

Tue, Mar 8, 2022 at 2:19 PM

To: BSC &lt;bsc@lge-ku.com&gt;

Thank you for the information!

[Quoted text hidden]





Legacy Property &lt;legacypropertysolutions502@gmail.com&gt;

**2210 GREENWOOD AVE APT 2 / LOUISVILLE KY 40210**

3 messages

Jones, Meghan <Meghan.Jones@lge-ku.com>  
To: "legacypropertysolutions502@gmail.com" <legacypropertysolutions502@gmail.com>

Tue, Mar 22, 2022 at 10:00 AM

2210 Greenwood Ave Apt 1 and 2 have had electric and gas service since 2009 with LGE.

Thanks,

**Meghan J.**

**Senior Business Center Rep| Business Service Center | LG&E and KU**

**One Quality St. Lexington, Ky 40507**

**O: 859-367-1200**

**Lge-ku.com**

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Legacy Property <legacypropertysolutions502@gmail.com>  
To: "Jones, Meghan" <Meghan.Jones@lge-ku.com>

Tue, Mar 22, 2022 at 10:00 AM

Thank you Miss Jones I appreciate it!  
[Quoted text hidden]

Jones, Meghan <Meghan.Jones@lge-ku.com>  
To: Legacy Property <legacypropertysolutions502@gmail.com>

Tue, Mar 22, 2022 at 10:02 AM

No problem, glad I was able to help! Good luck with everything!

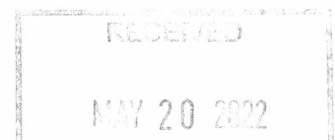
**Meghan J.**

**Senior Business Center Rep| Business Service Center | LG&E and KU**

**One Quality St. Lexington, Ky 40507**

**O: 859-367-1200**

**Lge-ku.com**



<https://mail.google.com/mail/u/0/?ik=07ff97b6fc&view=pt&search=all&permthid=thread-f%3A1728008798386122831&simpl=msg-f%3A1728008798386122831> 1/2





## Newman Electric LLC

Fred Newman  
Business Number (502)741-3381  
4916 Jerry Dr.  
Shepherdsville, Ky  
40165  
www.newmanelectricllc.com  
Fred@newmanelectricllc.com

INVOICE  
INV2535

DATE  
03/22/2022

DUE DATE  
04/01/2022

BALANCE DUE  
USD \$0.00

### BILL TO

### Legacy Property Solutions

P.O. Box 986 Shelbyville, KY 40066  
(502)492-9452  
legacypropertysolutions502@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
<b>Scope of work</b> • Inspect existing electrical service including riser, meters, panels, hardware, grounding, etc. (Panel and meter manufacturer numbers indicate they were installed in the 1960's)	\$225.00	1	\$225.00

Labor and material

<b>TOTAL</b>	\$225.00
<b>PAID</b>	-\$225.00
	03/22/2022

### Payment Info

#### BY CHECK

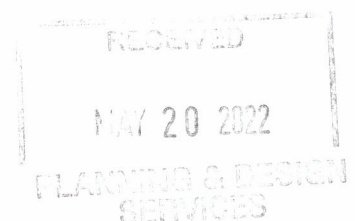
Newman Electric LLC

#### OTHER

\*There will be a 3% transaction fee for all credit card payments

<b>BALANCE DUE</b>	<b>USD \$0.00</b>
--------------------	-------------------

Work performed at 2210 Greenwood Ave, Louisville, KY  
40210





RECEIVED

MAY 20 2022

PLANNING & DESIGN  
SERVICES





RECEIVED

MAY 20 2022

PLANNING & DESIGN  
SERVICES







# Louisville Metro Business Portal

[www.louisvilleky.gov/businessportal](http://www.louisvilleky.gov/businessportal)

[Home](#) [Search](#) [+ New](#) [Help](#)

Logged in as: James Newman [Collections \(0\)](#) [Cart \(0\)](#) [Account Management](#) [Logout](#)

## Attention builders/contractors:

Building permits are listed under the Building tab below. Building, contractor, special event & business related applications are located under the Licenses tab.



[Home](#) [APCD](#) [Building](#) [Enforcement](#) [Licenses](#) [more](#)

[Apply for a Permit](#) [more](#)

## Electrical Residential

1 [Location & People](#) 2 [Permit Detail](#) 3 [Documents](#) 4 [Review](#) 5 [Pay Fees](#) 6

### Step 1: Location & People > Location Information

\* indicates a required field.

#### Address

* Street No.: 2208	Direction: --Select--	* Street Name: GREENWOOD	Street Type: AVE
Unit Type: --Select--	Unit No.:	* Zip: 40210	

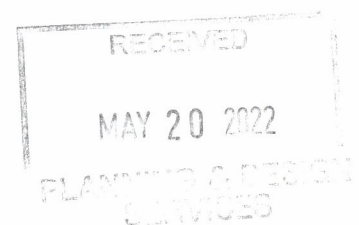
[Search](#) [Clear](#)

#### Parcel

\* Parcel Number:  
038E01050000

[Search](#) [Clear](#)

#### Owner





Owner Name:

BROWN ANNETTA COFFEY

Address Line 1:

2208 GREENWOOD AVE

Address Line 2:

City:

LOUISVILLE

State:

KY

Zip:

40210 115

Search

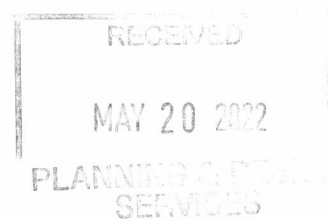
Clear

Save and resume later

Continue Application »

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# Louisville Metro Business Portal

[www.louisvilleky.gov/businessportal](http://www.louisvilleky.gov/businessportal)

[Home](#) [Search](#) [+ New](#) [Help](#)

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## Attention builders/contractors:

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[Apply for a Permit](#) [more](#)

## Electrical Residential

1 [Location & People](#) 2 [Permit Detail](#) 3 [Documents](#) 4 [Review](#) 5 [Pay Fees](#) 6

### Step 1: Location & People > Location Information

\* indicates a required field.

#### Address

\*Street No.: 2212 Direction: --Select-- \*Street Name: GREENWOOD Street Type: AVE

Unit Type: --Select-- Unit No.: \*Zip: 40210

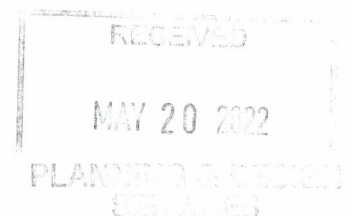
[Search](#) [Clear](#)

#### Parcel

\*Parcel Number:  
038E01030000

[Search](#) [Clear](#)

#### Owner



Owner Name:

CALDWELL FAUSTINE W

Address Line 1:

3406 BUCKEYE RD

Address Line 2:

City:

LOUISVILLE

State:

KY

Zip:

40216 333

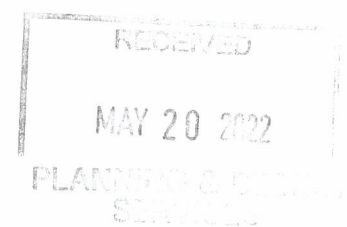
Search

Clear

Save and resume later

Continue Application »

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All rights reserved.



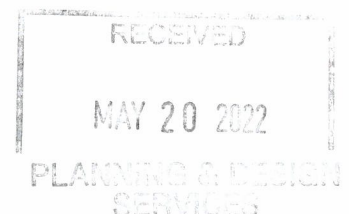
## CHECKLIST

Please submit the completed application along with the following documents



**Applications will not be accepted without the following items:**

- ☒ **Deed:** Provide a copy of the current recorded deed(s) (must show "End of Document" stamp on last page).  
Deeds are available online at: <https://search.jeffersondeeds.com>
- ☒ **Explanation:** Provide a written description explaining the grounds for the appeal
- ☒ **Aerial:** Provide a drawing, survey, tax map, or LOJIC map of the property <https://www.lojic.org/lojic-online>
- ☒ **Copy of Action:** Provide a copy of the action or decision being appealed (e.g. Refusal Form, Cease and Desist Order, Interpretation Letter, etc.)
- ☒ **Supplemental Documents:** If necessary, provide notarized affidavits, photographs, and supporting documents – examples may include information from Caron's or the Polk Directory, utility bills, tax records, etc. *Get Pics of Meters gas & Electrical*
- ☒ **Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the "current resident" at the property address. You must create mailing labels of 1st tier adjoining property RESIDENTS and OWNERS, and to your Case Manager (ask customer service for the "HOW-TO: USER GUIDE" for instructions). Applicant is responsible for mailing.
- ☒ **Copy of Mailing Labels:** Make a copy of the mailing label sheet(s).
- ☒ **Fee: \$100** application fee (cash, charge or check made payable to "Planning & Design Services").





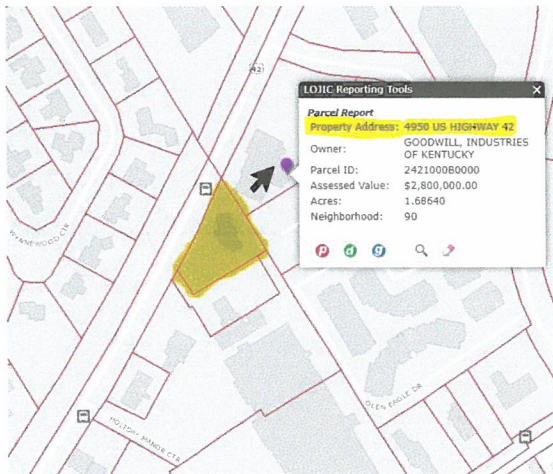
## HOW TO: IDENTIFY ADJOINING PROPERTIES & CREATE MAILING LIST

You are responsible for gathering the property owner addresses and current resident addresses of neighboring properties to include on your mailing list.

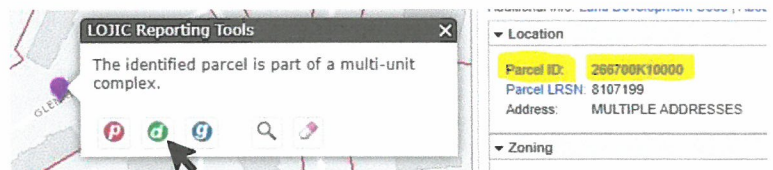
### 1. Find **CURRENT RESIDENT** mailing addresses:

#### Find each property's address(es).

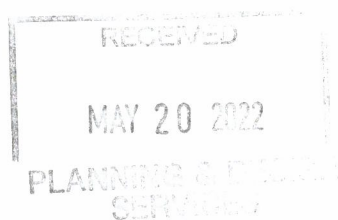
- ✓ Go to the LOJIC Online Map tool <https://apps.lojic.org/lojiconline/>
- ✓ Search the project site's address in the search bar.
- ✓ On the LOJIC map, simply click each of the adjoining properties, one at a time, to automatically open their parcel report.



**NOTE:** Sometimes a property may be part of a MULTI-UNIT COMPLEX with multiple associated addresses, like a patio home or condominium. In this case, you will need to identify all associated addresses. To do this, click the **d** to pull the land development report. This should open a list of property information on the right side of the map screen. Copy the Parcel ID number.

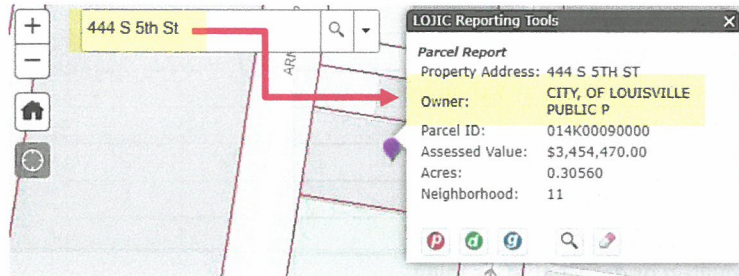


Use the ADDRESS EXTRACTION TOOL to identify all associated addresses. In a separate window, go to <https://lojic.maps.arcgis.com/apps/webappviewer/index.html?id=78fd3ed58f604d77af5ccaf4f43e0b05>. Turn ON the filter for "Jefferson County KY Addresses" and paste the Parcel ID number.



## 2. Find **PROPERTY OWNER** mailing addresses:

**Find property owner names.** Go to <https://apps.lojic.org/lojiconline/> and search the project site's address. Click on each adjoining property to automatically open the Parcel Report and look down to the Property Address and Owner information.



**Find property owner mailing addresses.** There are two websites to find property owner mailing addresses:

### GovTech Property Tax Search:

<https://www.govtechtaxpro.com/parceldetail.php?idCounty=18056>

Enter the Property Street Address → click Search

#### Parcel Number Search

State\* Kentucky Collector\* Jefferson County

Owner Name

For best results search by last name **or** Parcel Number only.

Parcel Number (limit 10 parcels, one per line)

Property Street Address (for best results search by Parcel Number or Street Address only, not both)

Search

### Accela Metro Business Portal:

[www.louisvilleky.gov/businessportal](http://www.louisvilleky.gov/businessportal)

Home → Advanced Search → Look up Property Information → Look Up by Address → Type Street Number and Street Name (*e.g. 123 Meadow Lane, refer to photo below*) → Click 'Look Up'

Home APCD Building Enforcement Licenses Planning Public Works

Advanced Search

**Look Up Property Information**

Enter information below to look up property information.

- Address
- Parcel Information
- Owner
- Record Information

Use the drop-down list to change the search type.

**Look Up by Address**

Street Number: 123 Direction: --Select-- Street Name: Meadow Street Type: --Select--

Unit No.: --Select-- Unit Type: --Select--

City: State: Zip:

Look Up Clear

## 3. Create your **MAILING LIST**

Use the addresses you found of current residents and the property owners to create your mailing list. You will be using this same mailing list again during the upcoming process so make sure to keep a copy. **Note:** If you find that there are multiple properties on your list under the same ownership, you only need to send one notification to that owner.

RECEIVED  
MAY 20 2022  
PLANNING & DESIGN SERVICES

JOHN DOE 123 EXAMPLE STREET NEW YORK, NY 10001	CURRENT RESIDENT 123 EXAMPLE AVENUE LOUISVILLE, KY 40201
PLANNING & DESIGN SERVICES 444 SOUTH 5TH STREET LOUISVILLE, KY 40202	CURRENT RESIDENT 123 EXAMPLE AVENUE LOUISVILLE, KY 40201





OFFICE OF PLANNING & DESIGN SERVICES  
DEVELOP LOUISVILLE  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

YU "EMILY" LIU, AICP  
DIRECTOR

April 28, 2022

James Newman  
Legacy Property Solutions, LLC  
P.O. Box 986  
Shelbyville, KY 40066

Re: ✕ 22-NONCONFORM-0010  
2210 Greenwood Ave  
Louisville, KY 40210

This letter will serve notice that nonconforming rights for the use of a duplex dwelling have not been established for the property located at 2210 Greenwood Avenue. The subject property lies within the R-5 Residential Single-Family zoning district. This decision is based upon information provided in the application and Develop Louisville files dating back to 1971.

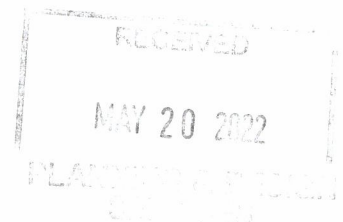
Staff did not receive or find adequate documentation substantiating the structure as a duplex dwelling in 1971 when the use would have become nonconforming. To recognize nonconforming rights, conclusive evidence showing the use's establishment and continuous existence since 1971 must be provided.

Staff's conclusion can be appealed to the Louisville Metro Board of Zoning Adjustment pursuant to Kentucky Revised Statutes, Section 100.257 within 30 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris French".

Chris French  
Planning & Design Supervisor



DEVELOP LOUISVILLE | LOUISVILLE FORWARD  
[www.louisvilleky.gov](http://www.louisvilleky.gov)

METRO DEVELOPMENT CENTER | 444 S. FIFTH STREET, STE 300, LOUISVILLE, KENTUCKY 40202 | (502) 574-6230