

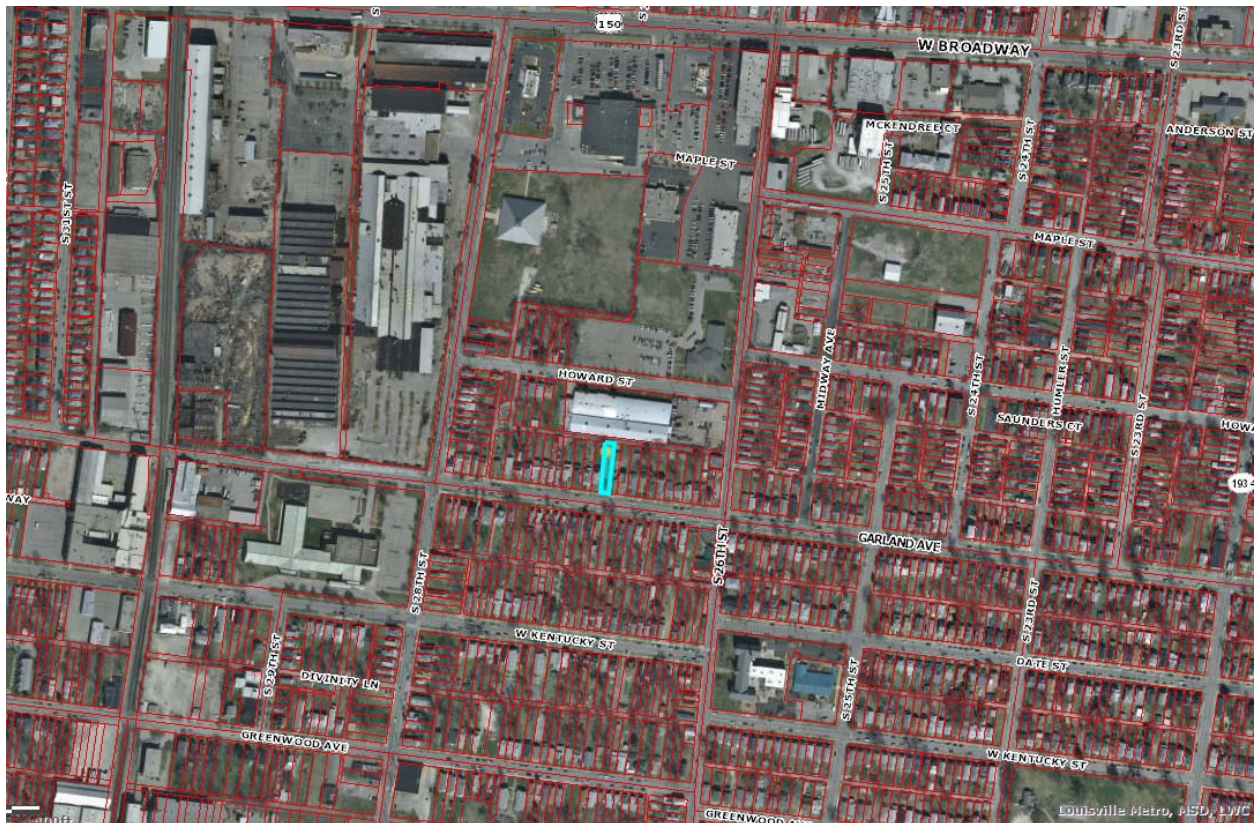
Landbank Authority
Staff Report
July 11, 2016



Resolution No.:	Resolution 8, Series 2016
Request:	Side Yard
Project Name:	N/A
Location:	2635 Garland Ave
Neighborhood:	Parkland
Applicant:	Azerlee Merriweather
Project Area/Size:	5940 sf. (lot)
PVA Value:	\$1250
Sale Price:	\$125.00
Council District:	6-David James
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Azerlee Merriweather is requesting to purchase the unimproved lot at 2635 Garland Ave for use as a side yard. The lot would be consolidated with her adjoining property at 2629 Garland Ave. The lot has been in the sales inventory for 22 years and was acquired by the Landbank through Metro tax foreclosure.



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Case Summary / Background / Site Context

The lot is located on Garland Ave west of 26th Street and east of 28th 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 applicant has been maintaining the property for years, and installed a fence around the property dating back to before 1994 per records in property file. 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 Parkland Neighborhood. No additional requirements noted for buyer's intended use.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Azerlee Merriweather 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 2629 Garland Ave.
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 June 30, 2016 and their presence at the July 11, 2016 meeting was requested.

The Landbank Authority was notified by e-mail on July 1, 2016.

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2. Land Development Report



Land Development Report

June 24, 2016 5:05 PM

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

Location

Parcel ID: 046B00660000
Parcel LRSN: 68433
Address: 2635 GARLAND AVE

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: 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: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO105 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

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3. PVA Information

JEFFERSON COUNTY PVA

The LOJIC IT staff are planning to perform maintenance Sunday, 6/26/16 from 10:00 AM - 11:00 AM. As a result, the LOJIC Web system will be down. Users will not be able to access LOJIC web services or applications during that time. We apologize for the inconvenience.

2635 GARLAND AVE

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202-2343
Owner	LANDBANK AUTHORITY INC LOUISVILLE AN
Parcel ID	046B00660000
Land Value	\$1,250
Improvements Value	\$0
Assessed Value	\$1,250
Approximate Acreage	0.1333
Property Class	620 Exempt Metro Government
Deed Book/Page	6456 0045
District Number	100023
Old District	06
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	12 / COM WESTEND 22ND ST TO RIVER
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes

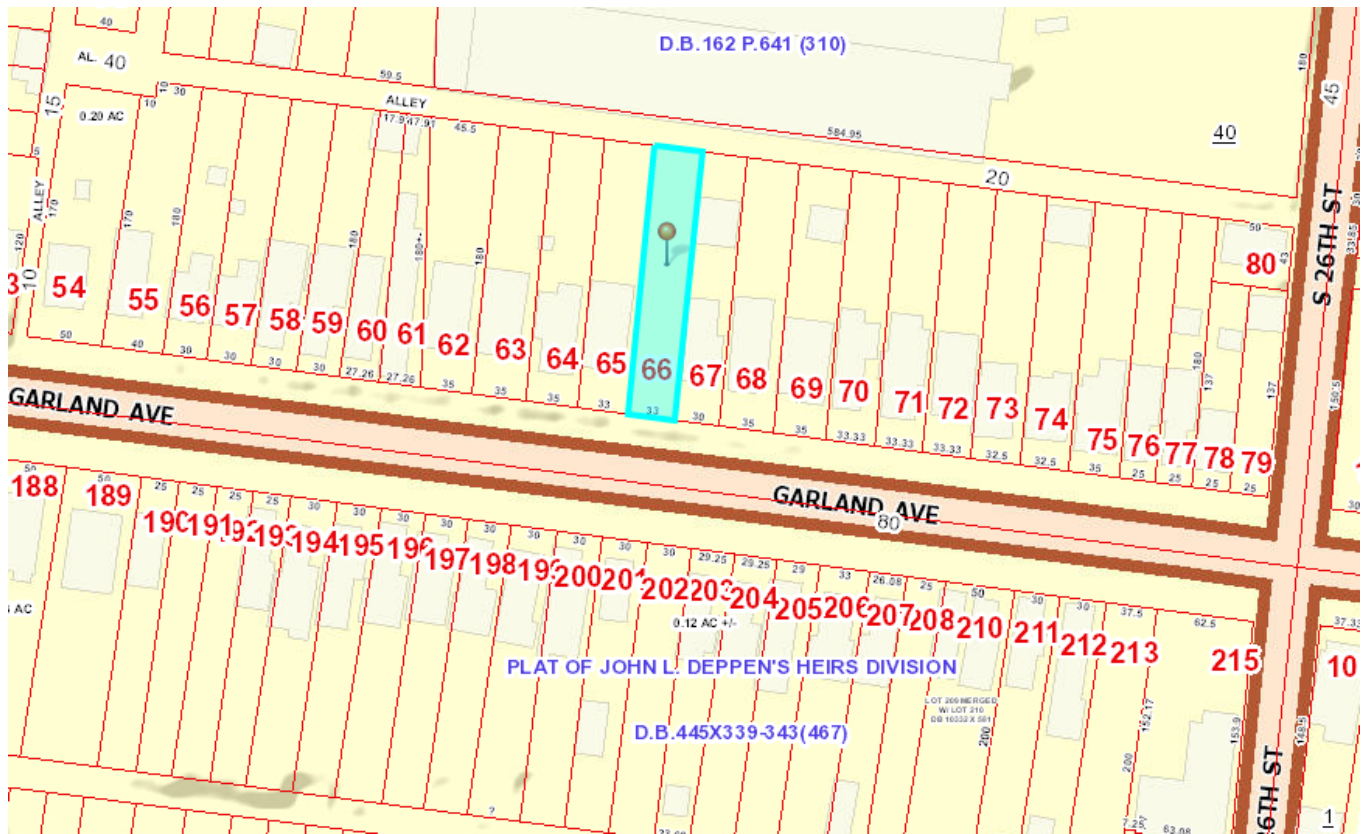
IMAGE
NOT
AVAILABLE
FOR THIS
PROPERTY

Sales History

Deed Book/Page	Price	Date	Previous Owner
6456 0045	\$1,300	05/09/1994	BOWEN ANNIE F

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: 06/22/2016.

4. LOJIC Map



5. Site Photos

Front view-2635 Garland Ave



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Street view-west



Street view-east



View- across the street



Front View-2629 Garland Ave



Front View-2629 Garland Ave & 2635 Garland Ave

