

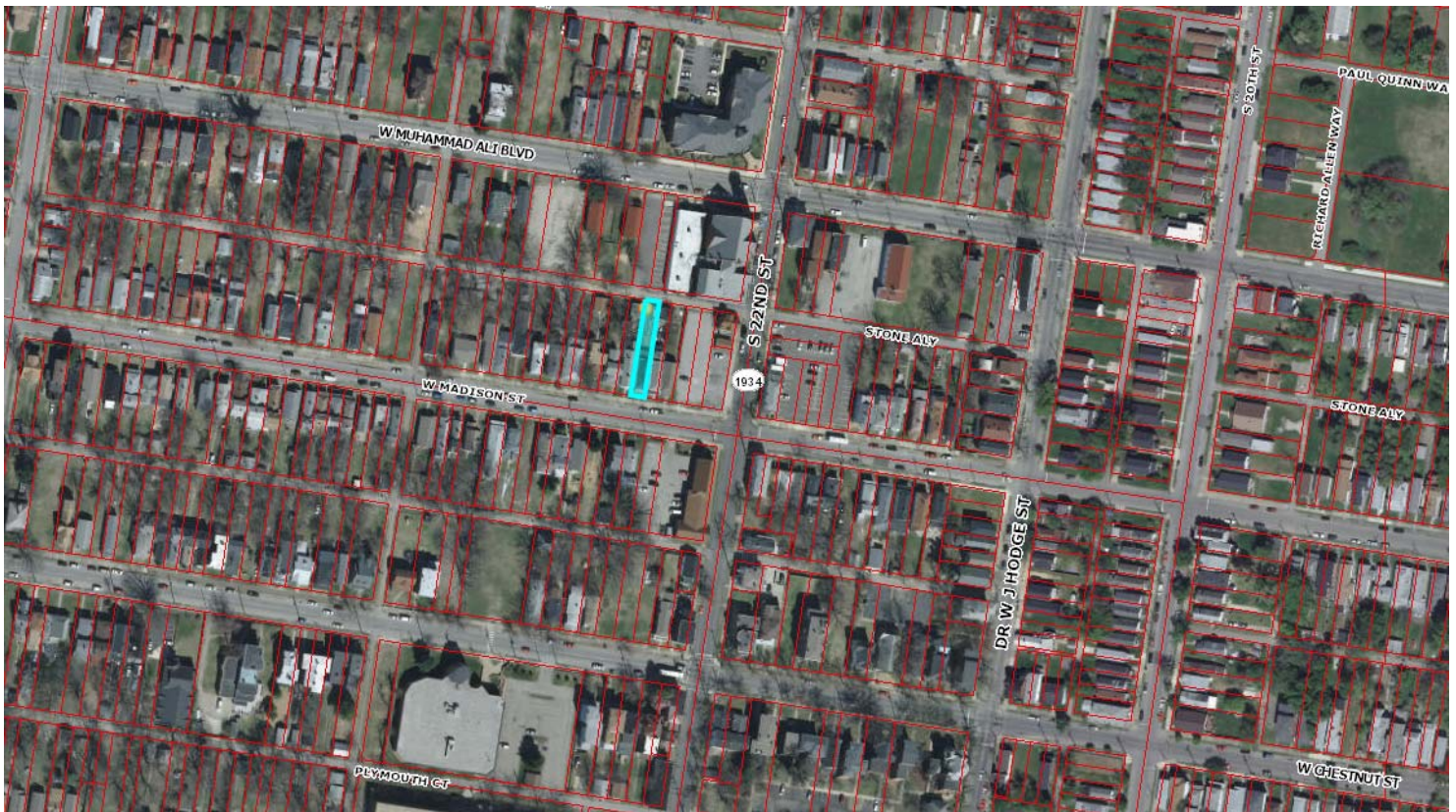
**Landbank Authority**  
**Staff Report**  
September 12, 2016



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

**Case Summary / Background / Site Context**

The lot is located on W. Madison Street west of S. 22nd Street and east of S. 24<sup>th</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).

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.



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*

