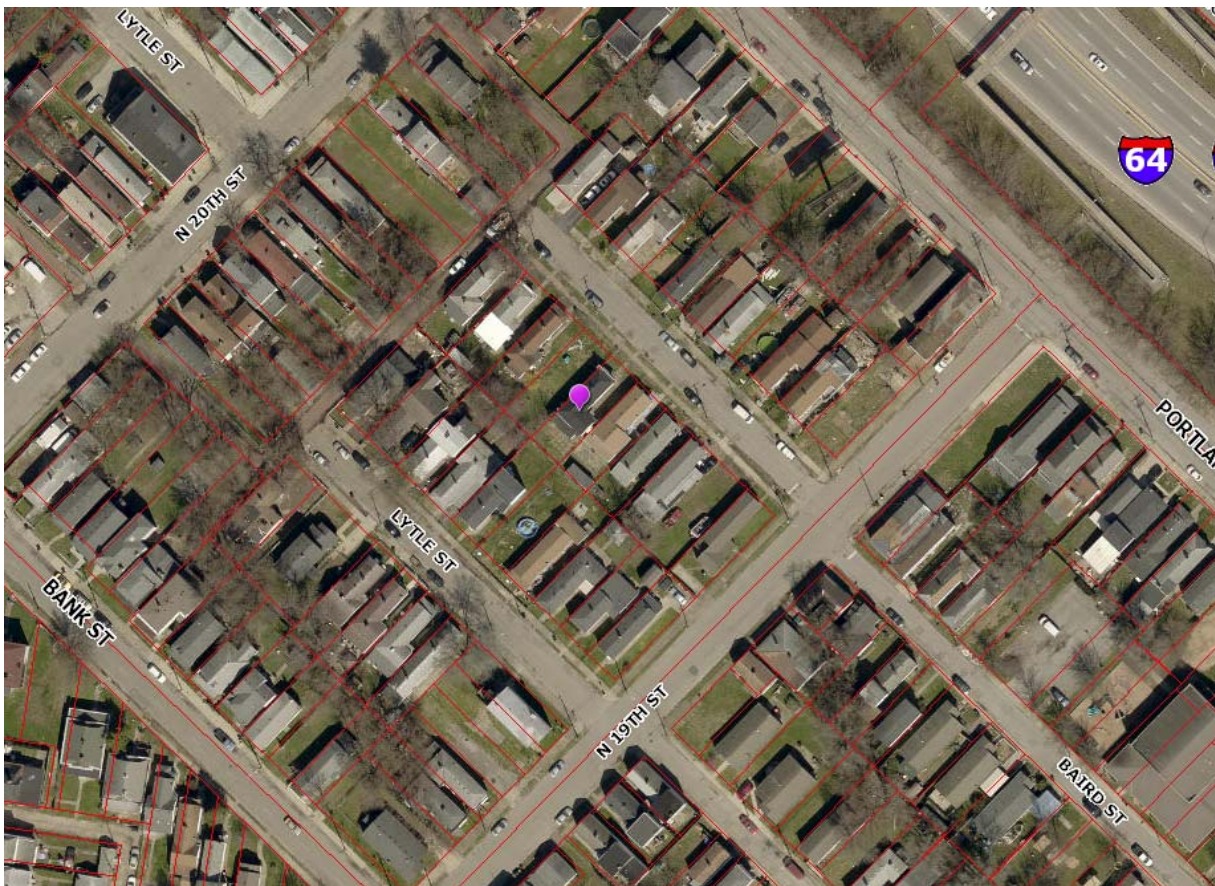


Resolution No.:	Resolution 7, Series 2017
Request:	Side Yard
Project Name:	N/A
Location:	1910 Baird Street
Neighborhood:	Portland
Owner:	Landbank Authority
Applicant:	Benny R. Sutton
Project Area/Size:	2700 sf. (lot)
PVA Value:	\$2,500.00
Sale Price:	\$125.00
Council District:	5-Cheri Bryant Hamilton
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Benny R. Sutton is requesting to purchase the unimproved lot at 1910 Baird Street for use as a side yard. The lot would be consolidated with his adjoining property at 1908 Baird Street. The lot has been in the sales inventory for 7 months and was acquired by the Landbank through Metro foreclosure.



Resolution 7, Series 2017
Landbank Meeting Date: April 10, 2017
Property Address: 1910 Baird Street
Page 1 of 9

Case Summary / Background / Site Context

The lot is located on Baird Street west of N. 19th Street and east of N. 20th 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.

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

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Benny R. Sutton 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 1908 Baird 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:

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 March 28, 2017 and their presence at the April 10, 2017 Landbank meeting was requested.

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

Resolution 7, Series 2017
Landbank Meeting Date: April 10, 2017
Property Address: 1910 Baird Street
Page 2 of 9

2. Land Development Report



Land Development Report

March 27, 2017 4:50 PM

[About LDC](#)

Location

Parcel ID: 004E01500000
Parcel LRSN: 29928
Address: 1910 BAIRD ST

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: CAMPBELL'S WESTERN ADDITION
Plat Book - Page: 08-018
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: 21111C0025E

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, CSO190 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 5
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

Resolution 7, Series 2017
Landbank Meeting Date: April 10, 2017
Property Address: 1910 Baird Street
Page 4 of 9

3. PVA Information

JEFFERSON COUNTY PVA

1910 BAIRD ST

Mailing Address	444 S 5TH ST STE 500, LOUISVILLE, KY 40202-2332
Owner	LOUISVILLE & JEFFERSON COUNTY LANDBA
Parcel ID	004E01500000
Land Value	\$2,500
Improvements Value	\$23,370
Assessed Value	\$25,870
Approximate Acreage	0.062
Property Class	620 Exempt Metro Government
Deed Book/Page	10467 0954
District Number	100023
Old District	02
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	100104 / CAMPBELLS WESTERN
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes ☞

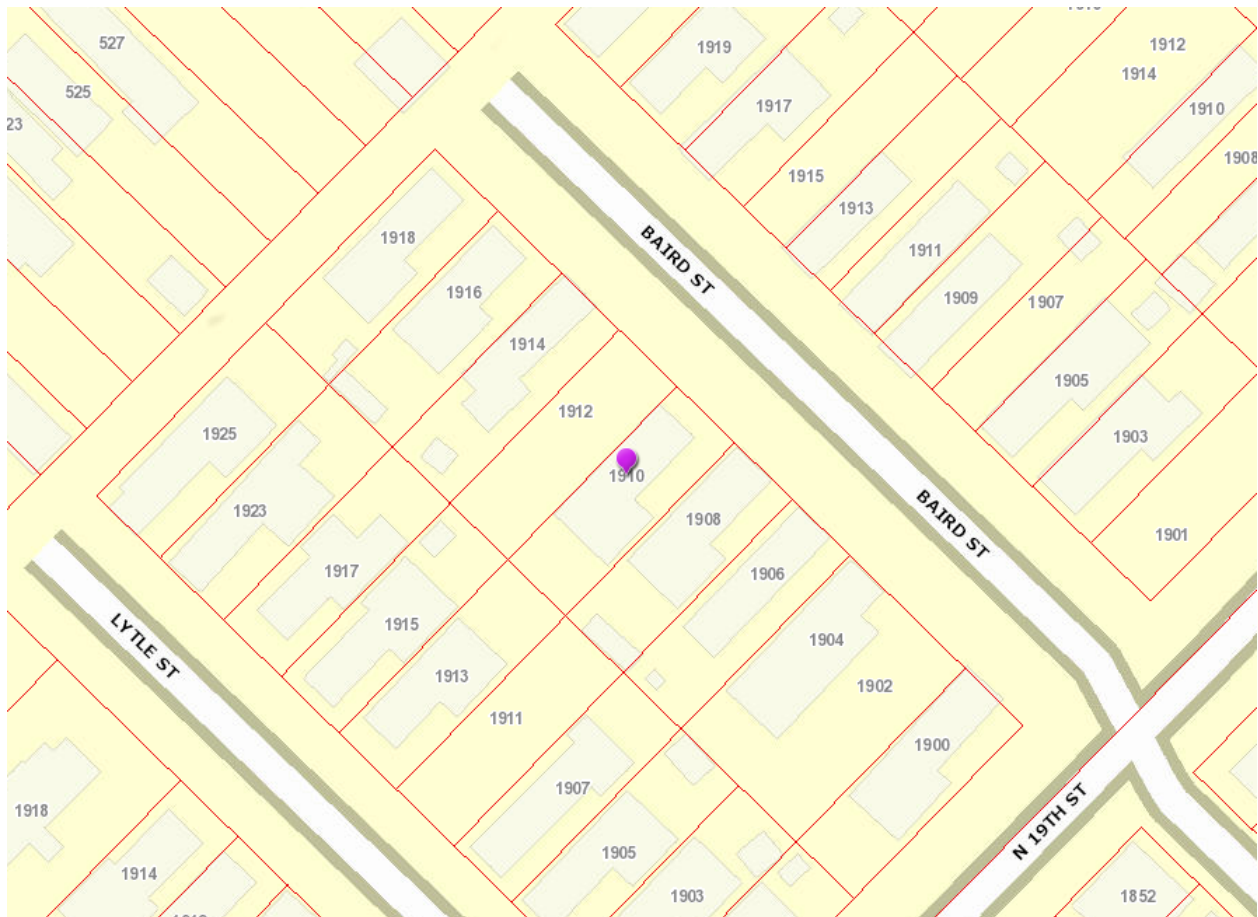


Details & Photos



Property Details

4. **LOJIC Map**



Resolution 7, Series 2017
Landbank Meeting Date: April 10, 2017
Property Address: 1910 Baird Street
Page 6 of 9

5. Site Photos

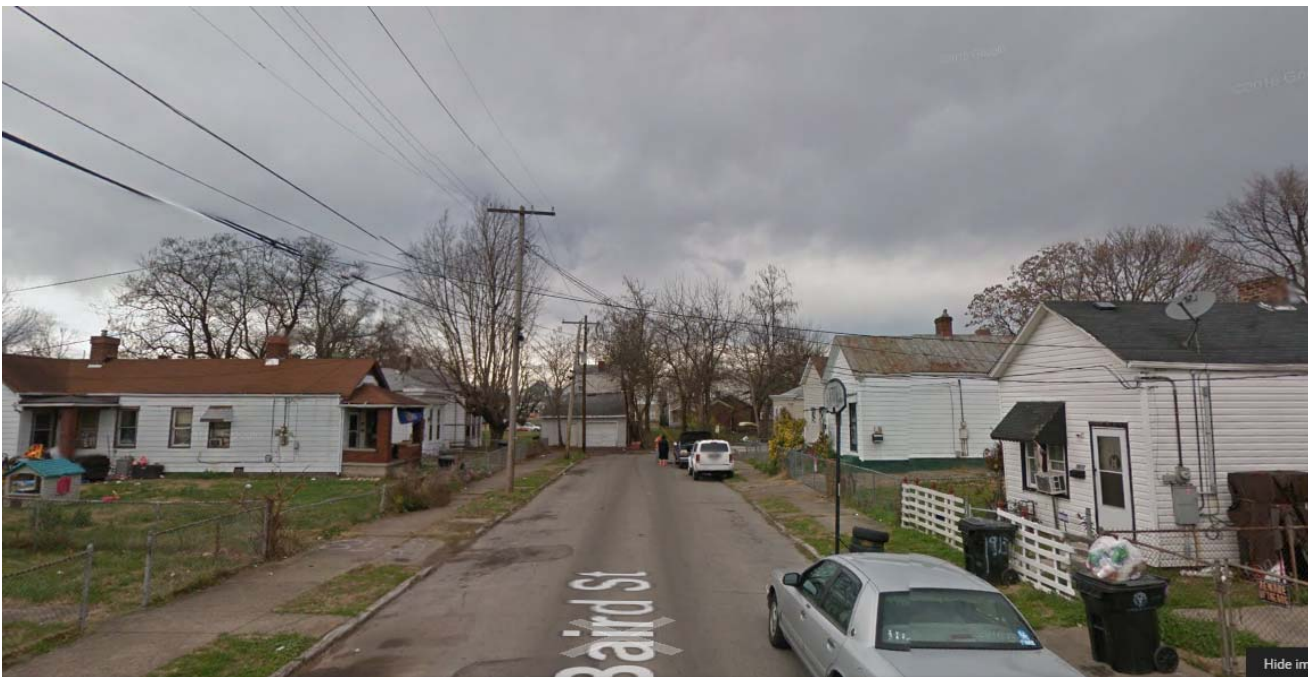
Front view-1910 Baird Street



Street view-east



Street view-west



Front view-1908 Baird Street (Applicant's property)

