

Landbank Authority
Staff Report
May 8, 2017



Resolution No.:	Resolution 8, Series 2017
Request:	Side Yard
Project Name:	N/A
Location:	1813 Bank Street
Neighborhood:	Portland
Owner:	Landbank Authority
Applicant:	Christopher Johnston
Project Area/Size:	3000 sf. (lot)
PVA Value:	\$2500
Sale Price:	\$125.00
Council District:	5-Cheri Hamilton
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Christopher Johnston is requesting to purchase the unimproved lot at 1813 Bank Street for use as a side yard. The lot would be consolidated with his adjoining property at 1817 Bank Street. The lot has been in the sales inventory for 7 months and was acquired by the Landbank from Habitat for Humanity.



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Case Summary / Background / Site Context

The lot is located on Bank Street West of N. 18th Street and East of N.19nd Street. It is surrounded by single-family residential and the lot is zoned UN 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.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Christopher Johnston 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 1817 Bank 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 May 1, 2017 and their presence at the May 8, 2017 Landbank meeting was requested.

The Landbank Authority was notified by e-mail on May 1, 2017.

2. Land Development Report

		April 28, 2017 12:48 PM
		About LDC
Location		
Parcel ID:	015G00200000	
Parcel LRSN:	33171	
Address:	1813 BANK ST	
Zoning		
Zoning:	UN	
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 - Project(s) Value between \$.04 - \$1.5	
Services		
Municipality:	LOUISVILLE	
Council District:	5	
Fire Protection District:	LOUISVILLE #1	
Urban Service District:	YES	

3. PVA Information

JEFFERSON COUNTY PVA

1813 BANK ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2243

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 015G00200000

Land Value \$2,500

Improvements Value \$0

Assessed Value \$2,500

Approximate Acreage 0.0688

Property Class 620 Exempt Metro
Government

Deed Book/Page 10710 0039

District Number 100023

Old District 02

Fire District City of Louisville

School District Jefferson County

Neighborhood 10 / COM WESTEND TO
22ND ST

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes ☒



Details & Photos



Property Details

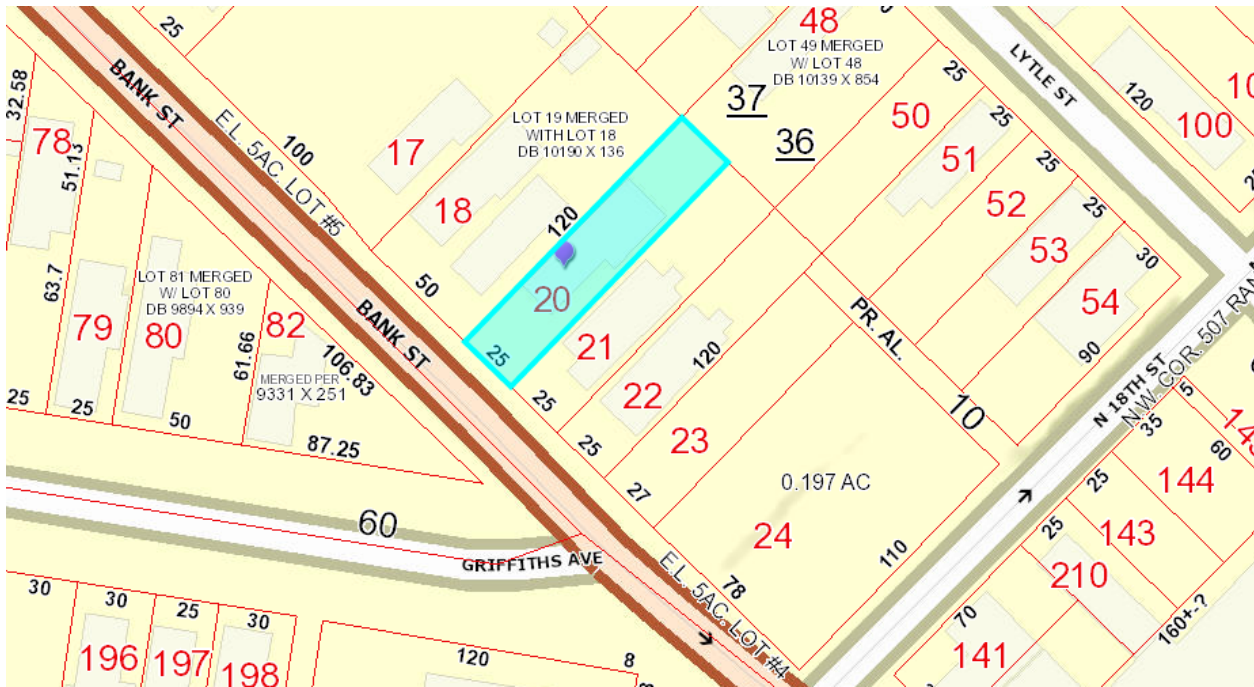
Sales History

Deed Book/Page	Price	Date	Previous Owner
10710 0039	\$2,500	09/13/2016	HABITAT FOR HUMANITY OF METRO LOUISV
10193 0356	\$29,220	01/17/2014	FULLER CENTER FOR HOUSING OF LOUISV
10174 0243	\$29,220	12/02/2013	MCCLELLEN LARRY J

Assessment History

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4. **LOJIC Map**



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5. Site Photos

Front view- 1813 Bank Street



Street view- East



Street view- West



Front view- 1817 Bank Street (Applicant's property)

