

Landbank Authority
Staff Report
June 5, 2017



Resolution No.:	Resolution 15, Series 2017
Request:	Side Yard
Project Name:	N/A
Location:	2912 Slevin Street
Neighborhood:	Portland
Owner:	Landbank Authority
Applicant:	Roy E. Searcy
Project Area/Size:	4000 sf. (lot)
PVA Value:	\$2,500.00
Sale Price:	\$125.00
Council District:	5-Cheri Hamilton
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Roy E. Searcy is requesting to purchase the unimproved lot at 2912 Slevin Street for use as a side yard. The lot would be consolidated with his adjoining property at 2910 Slevin Street. The lot has been in the sales inventory for 9 months and was acquired by the Landbank through Metro foreclosure.



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Case Summary / Background / Site Context

The lot is located on Slevin Street, west of N. 29th Street and east of N. 30th Street. It is surrounded by single-family residential with commercial properties on the corners. The lot is zoned Urban Neighborhood (UN) in the Traditional Neighborhood Form District (TNFD), and is located in the Portland Neighborhood.

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.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Roy E. Searcy 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 2910 Slevin 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 25, 2017 and their presence at the June 5, 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on May 29, 2017.

2. Land Development Report



Land Development Report

May 24, 2017 2:15 PM

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

Location

Parcel ID: 003A00310000
Parcel LRSN: 28429
Address: 2912 SLEVIN ST

Zoning

Zoning: UN
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: 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: CSO019 - Project(s) Value between \$.04 - \$1.5

Services


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

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3. PVA Information

JEFFERSON COUNTY PVA

2912 SLEVIN ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2243
Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA
Parcel ID 003A00310000
Land Value \$2,500
Improvements Value \$0
Assessed Value \$2,500
Approximate Acreage 0.091
Property Class 620 Exempt Metro
Government
Deed Book/Page 10702 0607
District Number 100023
Old District 02
Fire District City of Louisville
School District Jefferson County
Neighborhood 100102 / PORTLAND MIDDLE
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
10702 0607	\$500	09/02/2016	SIMMONS JUDY C
3871 0555 (N/A Online)	\$0	01/01/1964	OWNER UNKNOWN

Assessment History

Date	Land	Improvements	Total	Reason
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4. **LOJIC Map**



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5. Site Photos

Front view-2912 Slevin Street



Slevin Street view-east



Slevin Street view-west



Front view- 2910 Slevin Street (Applicant's property)

