

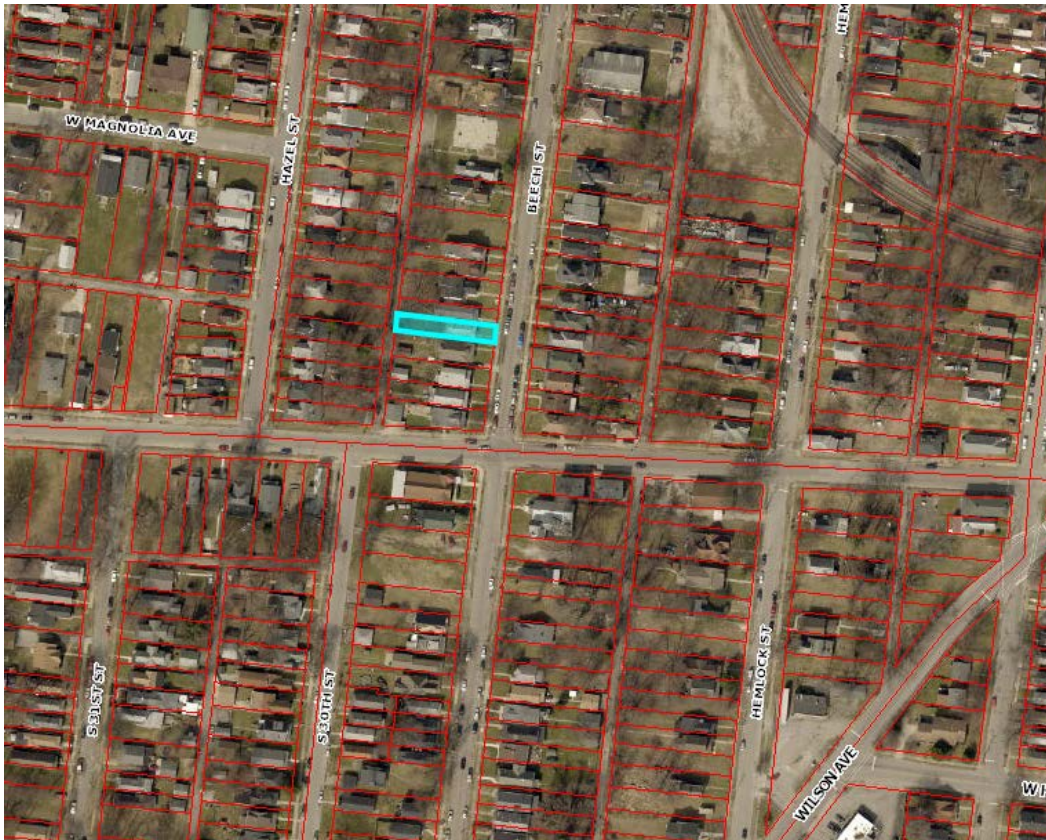
Landbank Authority
Staff Report
March 21, 2018



Resolution No.:	Resolution 8, Series 2018
Request:	Single Family Rehab
Project Name:	N/A
Location:	1450 ½ Beech Street
Neighborhood:	Park DuValle
Owner:	Landbank Authority
Applicant:	Darwin Durham
Project Area/Size:	753 sq. ft. (Structure)
PVA Value:	\$3,570.00
Sale Price:	\$1,000.00
Council District:	1 – Jessica Green
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Darwin Durham is requesting to purchase 1450 ½ Beech Street to renovate and occupy as an owner occupant. The property was acquired by the Landbank Authority through private donation and has been in the sales inventory for nine (9) months.



Resolution 8, Series 2018
Landbank Meeting Date: March 21, 2018
Property Address: 1450 ½ Beech Street
Page 1 of 9

Case Summary / Background / Site Context

This single family property, built in 1925 per PVA, will be the primary residence of Darwin Durham. Total development costs are estimated at \$23,820.00. Buyer has provided proof of funds for the purchase and renovation. Buyer plans to start the renovation in March, 2018 and have the renovation completed by June, 2018.

The property is located on Beech Street, West of Hemlock Street, and East of Hazel Street. The block is surrounded by single-family residential, with scattered multi-family to the south along Southern Avenue. The property is located in Park DuValle and is zoned R-6 in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Darwin Durham for \$1,000.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The Applicant will complete the project within 12 months from closing and will obtain all necessary permits required by Metro for the renovation.
2. The Applicant agrees to return the subject property back to the Landbank Authority should the renovation not be completed.

The applicant agrees to the above terms and condition by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|-------------------|
| 1. PVA Data Sheet | 4. Site Photos |
| 2. Land Development Report | 5. Project Budget |
| 3. LOJIC Map (parcel view) | 6. Proof of Funds |

Notification

The Applicant was notified by phone of the meeting on March 12, 2018 and that their presence at the March 21, 2018 Landbank meeting was requested. The Landbank Authority was notified by e-mail on March 15, 2018.

1. PVA Sheet

JEFFERSON COUNTY PVA

1450 1/2 BEECH ST

Mailing Address 444 S 5TH ST STE 401,
LOUISVILLE, KY 40202-2332

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA

Parcel ID 048J00340000

Land Value \$2,500

Improvements Value \$1,070

Assessed Value \$3,570

Approximate Acreage 0.0872

Property Class 620 Exempt Metro Government

Deed Book/Page 10902 558

District Number 100023

Old District 06


Fire District City of Louisville

School District Jefferson County

Neighborhood 110118 / CHURCHILL

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) 



Details & Photos



Single family



Property Details

Use Description	Single family
Year Built	1925
Basement Area	216 sq. ft.
Basement Finished?	No
Construction Frame	Wood frame no sheath
Stories	1.00
Above Grade Sq Ft.	753 sq. ft.

Photos



2. Land Development Report



Land Development Report

March 1, 2018 5:36 PM

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

Location

Parcel ID: 048J00340000
Parcel LRSN: 91773
Address: 1450 H BEECH 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: 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: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO211 - Project(s) Value between \$.04 - \$1.5

Services

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

PARKLAND IMPROVEMENT CO. SUB.

HAZEL ST

ALLEY

BEECH ST

SOUTHERN AVE

0 50 100

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

422X626-(554) 41 40 39 38 37 36 35 34 33 32 31 30

64 63 62 61 60 59 58 57 56 55 54 53 52

75 74 73 72 71

61 149 60 59 58 57

1132 133 134 135 136

47 119 48

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4. Site Photos

1450 ½ Beech Street - Front



Beech Street - View South



Beech Street - View North



5. Project Budget

Work Item Description	Material		Labor
Floors	\$ 800.00	material on hand	\$ 1,500.00
Roof	\$ 350.00		\$ 2,000.00
Doors	\$ 125.00	material on hand	\$ 350.00
Gutters	\$ 175.00	material on hand	\$ 295.00
Windows	\$ -		\$ -
Walls	\$ 350.00		\$ 525.00
Water heater	\$ 275.00	material on hand	\$ 125.00
Framing	\$ 250.00		\$ 600.00
window AC unit	\$ 400.00	material on hand	\$ -
Plumbing	\$ 750.00	material on hand	\$ 3,500.00
Electricity	\$ 900.00	material on hand	\$ 2,200.00
Painting	\$ 350.00	material on hand	\$ 2,100.00
Siding	\$ 250.00		\$ 7,500.00
Furnace	\$ 1,200.00	material on hand	\$ 350.00
Tree removal	\$ 225.00		\$ 900.00
Cabinet	\$ 400.00		\$ 250.00
Plumbing Fixer	\$ 445.00	material on hand	\$ 200.00
electric Fixer	\$ 215.00	material on hand	\$ 375.00
Total	\$ 7,460.00	\$5635.00 materials on hand	\$ 22,770.00