

Landbank Authority

Staff Report

April 9, 2018



Resolution No.:	Resolution 14, Series 2018
Request:	New Construction
Project Name:	N/A
Location:	1318 Witawanga Avenue
Neighborhood:	Eastview (City of Lyndon)
Owner:	Landbank Authority
Applicant:	Fred Andres
Project Area/Size:	8,580 sq. ft. (lot)
PVA Land Value:	\$3,900.00
Sale Price:	\$1,000.00
Council District:	7 - Angela Leet
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Mr. Fred Andres is requesting to purchase the unimproved lot at 1318 Witawanga Avenue to build a new single-family home for a qualified homebuyer. The property was acquired by Louisville Metro in 1971 and transferred to the Landbank in January, 2018 through a Metro Surplus Resolution.



Resolution 14, Series 2018
Landbank Meeting Date: April 9, 2018
Property Address: 1318 Witawanga Ave
Page 1 of 15

Case Summary / Background / Site Context

The Applicant is requesting to purchase the Landbank lot in order to consolidate it with his adjacent lot at 1322 Witawanga Avenue. The Landbank lot is not buildable due to a drainage ditch that runs through the middle of the property, but has the road frontage Applicant needs in order to build on his adjacent property. Construction costs for the single-family residence are estimated at \$205,500.

The Applicant is the owner of Miter Construction, LLC, and has built 25 homes in the area over the last 10 years, including 1200, 1202, 1204, and 1316 Witawanga Avenue. Staff completed site inspections and found the Applicant's current properties in good order with no open maintenance cases, fines, or past due taxes.

The lot is located on Witawanga Avenue, north of LaGrange Road, and east of Ormsby Lane. The lot is zoned R-5 in the Neighborhood Form District and surrounded by single-family residential.

The property is located in the Eastview Subdivision. The Applicant should work with Planning and Design Services to adhere to all guidelines, as well as work through any other requirements necessary to build out the site.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Fred Andres 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 eighteen (18) months from closing and obtain all necessary permits required by Metro for the new construction.
2. The Applicant agrees to return the subject property back to the Landbank Authority should the new construction not be completed.

The Applicant agrees to the above terms and conditions by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|------------------------------|
| 1. Purchase Application | 6. Project Budget |
| 2. PVA Data Sheet | 7. Floor Plan and Layout |
| 3. Land Development Report | 8. Proof of Funds |
| 4. LOJIC Map (parcel view) | 9. Secretary of State Report |
| 5. Site Photos | |

Resolution 14, Series 2018
Landbank Meeting Date: April 9, 2018
Property Address: 1318 Witawanga Ave
Page 2 of 15



Notification

The Applicant was notified, by email, of the meeting on April 2, 2018 and their presence at the April 9, 2018 Landbank meeting was requested. The Landbank Authority was notified by e-mail on April 2, 2018. The legal notice for the property was posted on February, 3, 2018.

1. Purchase Application

Huelsman, Linette M.

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, October 23, 2017 5:28 PM
To: VAPStat
Subject: Application To Purchase Vacant Land (New) [#16]

I am filling out this application as a(n): *	Individual
Marital Status: Individual Applicants Only *	Married
Name of applicant *	Fred Andres
Applicant Address *	 6925 Ambridge Circle lou, ky 40207 United States
Email	fredandresjr@gmail.com
Phone Number *	(502) 639-9747
Property Address *	 1318 Witawanga Ave lou, ky 40222 United States
Parcel ID	027000300000
Offer Price (See website for policies relating to pricing) *	1000
Has applicant previously had ownership interest in the requested property? *	No
Has applicant previously purchased property from the Metro property sales inventory? *	Yes
Are you currently employed by Louisville Metro Government? *	No
Select One (1) *	Budget Pricing Policy - Applicants with a development plan can purchase

1

Resolution 14, Series 2018
Landbank Meeting Date: April 9, 2018
Property Address: 1318 Witawanga Ave
Page 4 of 15


2. PVA Sheet

Property Details | Jefferson County PVA - Part 31943

Page 1 of 2

JEFFERSON COUNTY PVA

1318 WITAWANGA AVE

Mailing Address	527 W JEFFERSON ST, LOUISVILLE, KY 40202-2814
Owner	LOUISVILLE/JEFFERSON COUNTY METRO GO
Parcel ID	027000300000
Land Value	\$0
Improvements Value	\$3,900
Assessed Value	\$3,900
Approximate Acreage	0.1924
Property Class	620 Exempt Metro Government
District Number	148016
Old District	21
Fire District	Lyndon
School District	Jefferson County
Neighborhood	90 / COM NE JEFFERSON COUNTY
Satellite City	Lyndon
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 



Details & Photos



Single family



Property Details

Use Description	Single family
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	1.00
Above Grade Sq Ft.	0 sq. ft.

Photos



<https://jeffersonpva.ky.gov/property-search/property-details/31943/?StrtNum=1318&Single=1>

3/28/2018

Resolution 14, Series 2018
Landbank Meeting Date: April 9, 2018
Property Address: 1318 Witawanga Ave
Page 5 of 15

L:\VPPA\DISPOSITION\LANDBANK\2018\1318 Witawanga Ave

3. Land Development Report



Land Development Report

March 28, 2018 1:44 PM

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

Location

[Parcel ID:](#) 027000300000
[Parcel LRSN:](#) 31943
[Address:](#) 1318 WITAWANGA AVE

Zoning

[Zoning:](#) R5
[Form District:](#) NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) EASTVIEW
[Plat Book - Page:](#) 03-064
[Related Cases:](#) NONE

Special Review Districts

[Overlay District:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) NONE
[Urban Renewal:](#) NO
[Enterprise Zone:](#) NO
[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:](#) YES
[Local Regulatory Conveyance Zone:](#) NO
[FEMA FIRM Panel:](#) 21111C0030E

[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:](#) YES

Sewer & Drainage

[MSD Property Service Connection:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) MS4 (outside of incentive area)

Services

[Municipality:](#) LYNDON
[Council District:](#) 7
[Fire Protection District:](#) LYNDON
[Urban Service District:](#) NO

Resolution 14, Series 2018
Landbank Meeting Date: April 9, 2018
Property Address: 1318 Witawanga Ave
Page 6 of 15

4. LOJIC Map



5. **Site Photos**

1318 Witawanga Avenue - Subject Photo



Witawanga Ave - Street View North



Witawanga Avenue - Street View South



6. Project Budget

CONSTRUCTION COST LIST

BUILDER Miter Construction LLC
 LOT 30/31 SUBDIVISION Eastview / Lyndon
 HEATED AREA: 1400 SQ. FT. UNFIN. BASMT. AREA: N/A SQ. FT.
 GARAGE AREA: 1400 SQ. FT. NUMBER OF STORIES: 2

	COST
SURVEY & STAKE LOT	500
PERMIT	250
WATER METER / <u>Sewer connection</u>	8500
EXCAVATION	1000
FOUNDATION CONCRETE	15,000
FLAT CONC. ROCK & LABOR	12,000
STEEL BEAMS & COLUMNS	800
HOUSE PACKAGE (FRAMING, TRIM, ROOFING WINDOWS)	21,400
FRECTION LABOR	9,000
TRIM LABOR	1,750
ROOFER	1,400
GUTTERS & DOWNSPOUTS	800
STORM WINDOWS	0
GARAGE DOORS	3000
PLUMBING	9500
WIRING	7000
HEATING & AIR CONDITIONING	6500
TILE	7000
FIREPLACE	0
BRICK (MORTAR SAND) <u>Siding labor / Material</u>	2,000
BRICK LABOR	3,000
DRYWALL	4500
PAINTING	3200
OTHER DECOR	
LIGHTING FIXTURES	1,500
FLOOR COVERING	5600
KITCHEN CABINETS & VANITIES	12,000
APPLIANCES	2000
INSULATION (R-WALLS) (R-CEIL)	1200
CLEANING	500
HARDWARE	1000
ROUGH GRADE	500
SOD, SHRUBS, SEED	500
FINISH GRADE	1000
STUCCO FOUNDATION <u>Dumester</u>	1650
MISC. <u>Charging lot</u>	6,000
<u>Bridge over ditch</u>	10,000
HARD COSTS	
LOT COST	3000
CONSTRUCTION LOAN INTEREST	3000
UTILITIES	450
INSURANCE	1500
<u>SALES COMMISSION</u>	12,000
TOTAL COST	
PROFIT & OVERHEAD	23,000

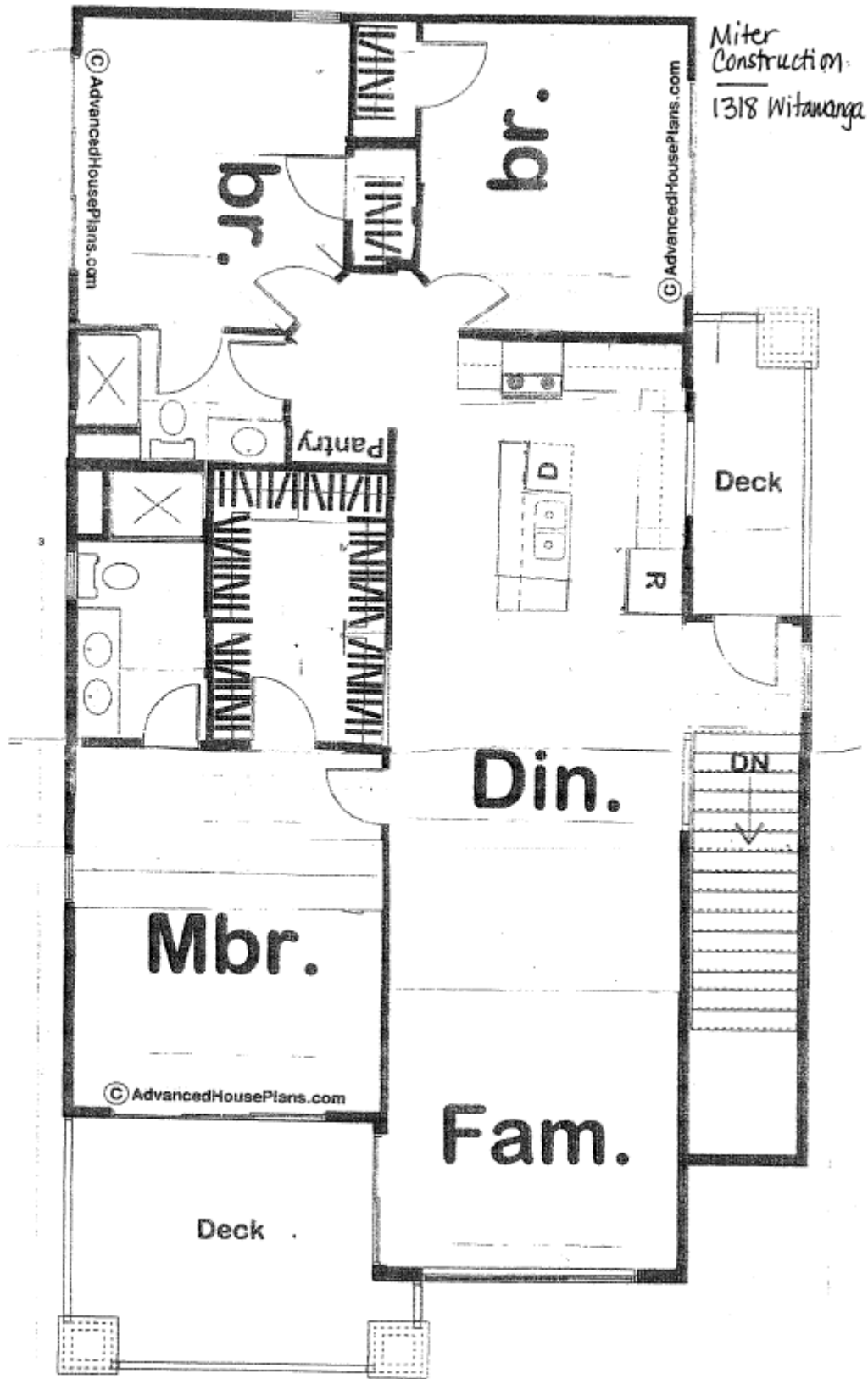
\$205,500

H:\Loan Operations\Construction Loan\CONSTRUCTION COST LIST.doc

7. Floor Plan and Layout

Miter Construction LLC
Front Rendering
1318 Witawanga



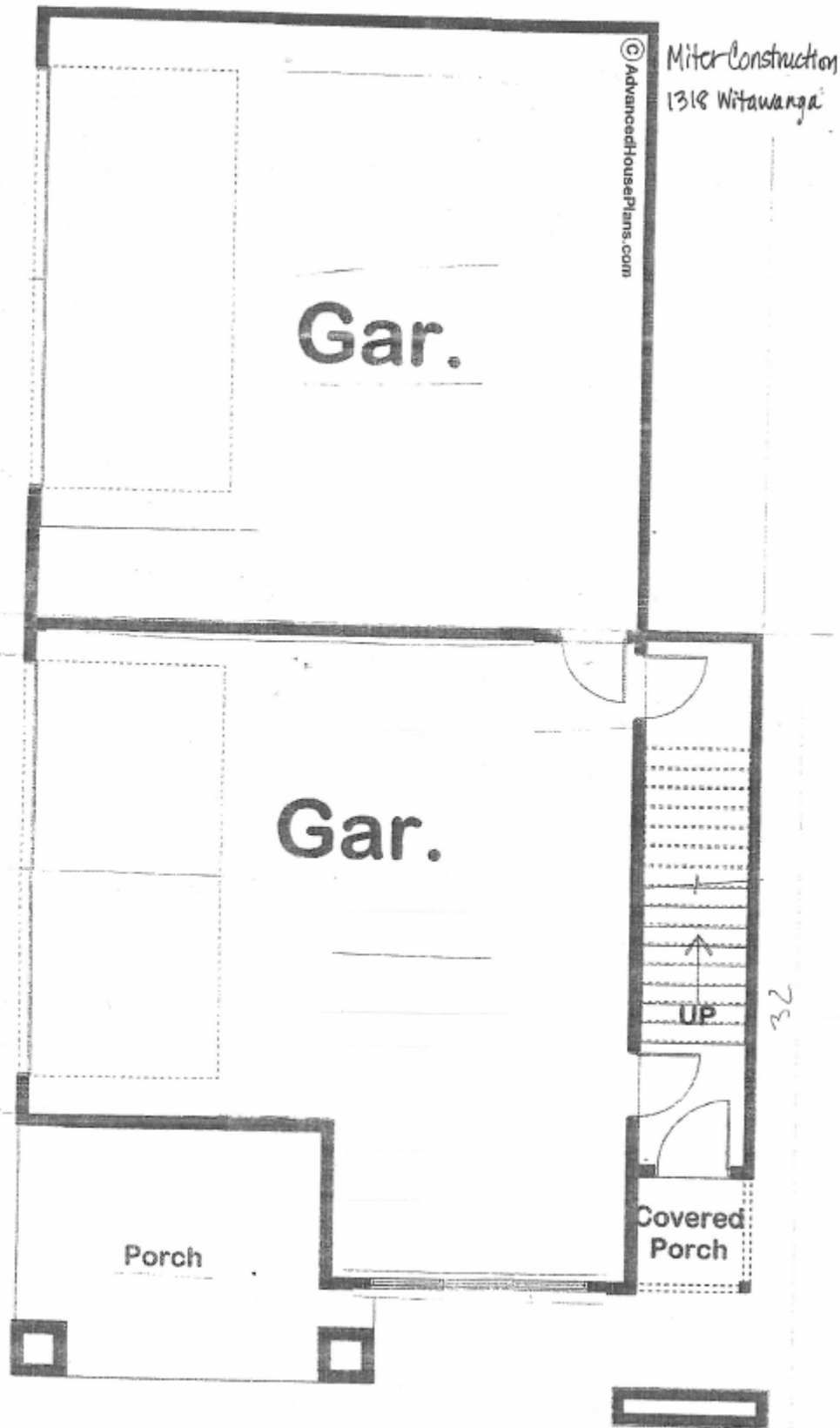


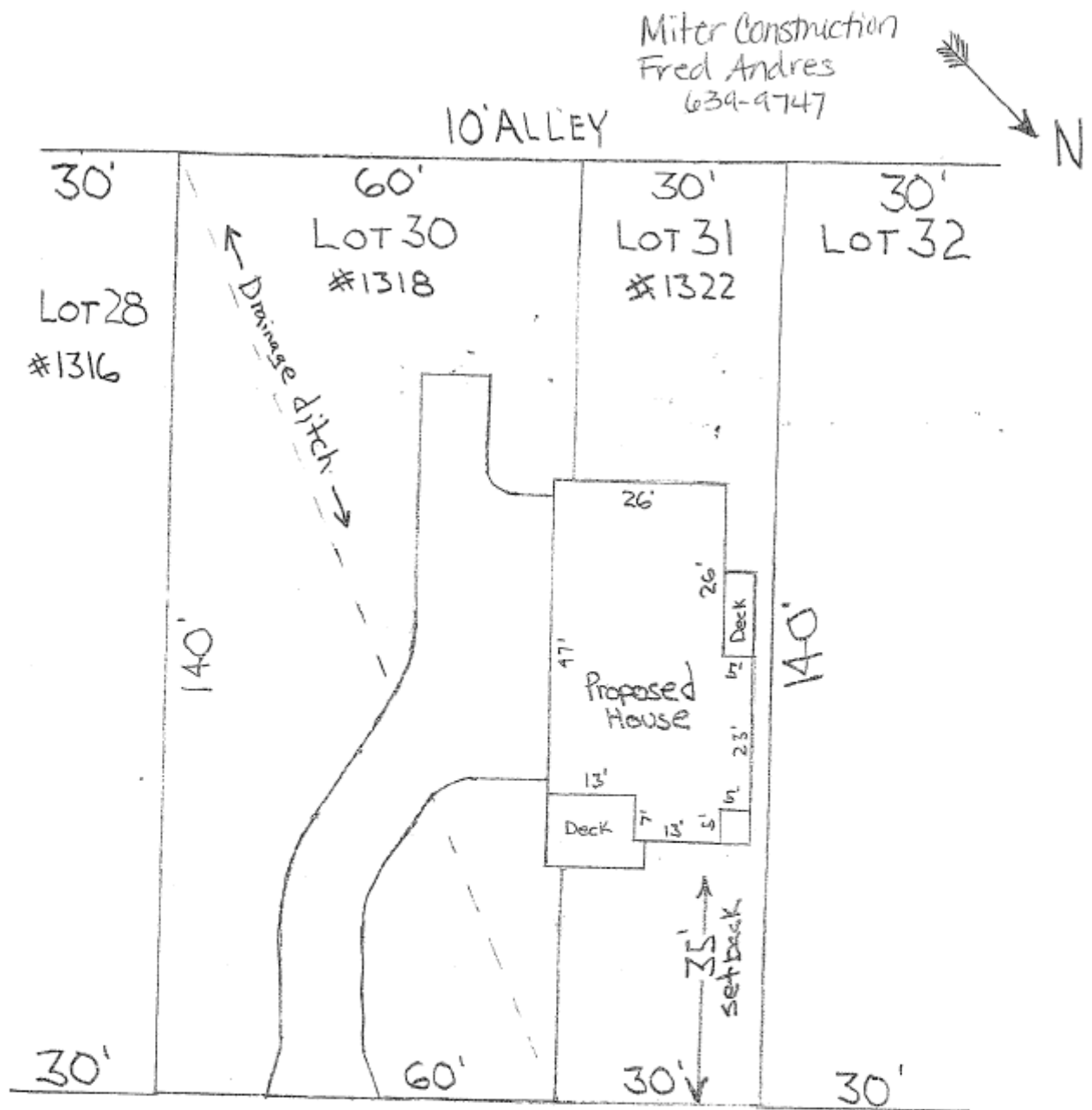
Resolution 14, Series 2018

Landbank Meeting Date: April 9, 2018

Property Address: 1318 Witawanga Ave

Page 11 of 15





8. Proof of Funds

Commonwealth
Bank & Trust Company
www.CBandT.com
Phone: 502-259-2000

6925 AMBRIDGE CIRCLE
LOUISVILLE, KY 40207

PERIODIC STATEMENT

Date: 03-04-18
Period: 02-05-18 - 03-04-18

(28 Days)

Account No: [REDACTED]
Payment Due Date: 03/26/2018
Minimum Payment: 135.80
Amount Enclosed: _____

ACCOUNT #: LOG [REDACTED] Consumer LOC

Statement Period: 28 days

Summary Account Activity		Account Information	
Previous Balance as of 02/04/18	39,517.23	Loan Amount	240,000.00
Principal Payments (-)	500.00	Available Balance	210,982.77
Other Credits (-)	0.00		
Advances (+)	0.00		
Other Debits (+)	0.00		
New Balance as of 03/04/18	39,017.23		

Available (handwritten note with arrow pointing to Available Balance)

Payment Information			
Past Due Date		Past Due Amount	0.00
Payment Due Date	03/26/2018	Next Payment Amount	135.80
		Total Amount Due	135.80

Late Payment Warning: If we do not receive your payment by 04/05/2018, you may have to pay a late fee of \$25.00.

Transaction Information				
Date	Check Number	Amount (\$)	Balance (\$) Subject to Interest Rate**	Description
02/04/18			39,517.23	Previous Balance
02/23/18		651.46 -	39,017.23	Payment - Auto Split
	Principal	500.00 -		
	Interest	151.46 -		
03/04/18			39,017.23	New Balance

9. Secretary of State Report

Welcome to Fasttrack Organization Search

Page 1 of 2

MITER CONSTRUCTION LLC

General Information

Organization Number	0933669
Name	MITER CONSTRUCTION LLC
Profit or Non-Profit	P - Profit
Company Type	KLC - Kentucky Limited Liability Company
Status	A - Active
Standing	G - Good
State	KY
File Date	10/2/2015
Organization Date	10/2/2015
Last Annual Report	4/28/2017
Principal Office	6925 AMBRIDGE CIRCLE LOUISVILLE, KY 40207
Managed By	Members
Registered Agent	FRED ANDRES JR. 6925 AMBRIDGE CIRCLE LOUISVILLE, KY 40207

Current Officers

Member	Fred Andres Jr.
Member	Kathleen Andres

Individuals / Entities listed at time of formation

Organizer	FRED ANDRES JR.
Organizer	KATHLEEN ANDRES

Images available online

Documents filed with the Office of the Secretary of State on September 15, 2004 or thereafter are available as scanned images or PDF documents. Documents filed prior to September 15, 2004 will become available as the images are created.

Annual Report	4/28/2017	1 page	PDF
Annual Report	3/2/2016	1 page	PDF
Articles of Organization (LLC)	10/2/2015	1 page	tiff PDF

Assumed Names

Activity History

Filing	File Date	Effective Date	Org. Referenced
Annual report	4/28/2017 7:30:26 AM	4/28/2017 7:30:26 AM	
Annual report	3/2/2016 5:36:14 PM	3/2/2016 5:36:14 PM	
Add	10/2/2015 10:54:33 AM	10/2/2015	

[https://app.sos.ky.gov/ftshow/\(S\(4mlrvzul5ksl0d0xk5tpm6xpp\)\)/default.aspx?path=ftsearch...](https://app.sos.ky.gov/ftshow/(S(4mlrvzul5ksl0d0xk5tpm6xpp))/default.aspx?path=ftsearch...) 3/29/2018

Resolution 14, Series 2018
Landbank Meeting Date: April 9, 2018
Property Address: 1318 Witawanga Ave
Page 15 of 15