

## Landbank Authority

### Staff Report

June 13, 2018



<b>Resolution No.:</b>	Resolution 33, Series 2018
<b>Request:</b>	Real Estate Disposition
<b>Project Name:</b>	Adjacent Side Yard
<b>Location:</b>	3235 Rear Oleanda Avenue
<b>Neighborhood:</b>	Taylor Berry
<b>Owner:</b>	Louisville and Jefferson County Landbank Authority, Inc.
<b>Applicant:</b>	Teresita C. Lentz
<b>Project Area/Size:</b>	10,717 sq. ft.
<b>PVA Value:</b>	\$2,350.00
<b>Sale Price:</b>	\$1.00
<b>Council District:</b>	3 – Mary Woolridge
<b>Case Manager:</b>	Linette Huelsman, Real Estate Coordinator

### Request

The Office of Vacant & Public Property Administration is seeking approval to sell 3235 Rear Oleanda Avenue through the Real Estate Disposition Program known as “Adjacent Side Yards”. The property has been in the Landbank inventory for 140 days.



Resolution 33, Series 2018  
Landbank Meeting Date: June 13, 2018  
Property Address: 3235 R. Oleanda Avenue

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### **Case Summary / Background / Site Context**

This unimproved lot is located in the Taylor Berry neighborhood, Council District 3. The Applicant, Teresita Lentz, owns the single-family residence adjacent to this parcel. Because of its size (10,371 square feet), the lot does not qualify for any current Landbank sales programs without a development plan. However, the parcel is not buildable due to being landlocked. Therefore, Staff is requesting that the Board make an exception to the pricing policy's maximum square footage requirement of up to 4,000 square feet and approve the sale as an adjacent side yard purchase.

### **Staff Conclusions / Proposed Conditions of Approval**

Due to the parcel's landlocked status, Staff recommends approval of the sale of 3235 Rear Oleanda Avenue for \$1.00 in accordance with the current Minimum Pricing Policy for Adjacent Side Yards. The following conditions are also recommended:

1. The Applicants shall maintain the property in a manner consistent with the Codes and Ordinances of the Louisville/Jefferson County Metro Government.
2. The Applicants shall only utilize the subject property as a side yard.
3. The Applicants agree to pay the property taxes associated with the subject property in accordance with the guidelines established by the Louisville/Jefferson County Metro Government.

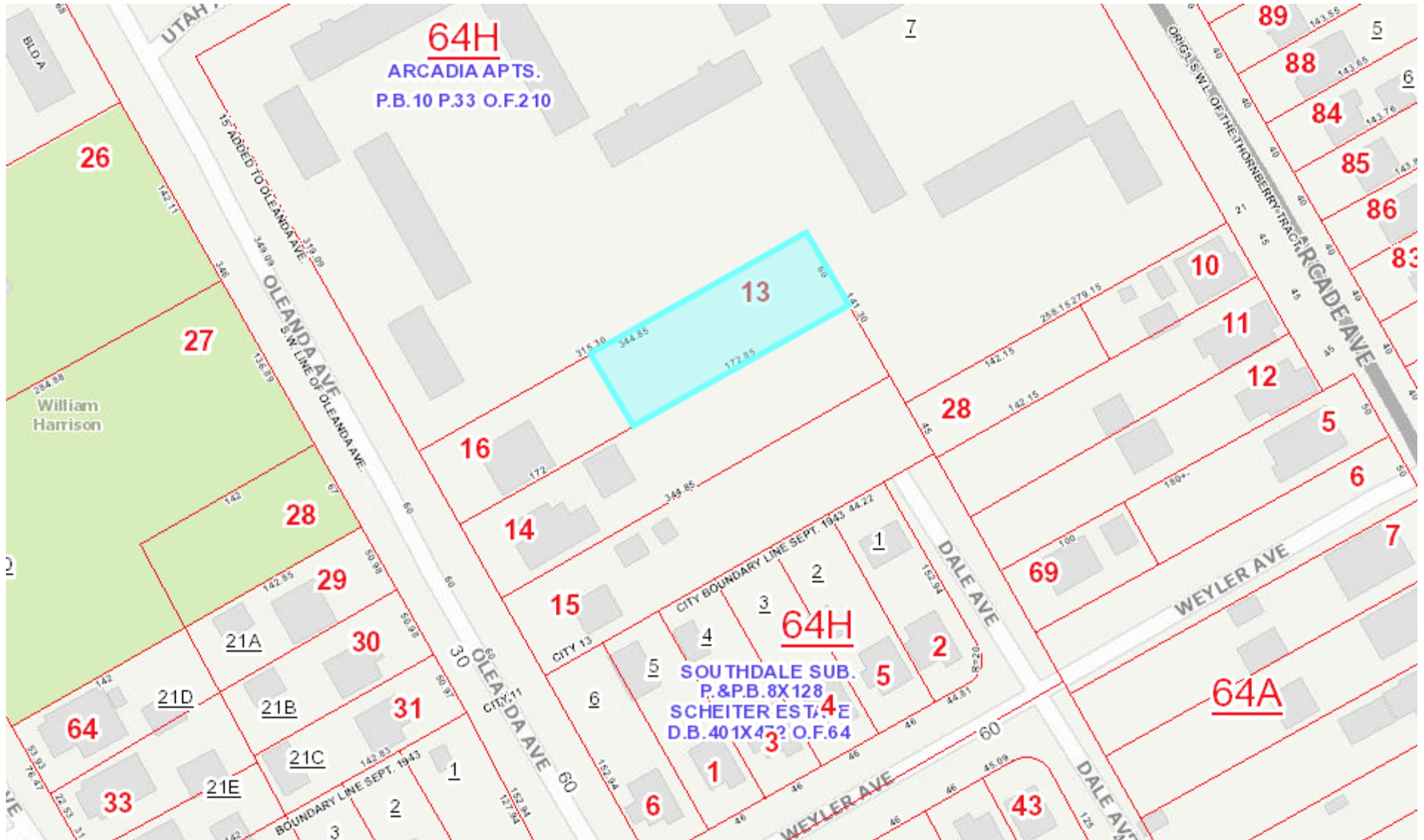
### **Attached Documents / Information**

1. Application to Purchase
2. LOJIC Map (parcel view)
3. Site Photos

### **Notification**

Applicant was notified of the June 13, 2018 Landbank meeting by telephone on June 11, 2018. The Landbank Authority was notified by e-mail on June 11, 2018. The property was advertised by legal notice on February 3, 2018.

## 2. LOJIC Map





3. *Site Photos*

**3235 Rear Oleanda Avenue – View East**





## **3235 Rear Oleanda Avenue – View West**

