



Louisville Metro Government

Legislation Text

File #: LBA Res 9, Series 2019, **Version:** 1

Location:	2415 Lytle Street 40212
Parcel ID:	004C-0050-0000
Applicant:	Hosea's House, Inc.
Disposition Program:	Solicitation of Interest - August 2018
Sale Price:	\$500.00
Case Manager:	Linette Huelsman
Restrictions:	1. Standard side yard disposition program restrictions. 2. Property to be consolidated with Applicant's adjacent property located at 2414 Portland Avenue within six (6) months of closing.
Summary:	The unimproved lot, part of the Lytle Street Solicitation of Interest (SOI) launched in August 2018, does not qualify for the current Adjacent Side Yard disposition program due to its size (4,500 sq. ft.). However, the parcel is not buildable for new residential housing without major improvements made to the street or alleyway, per the Louisville Metro Fire Department. Due to development limitations, staff has determined the highest and best use for the lot would be as a side yard to the Applicant's adjacent parcel at 2414 Portland Avenue. Staff is recommending approval of the sale with "standard" side yard restrictions, along with the additional requirement that the lot be consolidated with Applicant's adjacent parcel within six (6) months of closing.