



Nonconforming Rights Application

Louisville Metro Planning & Design Services

Case No: 23-NONCONFORM-0009

Intake Staff: KD

Date: 3/13/2023

Fee: NO FEE

STAFF USE ONLY ABOVE THIS LINE

Site Information

Property Address/ Parcel ID: 907 RUBELE AVE. ID: 021K02120000

Current Zoning District: URBAN NEIGHBORHOOD Current Form District: TRADITIONAL NEIGHBORHOODS

→ Search the address in LOJIC: <https://www.lojic.org/lojic-online>. Click the to view the Land Development Report

Description of Nonconforming Use: Please be as detailed as possible when describing the use and areas in which the use takes place

HOME IS CURRENTLY A DUPLEX, UNIT 1 + 2. I AM CURRENTLY LIVING IN UNIT 1 AND RENOVATING UNIT 2. I INTEND ON ALSO USING UNIT 1 AS AN AIRBUB WHILE I OCCUPY IT. UNIT 2 IS CURRENTLY UNDER RENOVATION.

Provide evidence proving each of the following:

The use lawfully existed on the property prior to adoption, or amendment, of the zoning regulation that makes the use nonconforming:

SEE ATTACHED DOCUMENTS

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The use existed continuously on the property since the time it became nonconforming, without an interruption of more than twelve (12) consecutive months:

PREVIOUS OWNER STATES THAT THE HOME HAS BEEN A DUPLEX SINCE HE/HIS MOTHER PURCHASED IT IN THE 1990S.

The use has not been expanded, or relocated, on the property since the adoption of the zoning regulation that makes it nonconforming:

THIS HOME HAS NOT BEEN ALTERED, EXPANDED, RELOCATED SINCE WE PURCHASED IT. IT WAS TURNED INTO A DUPLEX SOMETIME BETWEEN

Contact Information

Print and use a second copy of this page if additional contacts are needed.

Owner:

Applicant / Contact:

Name: KELLY McDERMOTT

Name: KELLY McDERMOTT

Company: _____

Company: _____

Address: 907 RUBEL AVE

Address: 907 RUBEL AVE

City: LOUISVILLE State: Ky Zip: 40204

City: LOUISVILLE State: Ky Zip: 40204

Primary Phone: 502-807-9815

Primary Phone: 502-807-9815

Alternate Phone: 502-202-9000

Alternate Phone: 502-202-9000

Email: KELLYMCAWESOME@GMAIL.COM

Email: KELLYMCAWESOME@GMAIL.COM

Owner Signature (required): *Kelly McDermott*

Certification Statement

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, KELLY McDERMOTT, in my capacity as OWNER, hereby
representative/authorized agent/other

certify _____ is (are) the owner(s) of the property which
name of LLC/corporation/partnership/association/etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ **Date:** _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Checklist

Please submit the completed application along with the following documents



Applications will not be accepted without the following items:

- Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the "current resident" at the property address. You must create mailing labels of 1st tier adjoining property RESIDENTS and OWNERS, and to your Case Manager (ask customer service for a "HOW-TO: USER GUIDE" for instructions). Applicant is responsible for mailing.
- Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.

To meet the listed requirements, the applicant must provide documentation to substantiate the claim of nonconforming rights. Documentation includes, but is not limited to:

- **Zoning maps** from the time of commencement of the use to the present
- A copy of the **zoning regulations** in effect at the time the use began (selected regulations from 1931 onward are available at <https://louisvilleky.gov/government/planning-design/land-development-code>);
- A copy of official documents for each year of the use's operation including, but not limited to, the following:
 - The **Certificate of Compliance** from the Revenue Commission for each year of the use's operation showing the business name, or otherwise demonstrating on its face the existence of the use-continuous ownership of the property is not sufficient to demonstrate the existence of nonconforming rights*
 - Copies of **utility bills** showing billing information for the use
 - Copies of **tax bills** showing billing information for the use
- Copies of **directory listings** for each year of the use's operation (including telephone directories, Caron's/Polk's Directories, business association directories, Criss-Cross Directories, etc.)**
- **Property Valuation Administration (PVA) records**
- **Three notarized affidavits** from individuals attesting to their personal knowledge of the continuous, uninterrupted use of the property for the particular use in question. Affidavits, by themselves, will not suffice as the only evidence of existence for a nonconforming use; in other words, the applicant should submit other evidence along with notarized affidavits. Affidavits must contain specific information as to the affiant's knowledge of the use, and the basis for that knowledge.
- **Other documents** that substantiate the existence of a specific use, or structure on the property, such as newspaper articles or photographs
- Documentations should be provided back to the following year:
 - **1971** for property located within the original boundaries of the City of Louisville prior to merger.
 - **1943** for the remainder of Jefferson County prior to merger.

Planning & Design Services shall determine one of the following three conclusions:

1. **The nonconforming use rights have been established for the property.** If this is the conclusion, the property owner, or prospective property owner, is advised that any changes made to the use, or structure, shall result in a loss of nonconforming status. Any interested party can appeal the Planning & Design Services' determination to the Board of Zoning Adjustment pursuant to Kentucky Revised Statutes, Section 100.257.
2. **The nonconforming use rights have not been established for the property.** If this is the conclusion, the property owner, or prospective property owner, can appeal to the Board of Zoning Adjustment pursuant to KRS 100.257.
3. **No conclusion has been reached because of insufficient, or conflicting, evidence.** If this is the conclusion, the property owner, or prospective property owner, can provide additional documentation, or appeal the determination to the Board of Zoning Adjustment pursuant to KRS 100.257.

If staff concludes that nonconforming rights exist, the property owner, or prospective property owner, Planning & Design Services shall issue a statement outlining the nonconforming rights. This statement must be recorded in the chain of title in the Office of the Clerk of Jefferson County, Kentucky to put others on notice of the establishment of nonconforming use.

* *In no case will official documents be accepted as proof where those documents do not specifically reference the use, either through the inclusion of a business name or type, or some other reference that identifies the actual use of the property. Continuous ownership of property does not imply continuous nonconforming use of the property.*

** *It is acknowledged that these directories are often compiled through voluntary participation, and that this often results in incomplete or incorrect information.*

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907 Rubel Ave
Louisville, KY 40204

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Please remember, you are restricted from using this information for:

Employment Screening:

You may not use this information when evaluating a person for employment, reassignment, promotion, or retention

Hiring of Household Workers:

Including, but not limited to, nannies and domestic workers

Tenant Screening

Including, but not limited to, leasing a residential or commercial space

Educational Qualification:

Including, but not limited to, a person's qualifications for an educational program or scholarship

Credit or Insurance:

Assessing the risk of existing credit obligations of an individual and/or determining eligibility for issuing credit or insurance

Business Transactions Initiated by an Individual Customer:

Reviewing a personal customer account to determine whether the person continues to meet the terms of the account

Using this information in these ways violates both our [Terms & Conditions](#) and the law, and can lead to possible criminal penalties. We take this very seriously, and reserve the right to terminate user accounts and/or report violators to law enforcement as appropriate.

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23-NONCONFORM-0009

Table of Contents

Table of Contents	2
Property Overview	3
Possible Owners	3
Possible County Assessor Records	3
Tax Value	3
Assessed Value	3
Property Taxes	3
Possible Estimated Value	4
Possible Location of Property	4
Possible Lot and Building Details	5
Possible Deeds	6
Possible Residents	9
Possible Liens	12

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23-NONCONFORM-0009

907 Rubel Ave

Louisville KY 40204

Property Overview

Assessed Value	\$170,160
Property taxes	\$2,314.17
County	Jefferson
Building square footage	1,800 sqft
Lot size	1,307 sqft
Number of Bedrooms	2
Number of Bathrooms	2

Possible Owners

2 Possible Owners Found

MCDERMOTT KELLY

RODRIGUEZ KELLY

Possible County Assessor Records

Owner Occupied	true
Ownership Vesting Type	Heirs
Mailing Address for Taxes	907 Rubel Ave Louisville, KY 40204

Tax Value

Land Value	\$42,000
Improvements	\$128,160
Total Value	\$170,160

Assessed Value

Land Value	\$42,000
Improvements	\$128,160
Total Value	\$170,160

Property Taxes

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Tax Amount

\$2,314.17

Possible Estimated Value

	Partner Estimate 1	Partner Estimate 2	Partner Estimate 3
Est. Value	\$224,000	\$295,000	\$267,300
Last Updated	03/13/2023	02/15/2023	01/04/2023
Low-to-High Estimated Value	\$190,400 - \$257,600	\$197,650 - \$392,350	\$195,500 - \$334,200
Property Appreciation Percent	1.82%	34.09%	21.5%
Property Appreciation Amount	\$4,000	\$75,000	\$47,300
Confidence Score	85/100	67/100	73/100

Possible Estimated Value History

Date	Partner Estimate 1	Partner Estimate 2	Partner Estimate 3
2023-03	\$224,000	-	-
2023-02	-	\$295,000	-
2023-01	-	\$279,000	\$267,300
2022-12	-	\$284,000	\$263,600
2022-11	-	\$282,000	\$278,600
2022-10	-	\$281,000	\$272,000
2022-09	-	\$238,000	\$260,800
2022-08	\$224,000	\$278,000	\$268,600
2022-07	-	\$248,000	\$230,600
2022-06	-	\$424,000	\$227,100
2022-05	\$217,000	\$280,000	\$202,600
2022-04	-	\$258,000	\$221,000

Possible Location of Property

State	KY
County	Jefferson
Municipality	JEFFERSON
City	Louisville
FIPS County Code	21111
APN	021K02120000
Duplicate APN	N/A
Brief Description	0.0300 AC +/-, ES RUBEL AVE

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Subdivision	N/A
Tract number	N/A
Block	N/A
Section	N/A
Lot	212
Unit	N/A
Latitude	38.241735
Longitude	-85.727549

Possible Lot and Building Details

Lot Details

Standardized Land Use Code	Duplex
County Land Use Code	N/A
Zoning	R6-RESIDENTIA
Buildings	N/A
Lot Size	1,307 sqft
Lot Frontage	N/A
Lot Depth	N/A

Building Details

Overall Attributes

Total Square Footage	1,800 sqft
Number of Stories	2
Number of Units	N/A
Year Built	1900
Style	Unknown
Class	Unknown or not provided
Construction Type	Unknown or not provided
Codes	Central Unknown or not provided Unknown or not provided No Pool in the Property Not Suppressed Composition Shingle Unknown or not provided Raised

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Interior Dimensions

Total Finished Areas	1800
Additions	N/A

23-NONCONFORM-0009

Status N/A
Court KY
TMSID HG13C014700FKYJEFL1

Lien docket

Type CIVIL NEW FILING
Filing date 2013-10-17
Release number 13C014700F
Agency Jefferson District Court
County Jefferson
State KY

Lien filed in KY on 2008-02-22

Debtors

#	Names	Addresses
1	ANITA M BIONDO	907 Rubel Ave # 2 Louisville, KY 40204

Info on the lien

Filing date 2008-02-22
Amount \$779
Case # N/A
Status N/A
Court KY
TMSID HG07C01123779KYJEFL1

Lien docket

Type CIVIL JUDGMENT
Filing date 2008-02-22
Release number 07C011123
Agency Jefferson District Court
County Jefferson
State KY

Lien filed in KY on 2003-11-26

Debtors

#	Names	Addresses
1	ANITA BIONDO	907 Rubel Ave Louisville, KY 40204

Info on the lien

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23-NONCONFORM-0009 1k

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JEFFERSON
State	KY
Transfer Date	2016-07-26
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Resale
Deed Type	Maps to Quitclaim
Document Number	0106700236
Document Type	Q
Book Number	N/A
Page Number	N/A
Recorded Date	2016-07-26
Recorded Type	N/A
Quitclaim Deed	true

New Loan Recorded

2007-07-03 – MORTGAGEIT INC to DONNA S JOHNSTON

Primary Lender Details

Lender	MORTGAGEIT INC
Loan Amount	\$62,000
Lender Type	Mortgage Company
Loan Type	Conventional or Unknown
Line of Credit Loan	Not a Credit Line or Unknown

Secondary Lender Details

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23-NONCONFORM-0009

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JEFFERSON
State	KY
Transfer Date	2007-07-03
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Refinance or Equity
Deed Type	Maps to Grant Deed
Document Number	10765-0572
Document Type	T
Book Number	N/A
Page Number	N/A
Recorded Date	2007-07-03
Recorded Type	N/A
Quitclaim Deed	N/A

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Possible Residents

40 Possible Residents Found

#	Name	Age	Phone	Address
1	JACQUELINE M LEW	64		907 Rubel Ave Louisville, KY 40204 First seen: 02/2020, Last seen: 08/2022
2	MICHAEL B JOHNSTON JR	N/A		907 Rubel Ave Louisville, KY 40204 First seen: 04/1998, Last seen: 06/2022
3	DONNA S JOHNSON	N/A	502-384-9430	907 Rubel Ave # 1 Louisville, KY 40204 First seen: 12/1993, Last seen: 04/2018
4	KELLY MCDERMOTT	N/A		907 Rubel Ave Louisville, KY 40204 First seen: 06/2022, Last seen: 06/2022
5	PRISCILLA ANN MARTIN	N/A		907 Rubel Ave # 1 Louisville, KY 40204 First seen: 03/2014, Last seen: 05/2022

31	SHARON L KEEHN	63		907 Rubel Ave Louisville, KY 40204 First seen: 09/1984, Last seen: 10/1996
32	MICHELLE L CORBIN	N/A		907 Rubel Ave Louisville, KY 40204 First seen: 08/1996, Last seen: 08/1996
33	SUSAN G OBRIEN	56	502-587-1813	907 Rubel Ave # 1 Louisville, KY 40204 First seen: 10/1991, Last seen: 04/1996
34	STEPHEN DARWIN DOWNS	N/A		907 Rubel Ave # 1 Louisville, KY 40204 First seen: 11/1994, Last seen: 01/1996
35	SANDRA S PEPPER	N/A		907 Rubel Ave # 1F Louisville, KY 40204 First seen: 09/1995, Last seen: 01/1996
36	DEBRA L DELAU	54		907 Rubel Ave Louisville, KY 40204 First seen: 08/1988, Last seen: 10/1995
37	MONICA L BALLOU	51		907 Rubel Ave # 2 Louisville, KY 40204 First seen: 09/1993, Last seen: 09/1995
38	ALLEN E CURRENS	55		907 Rubel Ave Louisville, KY 40204 First seen: 10/1992, Last seen: 01/1993
39	PATRICK M OBRYAN	N/A		907 Rubel Ave Louisville, KY 40204 First seen: 04/1986, Last seen: 12/1991
40	KEITH BEHR	56		907 Rubel Ave Louisville, KY 40204 First seen: N/A, Last seen: N/A

Possible Liens

4 | Possible Liens Found

Lien filed in KY on 2013-10-17

Debtors

#	Names	Addresses
1	KONDRA COLE	907 Rubel Ave Louisville, KY 40204

Info on the lien

Filing date	2013-10-17
Amount	N/A
Case #	N/A

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23-NONCONFORM-0009 12

6	ROBIN MARIE FAY	62		907 Rubel Ave # 1 Louisville, KY 40204 First seen: 10/2015, Last seen: 12/2019
				907 Rubel Ave Louisville, KY 40204 First seen: 10/2015, Last seen: 12/2019
7	ALEXANDER N JACOBS	N/A		907 Rubel Ave Louisville, KY 40204 First seen: 04/2014, Last seen: 04/2018
8	SHELBY WILLIAM BROWDER	N/A	502-366-5543	907 Rubel Ave Louisville, KY 40204 First seen: 04/1994, Last seen: 12/2017
9	GREGORY BUCHHEIT	N/A	502-749-3026	907 Rubel Ave # 2 Louisville, KY 40204 First seen: 07/2014, Last seen: 11/2017
10	J ROWAN	58		907 Rubel Ave Louisville, KY 40204 First seen: 02/2017, Last seen: 08/2017
11	KRISTEN COLE	N/A		907 Rubel Ave Louisville, KY 40204 First seen: 09/2012, Last seen: 01/2016
12	KONDRA COLE	N/A		907 Rubel Ave # 1 Louisville, KY 40204 First seen: 10/2013, Last seen: 10/2013
13	ANITA M BIONDO	N/A		907 Rubel Ave # 2 Louisville, KY 40204 First seen: 08/2003, Last seen: 01/2016
14	PAUL R FORESTER	45		907 Rubel Ave Louisville, KY 40204 First seen: 10/2013, Last seen: 07/2014
15	JESSICA STEWART	41		907 Rubel Ave Louisville, KY 40204 First seen: 12/2009, Last seen: 10/2013
16	LINDSEY HELEN CARNICELLA	N/A		907 Rubel Ave # 1 Louisville, KY 40204 First seen: 05/2010, Last seen: 09/2012
17	A KUSTRIC	49	502-568-1928	907 Rubel Ave Louisville, KY 40204 First seen: 06/1992, Last seen: 11/2011
				907 Rubel Ave # 1 Louisville, KY 40204 First seen: 06/1992, Last seen: 11/2011
18	ANDREW D KARL	N/A		907 Rubel Ave Louisville, KY 40204 First seen: N/A, Last seen: 04/2009
19	BRENDAN ZIRNHELD	N/A		907 Rubel Ave # 2 Louisville, KY 40204 First seen: 11/2007, Last seen: 04/2008

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SERVICES

23-NONCONFORM-0009 10

20	NACETIA SEGAR	N/A	502-584-5669	907 Rubel Ave Louisville, KY 40204 First seen: 12/2000, Last seen: 03/2008
21	DANIELLE BERMINGHAM	45	845-331-9773	907 Rubel Ave # 1 Louisville, KY 40204 First seen: 11/2004, Last seen: 05/2007
22	WESLEY J MAZE	N/A	502-561-1022 502-569-1195	907 Rubel Ave # 2 Louisville, KY 40204 First seen: 03/2005, Last seen: 05/2007 907 Rubel Ave Louisville, KY 40204 First seen: 03/2005, Last seen: 05/2007
23	MICHELLE R THOMAS	45	502-485-0834	907 Rubel Ave # 1 Louisville, KY 40204 First seen: 04/2004, Last seen: 05/2005
24	R P TEDERSTROM	50	502-568-6282	907 Rubel Ave Louisville, KY 40204 First seen: 03/2003, Last seen: 04/2004
25	CYNTHIA J MUELLER	77	502-538-7924	907 Rubel Ave Louisville, KY 40204 First seen: 07/1994, Last seen: 07/1996 907 Rubel Ave # 2 Louisville, KY 40204 First seen: 07/1994, Last seen: 07/1996
26	BOBBE JO EVANS	47	502-584-4872	907 Rubel Ave # 2 Louisville, KY 40204 First seen: 02/1997, Last seen: 07/2003 907 Rubel Ave Apt 2 Louisville, KY 40204 First seen: 02/1997, Last seen: 07/2003
27	L REINERT RACHEAL	45	502-271-1180 502-583-5984	907 Rubel Ave # 2 Louisville, KY 40204 First seen: 06/2000, Last seen: 01/2002
28	AMY E ELAM	54	502-459-9000	907 Rubel Ave # 1 Louisville, KY 40204 First seen: 10/1997, Last seen: 07/2000 907 Rubel Ave Louisville, KY 40204 First seen: 10/1997, Last seen: 07/2000
29	B ELAM	53	502-459-9000	907 Rubel Ave Louisville, KY 40204 First seen: 10/1997, Last seen: 02/1999 907 Rubel Ave Apt 1 Louisville, KY 40204 First seen: 10/1997, Last seen: 02/1999 907 Rubel Ave # 1 Louisville, KY 40204 First seen: 10/1997, Last seen: 02/1999
30	MICHAEL E FEYSA	N/A		907 Rubel Ave # 1 Louisville, KY 40204 First seen: 02/1995, Last seen: 03/2000

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23-NONCONFORM-0009¹

Attics	N/A
Garage	N/A
Basement	N/A

Room Counts

Total Room Count	N/A
Bedrooms	2
Bathrooms	2

Possible Deeds

4 Possible Deeds Found

Ownership Change

2022-06-15 – From MICHAEL B JR JOHNSTON to MCDERMOTT, KELLY|RODRIGUEZ, PHILIP

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JEFFERSON
State	KY
Transfer Date	2022-06-15
Transfer Value	\$220,000
Transfer Tax	\$220
Transfer Type	Resale
Deed Type	Unknown or not provided
Document Number	0000136640
Document Type	G
Book Number	N/A

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23-NONCONFORM-0009

Filing date 2003-11-26
Amount \$3,288
Case # N/A
Status N/A
Court KY
TMSID HG03C0054963288KYJEFL1

Lien docket

Type CIVIL JUDGMENT
Filing date 2004-01-28
Release number 03C005496
Agency Jefferson District Court
County Jefferson
State KY

Lien filed in KY on 1994-04-08

Debtors

#	Names	Addresses
1	SHELBY W BROWDER	907 Rubel Ave Louisville, KY 40204

Info on the lien

Filing date 1994-04-08
Amount \$9,980
Case # N/A
Status N/A
Court KY
TMSID HG1540998066

Lien docket

Type FEDERAL TAX LIEN RELEASE
Filing date 1994-04-08
Release number N/A
Agency Jefferson County Court
County Jefferson
State KY

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23-NONCONFORM-0009¹⁵

907 RUBEL AVE



Mailing Address 907 RUBEL AVE, LOUISVILLE, KY 40204-2056
Owner MCDERMOTT KELLY & RODRIGUEZ PHILIP
Parcel ID 021K02120000
Land Value \$42,000
Improvements Value \$128,160
Assessed Value \$170,160
Approximate Acreage 0.0300
Property Class 520 RES 2 FAMILY DWELL DUPLEX
Deed Book/Page 12380 628
District Number 100023
Old District 09
Fire District CITY OF LOUISVILLE
School District JEFFERSON COUNTY
Neighborhood 206103 / NORTH OF CHRISTY
Home Rule City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes [☑](#)

Area Type	Gross Area	Finished Area
Main Unit	-	1,800
Basement	160	0
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	-	n/a

All measurements in square feet.

Property Details

Type
Year Built

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1 : SINGLE FAMILY
1900

23-NONCONFORM-0009

Property Sketch



Sales History

Deed Book/Page	Price	Date	Previous Owner
12380 628	\$220,000	06/15/2022	JOHNSTON MICHAEL B JR
11136 76	\$210,900	04/24/2018	JOHNSTON DONNA S
10670 0236	\$210,900	07/26/2016	JOHNSTON MICHAEL B JR

Assessment History

Record Year	Land	Improvements	Total	Reason
2021	\$42,000	\$128,160	\$170,160	CR - Computer Reassessment
2015	\$25,000	\$185,900	\$210,900	RC - Residential computer reass
2012	\$13,260	\$117,050	\$130,310	NC - Residential no change
2008	\$13,260	\$117,050	\$130,310	RC - Residential computer reass
2005	\$13,000	\$109,390	\$122,390	RC - Residential computer reass

Legal Lines

LN	Legal Description
1	0.0300 AC +/-, ES RUBELAVE, 67 FT SE OF E BRECKENRIDGE ST, 33 X 40

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23-NONCONFORM-0009

Exterior Wall	W2 WOOD SIDING
Roof	GABLE
Basement Foundation	1/4 BSMT, 3/4 CRAWL
Condition	NORMAL FOR AGE
Heating Type	1 CENTRAL WARM AIR
Central Air	Yes
Fireplace	No
Construction Frame	Wood frame
Stories	2.00
Full Bathrooms	2
Half Bathrooms	0

Results for **907 RUBEL AVE 40204**



Solid Waste Services



Emergency Services

Garbage Day: MONDAY Weekly

Recycling is now every other week

Recycle Day: Every other FRIDAY

Yard Waste Day: FRIDAY Weekly

Large Item Set-Out Period:

Large item pickup by appointment: Schedule a pickup

Sign up for recycling, garbage and large-item set out reminders with Recycle Coach

Street Sweeping: Street Sweeping Area : 10

Street Sweeping Route : 08

Street Sweeping Reminders



Political Info

Council Member District: CASSIE CHAMBERS ARMSTRONG, District 8

U.S. Congressional District: MORGAN MCGARVEY, District 3

Kentucky Senate District: DENISE HARPER ANGEL, District 35

Kentucky Legislative District: JOSIE RAYMOND, District 41

School Board District: CHRIS KOLB, District 2

Voting Precinct: L218

Fire District: Louisville Fire District 4

Police: Louisville Metro Police Department, Fifth Division

Division : 5

Beat: 2

Sign up for emergency notifications



General Location Info

Zip Code: 40204

City: LOUISVILLE

Neighborhood: ORIGINAL HIGHLANDS

Parcel ID: 021K02120000

Enterprise Zone: YES

Overlay District: Not Applicable

Historic District: HIGHLANDS

Preservation District: Not Applicable

Urban Renewal District: Not Applicable

Zoning: UN

Form District: TN

In Service District: Yes

Visit Mapit to get detailed information

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SERVICES

23-NONCONFORM-0009

Record Summary for Short Term Rental Application

Record Detail Information

Record Type: [Short Term Rental Application](#) Record Status: [SUBMITTED](#) File Date: [February 26, 2023](#)
Record Number: [LIC-STA-23-00313](#) Expiration Date:
Record Name: -
Parent Record Number:

Address: [907 RUBEL AVE, LOUISVILLE, KY 40204](#)

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	MCDERMOTT KELLY	907 RUBEL AVE, LOUISVILLE, KY 40204 205	

Parcel Information

Parcel No:
[021K02120000](#)

Contact Information

Name	Organization Name	Contact Type	Phone
Kelly McDermott Address 907 RUBEL AVE, LOUISVILLE, Kentucky 40204-2056		Host	(502) 807-9815
Kelly McDermott Address 14806 Forest Oaks Dr., Louisville, KY 40245		Emergency Contact	(502) 807-9815

Application Specific Information

DETAILS

Is this your primary residence?	Yes
Revenue Commission Number	101279-0429
Number of Bedrooms	1
Dwelling Type	Duplex
Is this dwelling unit a condominium?	No

GIS INFORMATION

Book	NONE
Conveyance Zone Review Zone	No
Current Subdivision Name	NONE
FEMA FIRM Panel	21111C0042E
FEMA Floodplain Review Zone	No
FEMA Floodway Review Zone	No

Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	HOUSE
Karst Soil Texture	Yes
MSD Property Service Connection	Yes
MSD Sewer Recap Fee Area	No
National Register District	HIGHLANDS
Overlay Name	NONE
Page	NONE
Plan Certain	NONE
Plat	NONE
Potential Steep Slope	No
Potential Wetland	No
Related Cases	NONE
Streams	No
Surface Water	No
Unstable Soils	No

RENEWAL INFO

Next Notification Date	-
Next Notification	-

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BILLING SUMMARY

Previous Balance	104.48
Payment(s) Received	-104.48
Balance as of 3/9/23	\$0.00
Current Electric Charges	22.67
Current Gas Charges	62.26
Total Current Charges as of 3/9/23	\$84.93
Total Amount Due	\$84.93

Mailed 3/10/23 for Account # 3500-1066-0644

AMOUNT DUE
\$84.93

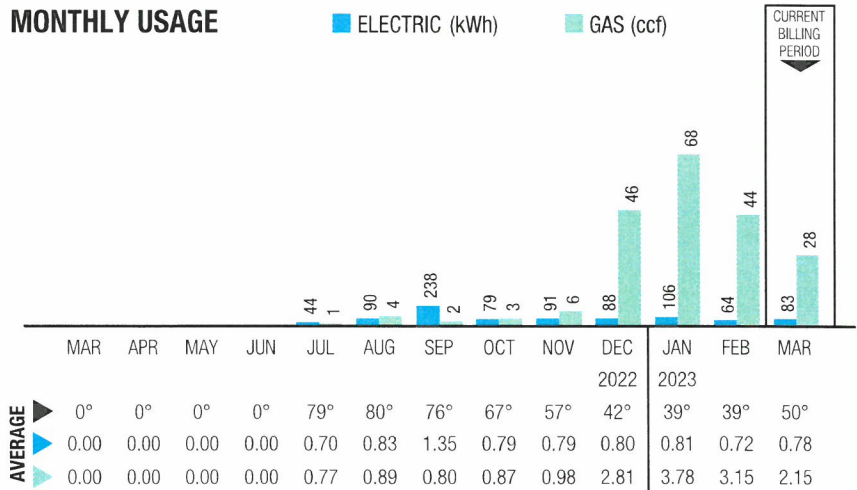
DUE DATE
4/4/23

App, online or phone payments made before 7 pm ET will be posted same day

Account Name: KELLY MCDERMOTT
Service Address: 907 Rubel Ave 2f
 LOUISVILLE KY
Payment Options (fees may apply)
 Mobile app - LG&E KU ODP mobile app
 Online - lge-ku.com
 Phone - (502) 589-1444, press 1-2-3
Customer Service: For fastest service, use our mobile app, website or automated phone system (502) 589-1444 24 hours a day.
 Phone reps available M-F, 7am - 7pm ET.

Next read will occur 4/6/23 - 4/10/23 (Meter Read Portion 06)

MONTHLY USAGE



BILLING PERIOD AT-A-GLANCE

	THIS YEAR	LAST YEAR
Average Temperature	50°	0°
Number of Days Billed	29	0
Avg. Electric Charges per Day	\$0.78	\$0.00
Avg. Gas Charges per Day	\$2.15	\$0.00
Avg. Electric Usage per Day (kWh)	2.86	0.00
Avg. Gas Usage per Day (ccf)	0.97	0.00

Please return only this portion with your payment. Make checks payable to LG&E and write your account number on your check.

Amount Due 4/4/23	\$84.93
After Due Date, Pay this Amount:	\$87.48
Winterhelp Donation:	
Total Amount Enclosed:	AUTOPAY

\$84.93 will be deducted from your account on payment due date

Account # **3500-1066-0644**
Service Address: 907 Rubel Ave 2f



a PPL company

PO Box 25211
Lehigh Valley, PA 18002-5211

KELLY MCDERMOTT
14806 FOREST OAKS DR
LOUISVILLE, KY 40245-4697

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CURRENT USAGE

⚡ ELECTRIC	
Meter Reading Information	Meter # 1015680
Actual (R) kWh Reading on 3/8/23	131
Actual (R) kWh Reading on 2/7/23	48
Current kWh Usage	83
Meter Multiplier	1
Metered kWh Usage	83

🔥 GAS	
Meter Reading Information	Meter # 8065574
Actual (R) ccf Reading on 3/8/23	61
Actual (R) ccf Reading on 2/7/23	33
Current ccf Usage	28
Meter Multiplier	1
Metered ccf Usage	28

CURRENT CHARGES

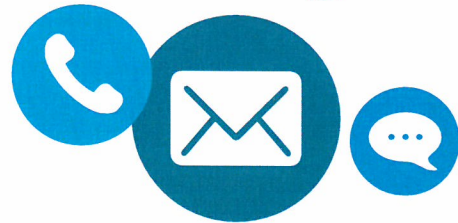
⚡ ELECTRIC		Rate: Residential Electric Service
Basic Service Charge (\$0.45 x 29 Days)	13.05	
Energy Charge (\$0.10092 x 83 kWh)	8.38	
Electric DSM (\$0.00116 x 83 kWh)	0.10	
Electric Fuel Adjustment (\$0.00558 x 83 kWh)	0.46	
Environmental Surcharge (1.710% x \$21.99)	0.38	
Home Energy Assistance Fund Charge	0.30	
Total Charges	\$22.67	

🔥 GAS		Rate: Residential Gas Service
Basic Service Charge (\$0.65 x 29 Days)	18.85	
Gas Distribution Charge (\$0.51809 x 28 ccf)	14.51	
Gas Supply Component (\$0.67619 x 28 ccf)	18.93	
Weather Normalization Adjustment (\$0.51809 x 15.623 ccf)	8.09	
Gas DSM (\$0.00422 x 28 ccf)	0.12	
Gas Line Tracker (\$1.39 + (\$0.00256 x 28 ccf))	1.46	
Home Energy Assistance Fund Charge	0.30	
Total Charges	\$62.26	

BILLING INFORMATION

Late Payment Charge	
Late Charge to be Assessed After Due Date	\$2.55
Rate Schedules	
For a copy of your rate schedule, visit lge-ku.com/rates or call our Customer Service Department.	

Set it and never forget it



My Notifications gives you the option of receiving timely notifications about your monthly utility bill by email, text, and/or voice call.

lge-ku.com/notifications

MAR 13 2023

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OFFICE USE ONLY:
MRU06811041, G000000
P104.48
PF:N eB:E

02-MONCONEFORM-0000



View more details about your
LouisvilleWater and Louisville MSD bill:
LouisvilleWater.com/PureConnect



Total Amount Due by 03/27/23

Your Last
Bi-Monthly Bill!

\$131.21

Do Not Pay - AutoPay

To avoid late charges, mail payment at least 7 days prior to the due date.

Account Information

Account Number 7511625931
Account Name Kelly E McDermott
Service Address 907 Rubel Ave
Bill Date 03/06/23

Account Summary

See back for charge details

Previous Balance \$139.89
Payments Received -\$139.89
Account Balance \$0.00

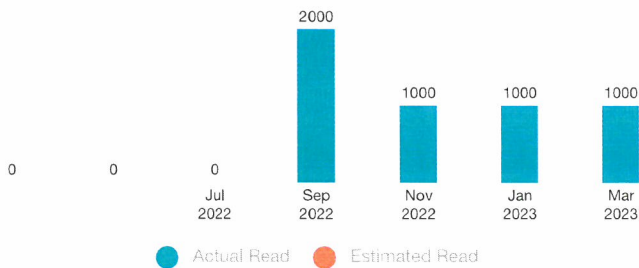
Account Charges

Louisville Water Charges \$32.11
MSD Charges \$99.10
Total New Charges \$131.21

Amount Due 03/27/23

\$131.21

Usage History



Consumption Overview

Current Bill	1,000 GALS
Last Bill	1,000 GALS
Last Year	0 GALS

Message Center

Sign up for paperless billing today! Eliminate the worry of your bill getting lost in the mail and help the environment by reducing paper waste. We can send it right to your inbox. Simply sign up for paperless billing at LouisvilleWater.com/PureConnect. You can also register for AutoPay or water usage alerts with only a few clicks.

1/1



Louisville Water Company
550 South Third Street
Louisville, KY 40202-1839



NEW!

Your next bill will be monthly

Account Number

7511625931

Account Name

Kelly E McDermott

Bill Date	Amount Due	Due Date
03/06/23	\$131.21	03/27/23

Amount Enclosed Do Not Pay - AutoPay

\$131.21 will be drafted on 03/27/23



11957 1 AV 0.471 0186268-LWCS228407-ST.1GRP_1-011957
KELLY E MCDERMOTT
14806 FOREST OAKS DR
LOUISVILLE KY 40245-4697

T:39



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Service Address: 907 RUBEL AVE

1 CON = 1,000 gallons

Meter Reading Information

Water Meter

Meter Number	19110098	Prior Read Date	01/04/23	Current Read Date	03/01/23	Consumption	1 CONS
Days Billed	56 Days	Prior Meter Read	3	Current Meter Read	4	Water Usage	1,000 Gallons

March Bill Details

Louisville Water Charges



Customer Service and Automated Services:
502.583.6610
Call Center Hours:
8:00 a.m. - 6:00 p.m., Mon - Fri
LouisvilleWater.com

Service Period: 01/04/23-03/01/23

Water Domestic Service Charge 56 Days @ \$0.51419	\$28.79
Water Consumption Charge 1.0 CONS @ \$1.50	\$1.50
State Tax 6%	\$1.82

Louisville Water Charges \$32.11

MSD Charges



MSD Service Inquiries:
502.540.6000
Hours: 7:00 a.m. - 7:00 p.m., Mon - Fri
LouisvilleMSD.org
CustomerRelations@LouisvilleMSD.org

Service Period: 01/04/23-03/01/23

Consent Decree Surcharge 56 Days @ \$0.53335	\$29.87
Wastewater Service Charge 56 Days @ \$0.65244	\$36.54
Wastewater Volume Charge 1.0 CONS @ \$5.42	\$5.42
State Tax 6%	\$4.31

Service Period: 01/09/23-03/06/23

Stormwater/Drainage Charge 56 Days	\$22.96
------------------------------------	---------

MSD Charges \$99.10

Manage Your Account

For more information about your bill, visit LouisvilleWater.com/PureConnect

PAY BY MAIL PO BOX 32460
LOUISVILLE, KY 40232-2460

PAY BY PHONE 502.583.6610, select option 3

PAY IN PERSON Pay in person at our Louisville or Shepherdsville offices or at a CheckFreePay location

PAY BY KIOSK Visit our Louisville office to use this payment method. Barcode needed to start transaction



Pure Connect Options

PAY ONLINE Pay your bill using your debit/credit card or a free electronic check.

AUTOPAY Set it, forget it and never miss a payment. Sign up at LouisvilleWater.com/PureConnect

PAYMENT PLAN Flexible payment plans to pay off our balance over time. Sign up at www.LouisvilleWater.com/DropsofKindness

PAPERLESS BILLING Safe, secure, and free - sign up at LouisvilleWater.com/PureConnect

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Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2022136640

BATCH # 394047

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$220.00

PRESENTED ON: 06-14-2022 2 08:13:30 AM

LODGED BY: simplifile

RECORDED: 06-15-2022 08:13:30 AM

BOBBIE HOLSCLAW

CLERK

BY: ROXANN MCGAUGHEY

RECORDING CLERK

BK: D 12380

PG: 628-630

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527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

23-NONCONFORM-0009

Deed

THIS DEED made this 14th day of June, 2022 between Michael B. Johnston Jr., an unmarried man, 907 Rubel Avenue, Louisville, KY 40204, Party of the First Part and Kelly McDermott and Philip Rodriguez, 907 Rubel Avenue, Louisville, KY 40204, Parties of the Second Part.

WITNESSETH: - That for a VALUABLE CONSIDERATION paid, the receipt of which is hereby acknowledged, being the sum of \$220,000.00. The Party of the First Part hereby conveys with covenants of GENERAL WARRANTY, unto the Parties of the Second Part, fee simple title, jointly for life with the remainder to the survivor, the following described real estate situated in Jefferson County, Kentucky, to-wit:

Beginning at a point in the Northeasterly line of Rubel Avenue, 67 feet Southeastwardly from the intersection of the Southeastwardly line of Breckenridge Street with the Northeasterly line of Rubel Avenue; thence running Southeastwardly with the Northeasterly line of Rubel Avenue, 33 feet to an alley; thence Northeastwardly with said alley, 40 feet; thence Northeastwardly in a line parallel with Rubel Avenue, 33 feet; thence Southwestwardly in a line parallel with Breckenridge Street, 40 feet to the point of beginning.

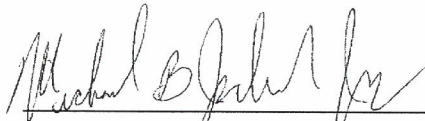
Being that same property conveyed to Michael B. Johnston, Jr., unmarried, by Deed dated April 18, 2018 and recorded in Deed Book 11136, Page 76, of record in the office of the Clerk for Jefferson County, Kentucky.

MID #09-021K-0212-0000

Property ~~Address~~ Address: 907 Rubel Avenue, Louisville, KY 40204
Tax Mailing Address: 14806 Forest Oaks Dr., Louisville, KY 40245

The Party of the First Part further covenants that being lawfully seized of the estate hereby conveyed, has full right and power to convey the same, and that said estate is free from all encumbrances except taxes due and payable during 2022 which the Second Parties assume and agree to pay.

PROVIDED, HOWEVER, there is excepted any restrictions, stipulations and easements of record affecting said property.


Michael B. Johnston Jr.

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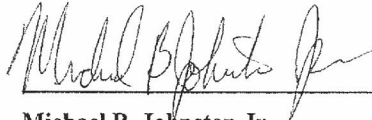
MAR 13 2023

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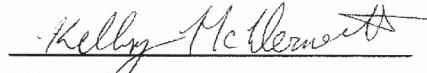
23-NONCONFORM-0009

Consideration Certificate

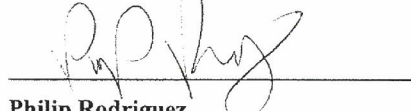
We, the undersigned, hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$220,000.00 is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.



Michael B. Johnston Jr.



Kelly McDermott

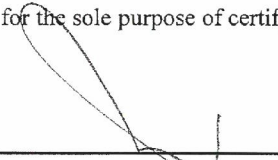


Philip Rodriguez

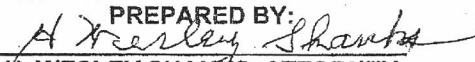
STATE OF KENTUCKY)
 :SS
COUNTY OF JEFFERSON)

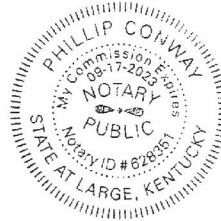
The foregoing Deed & Consideration Certificate was acknowledged and sworn to before me this 14th day of June, 2022 by Michael B. Johnston Jr., Party of the First Part, and the Consideration Certificate was acknowledged and swore to by Kelly McDermott and Philip Rodriguez, Parties of the Second Part, who join herein for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

My commission expires: 9/17/2023



NOTARY PUBLIC, Kentucky

PREPARED BY:

H. WESLEY SHANKS, ATTORNEY
RETURN DOCUMENTS TO:
SIGNATURE TITLE, LLC
4229 TAYLORSVILLE RD
LOUISVILLE, KY 40220



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END OF DOCUMENT

23-NONCONFORM-0009

**BILL MUST BE PRINTED IN PORTRAIT VIEW IN ORDER FOR
PROPER BILL PROCESSING.**

Property ID:	Property Owner:	Tax Year:
09021K02120000	MCDERMOTT KELLY	2022
Property Location Address:	RODRIGUEZ PHILIP	Invoice Number:
907 RUBEL AVE	907 RUBEL AVE	2222200
Property's Taxable Assessment:	LOUISVILLE KY 40204	Mortgage Company Name:
\$170,160.00		
Gross (Base) Amt: \$2,314.17		
Scan Line: 09 021K 0212 0000 2222200 41 0000000000 0000000000 0000000007		
Homestead Exemption Amount:	\$0.00	
Disability Exemption Amount:	\$0.00	
Payment Periods	Amount	If Paid By:
Discount Amount:	\$0.00	
Gross (Base) Amount:	\$0.00	
5% Penalty Amount:	\$0.00	
10% + 10% Penalty Amount:	\$0.00	
Amount Paid:	\$2,267.29	
Paid on: (or refunded/modified)	11/28/2022	
Balance Due:	\$0.00	

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