

3202 Rudd Ave

Nonconforming Rights

23-NONCONFORM-0012

The applicant is requesting nonconforming rights for a single-family residence and duplex on the same parcel in the UN zoning district.

PVA PROPERTY DETAILS:

Zoning District: U-N

Form District: Trad. Neighborhood

PVA Property Class: 520 RES 2

FAMILY DWELL DUPLEX

Year Built: 1875 for Duplex; 1900 or 1963 for Single-Family

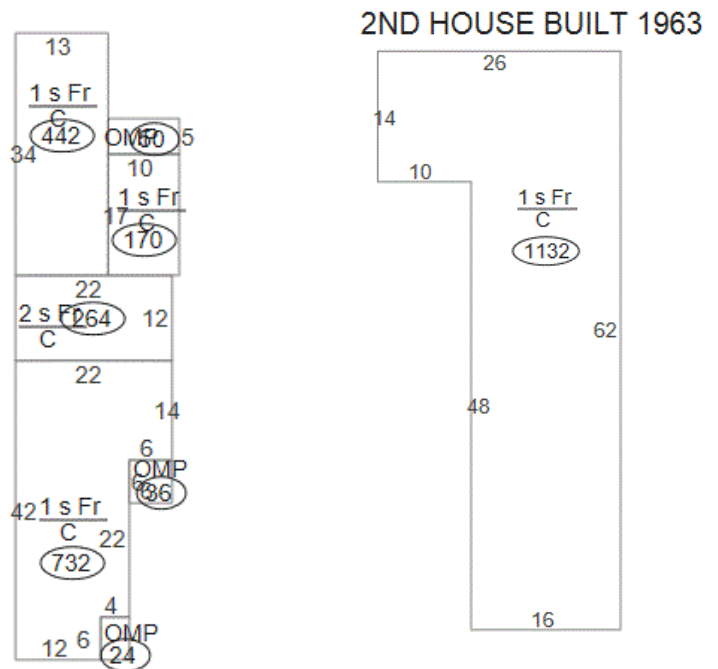
Grade SF: 1,872 (2 Story)



PVA Floorplan

Year	Historic Zoning
1965	R6: Multi-Family
1971	R6: Multi-Family
1984-2001	R6: Multi-Family/R5-A
2008	R5A
Feb 28, 2008-Present	UN

Year	# Directory Listings
2006-07	3202: 2 different people; 1 phone number 3206: N/A
2008-11 (REZONE)	3202: 1; 3206: 2 (Hses)



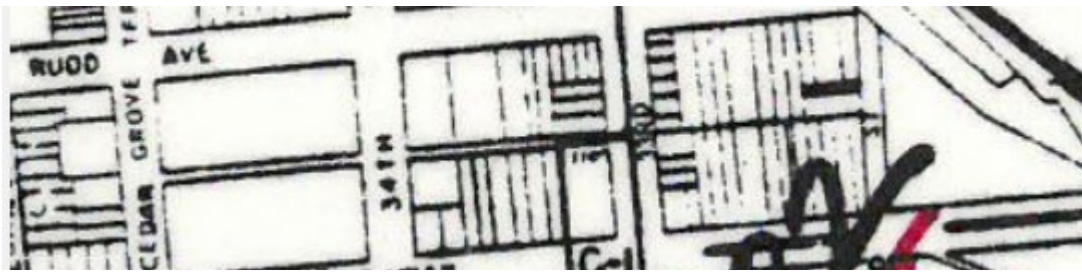
2013	3101-3208 No Current Listing (5 hses)
2014	3101-3208 No Current Listings (5 hses)
2015	N/A
2016	N/A
2017-2021	3202: 1 & 2 Apts; 3206: N/A

Supporting Evidence:

The applicant submitted an LGE statement from April 13, 2013 listing 3202 Rudd Ave Apt 1, with a length of service date from 11/05/2009 to 02/17/2011. The applicant also submitted a listing from an unknown city directory, the date is also unknown. The listing shows 3202 Rudd Ave and 3202 Rear Rudd Ave. An affidavit from the property owner of 3208 Rudd Ave was submitted attesting the structure addressed as 3202 Rudd Ave has only and always been used as a duplex with two units continuously since 2013.

Staff Summary:

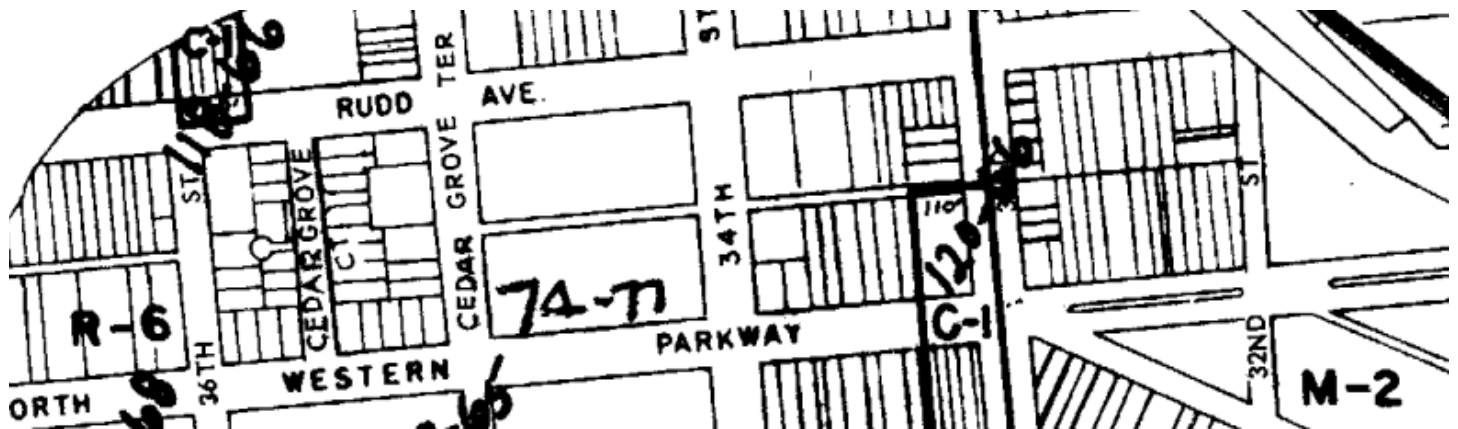
The applicant has requested nonconforming rights for 3 units total; a duplex structure and a single-family structure on one parcel (0.23750 acres). Historic zoning maps attached to this report show the site zoned R-6 multi-family and R5A until the Portland neighborhood areawide rezoning that downzoned the subject property to UN in 2008. Historic zoning maps could also suggest the property was at one point two separate lots, with a property line between the two structures. Polk City Directory listings from 2008 list two separate addresses: 3202 and 3206 Rudd Ave with a total of three separate listings. This could suggest the land use at the time of the Portland Historic zoning maps matches the applicant's request for nonconforming rights. The listing also informs there were two structures with three units.



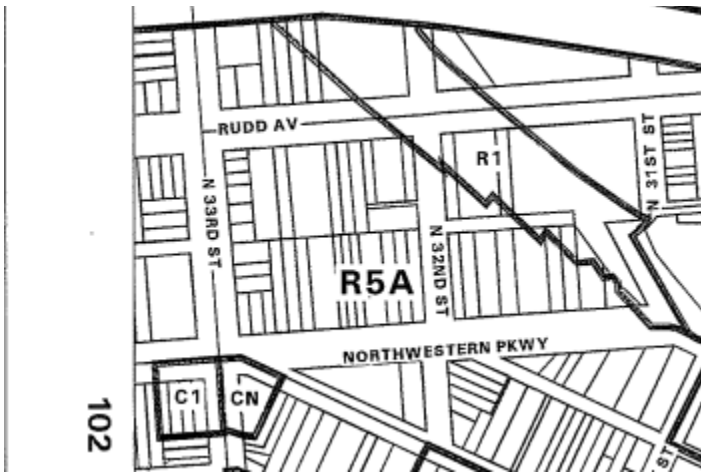
Subject property: R6, appears two separate lots. 1980-1984 related cases map.



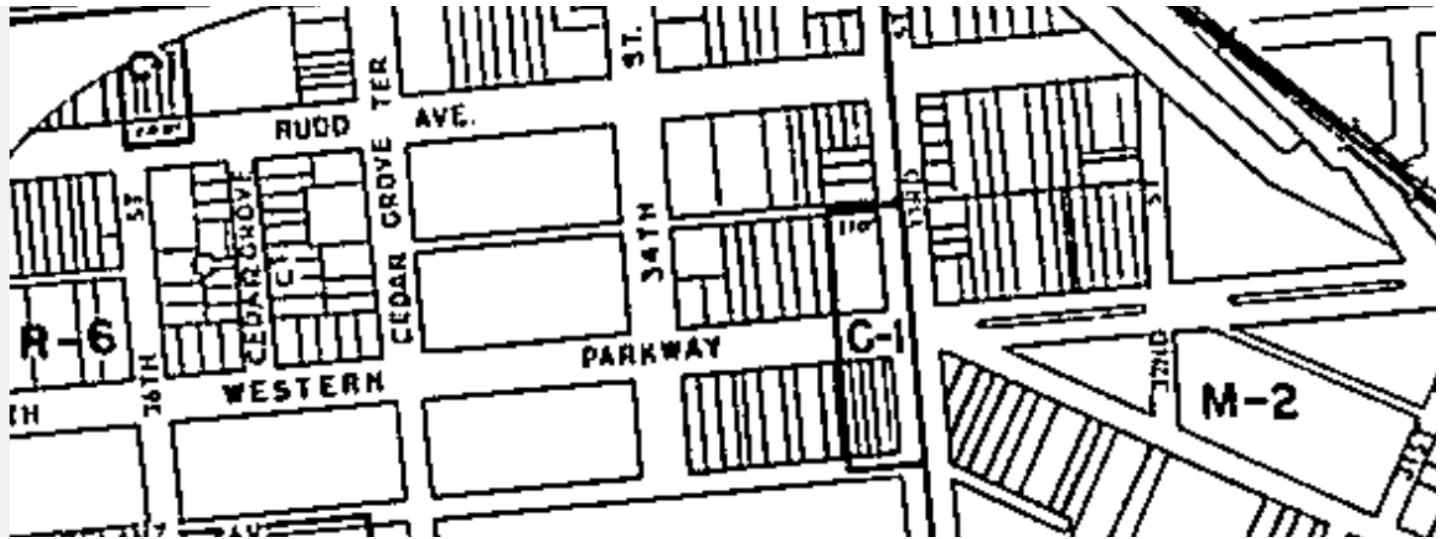
1984-2001 related cases map.



1965-1971 related cases map.



1996-2001 zoning map



1965 zoning map.

