

Nonconforming Rights Application for 907 Rubel Ave, A duplex in UN zoning, 23-NONCONFORM-0009

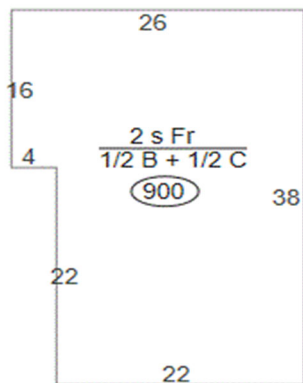
The Applicant is requesting nonconforming rights for a duplex in the UN Residential zoning district

Property Information:

Zoning: UN
 Form District: Traditional Neighborhood
 Neighborhood: 206103 / North of Christy
 Acreage: 0.03000 acres
 Year Built: 1900
 Above Grade SF: 1800 sq. ft.
 PVA Property class: 520 RES 2 Family Dwelling Duplex



Historic Zoning	
1944	"Two-Four Family"
1954	"A One Family"
1965-1971	"R-6 Apartment"
1995	"R-6 Apartment"
2001	"R-6 Apartment"



1965-71 Zoning



1995 Zoning



Findings Summary:

According to information provided by PVA, the structure was built in 1900. According to the LDC, the applicant must prove the use was being exercised consistently since 1971. The applicant provided PVA records, tax documents, deed information, and neighborhood information. The applicant nor research conducted by planning and design staff could provide sufficient evidence the use existing in 1971. To recognize nonconforming rights, conclusive evidence showing the use's establishment and continuous existence since 1971 must be provided.

Year	No. of Listings
1971	1
1972	1
1973	1
1974	1
1976	1
1977	1
1978	1
1979	No return
1980	1
1981	1
1982	No return
1983	2
1984	Vacant
1985	Vacant
1986	Vacant
1987	1
1988	1
1989	1
1990	1
1991	1
1992	Not verified
1993	Not listed
1994	Not listed
1995-1996	Not listed
1997	Not listed
1998	2
1999	2
2000	2
2001	2
2002	Not listed
2003	2
2004	3
2005	2
2006	1
2007	No listing
2008	1
2009	No listing
2010	No listing
2011	No listing
2012	2
2013	2
2014	2
2015	1
2016	2
2017	2
2018	2
2019	2
2020	2
2021	2

1962

HIGHLANDS, 907 Rubel Avenue,
2 unit apartment, downstairs newly
papered, close to all conveniences.
Priced Right. Call Tom Barry GL
4-3235
John M. Hennessy & Son JU 2-8348

1969

RUBEL Ave., 907; This duplex has
been completely renovated, all
utilities separate, excellent invest-
ment, price \$9,800. For details call,
Bob Gadlage, 896-8101.
HOLLENBACH & GOTT 897-1523

1977

**EAST End, duplex, 2 BR apart-
ment, 2nd floor, 907 Rubel Ave.,
\$85 per month. 895-5629.**