

Hudson/Park Neighborhood Association Codes/Zoning Committee General Standards

Codes/Zoning Committee General Considerations:

When H/PNA analyzes applications for Use Variances & Special Use Permits it remains mindful that variances and permits are granted to individuals, many of whom we may like or respect as businesspeople and neighbors, but that such new uses are attached to and continue to exist with the property even after it has been sold to new management.

H/PNA will give consideration to whether a proposed new use (business or residential) would return an abandoned or substantially uninhabitable/unusable building to service, and the positive effect such a renovation would have on the area.

H/PNA will examine and consider any Lark St BID policies relevant to an application for a Use Variance or Special Use Permit.

H/PNA has established these standards so that it may be consistent in its application of such standards and the law, and in its support or opposition of new business or uses.

Codes/Zoning Committee Standards

- H/PNA opposes upzoning. (e.g., if a 4-family was converted down to a 2-family, H/PNA would oppose turning it back into a 4-family) If there are exceptional circumstances however, H/PNA will examine such circumstances on a case-by-case basis.
- H/PNA opposes applications for new tavern licenses in Hudson/Park -- these are licenses to serve all types of alcohol (not just beer & wine) and generally have extended hours of operation.
- H/PNA supports or forbears from opposing new restaurants serving beer & wine, but opposes their operation beyond 11 or 12midnight, and particularly so on weeknights.

Hudson/Park Neighborhood Association

- H/PNA opposes new businesses when we have identified public safety concerns (e.g., lack of sufficient fire egress), or requests that such concerns be addressed.
- H/PNA opposes changes to the exterior of buildings that would damage their historic character and affect the neighborhood's character negatively.
- H/PNA opposes businesses that appear likely to create large amounts of noise that would affect neighbors negatively, or other negative quality of life issues.
- H/PNA questions new businesses that appear to involve an influx of car traffic when such establishments do not have parking.
- H/PNA generally supports applications for new restaurants and other new businesses, where they do not appear likely to pose problems such as those listed above.