



City of Albany
Board of Zoning Appeals
Application

RECEIVED
5/20/13

This application must be filed with the Department of Development and Planning, Land Use Division at 200 Henry Johnson Boulevard, Albany, New York 12206, (518-445-0754). Applications are not considered to be complete until all supplemental documents and fees are received. (See attached instructions.) Planning Office staff shall determine the completeness of applications before scheduling the case before the Board of Zoning Appeals. Notice of public hearing shall be mailed to the applicant, adjacent property owners, and other interested parties. The applicant or his/her representative shall appear at the public hearing to substantiate the application.

REGARDING THE PREMISES AT 293 Hudson Avenue, Albany, New York 12210

APPLICANT Lilian M. Kelly
ADDRESS 608 Emerson Street CITY Madison STATE WI ZIP 53715
PHONE 518.729.7940 EMAIL lkelly7e@hotmail.com

I, the undersigned APPLICANT, hereby state that the information and facts set forth in this application are true to the best of my knowledge and belief.

x SIGNED [Signature] DATE 05/20/13

AUTHORIZED AGENT Eileen L. Faist
AFFILIATION Old Albany Real Estate, LLC
ADDRESS 54 Willett Street CITY Albany STATE NY ZIP 12210
PHONE 518.465.1295 EMAIL oldalbnyre@aol.com

I, the undersigned APPLICANT, hereby authorize the agent to bring the application herein before the Board of Zoning Appeals of the City of Albany.

SIGNED [Signature] DATE May 20, 2013

PROPERTY OWNER Lilian M. Kelly
ADDRESS 608 Emerson Street CITY Madison STATE WI ZIP 53715
PHONE 518.729.7940 EMAIL lkelly7e@hotmail.com

I, the undersigned OWNER, hereby authorize the applicant to bring the application herein before the Board of Zoning Appeals of the City of Albany.

x SIGNED [Signature] DATE 05/20/13

- REQUEST: [] SPECIAL USE PERMIT [] PARKING LOT PERMIT
[] USE VARIANCE [x] INTERPRETATION
[] AREA VARIANCE [] ADMINISTRATIVE APPEAL

Is the property within 500 feet of a municipal boundary, State or County property, road, park or facility, or other recreation area? Yes [] No [x] If yes, the submission will require review by the Albany County Planning Board.

Does any state officer or any officer or employee of the City of Albany or County of Albany have any affiliation with or interest in the applicant or this application? Yes [] No [x] If yes, set forth the name, address, and nature and extent of the affiliation or interest of an officer / employee.

[Blank lines for additional information]

LILIAN M. KELLY
293 Hudson Avenue
Albany, NY 12210
518 729-7940 lkelly7@hotmail.com

May 20, 2013

G. Michael Apostol
Charles Cronin, Jr.
Leslie Scott Moran
Joseph Ray
Susie Tucker-Ross
Glenn Viele

Board of Zoning Appeals
Office of Land Use Planning
200 Henry Johnson Blvd
Albany, NY 12210

RE: Interpretation – legal nonconforming use

Last week, on May 14, I received a response that an application for a building permit was denied because “That review revealed that the proposed work will not comply with the following provisions of the Zoning Ordinance: REQUIRES A USE VARIANCE. 375-66A Principal Permitted Uses. Proposed three (3) family dwelling is not a listed permitted use in an R-2C zoning district.”

With this letter I am requesting a review of the information included herein that provides support for the conclusion that 293 Hudson Avenue is, indeed, a legal nonconforming three family property in a R2-C district in the Hudson Park neighborhood. Prior to adoption of the City of Albany’s new zoning ordinance in 1993 the zoning designation for this property was R-3, multi-family (See *Exhibit 1*).

I purchased the property in 2006 as my home. It has been gratifying to support the fabric of the neighborhood by offering clean, pleasant and sunny one bedroom apartments for affordable rents and to occupy one of the three apartments. As part of the purchase negotiations I was provided with copies of three then current ROPs for each of the three apartments (*Exhibit 2*) in the building and saw that the tax bills for 293 indicated that the property was a three family. As the property owner I have undergone several cycles of inspection and the ROPs have been renewed, most recently in 2012 (*Exhibit 3*).

LILIAN M. KELLY
293 Hudson Avenue
Albany, NY 12210
518 729-7940 lkelly7@hotmail.com

As you are more than likely aware properties like mine in the three blocks of Hudson Avenue between Swan and Willet Streets have a unique history: they were targeted for demolition in plans put forward by NYS DOT in the late 1960s for a highway extension (*Exhibit 4*). Some properties along my block were completely abandoned according to their owners and the woodwork and mantles stripped out. A picture from the 1970s of the property across the street from 293 shows a house in severe disrepair with boarded windows (*Exhibit 5*).

After a period of uncertainty and decline, and abandonment of plans for the highway, properties on Hudson Avenue and the surrounding neighborhood became a focus of renewal and restoration efforts in the 1970s. My property received a \$35,000 renovation in 1977. Two documents included with this application show that the use of 293 Hudson as a three unit was considered and supported by the City of Albany Department of Buildings. The first of these documents (*Exhibit 6*) dated March 9, 1977, an application for permit number 117582 for "exterior alterations and remodeling as per plans and specs" and is signed by the City Planner Richard Patrick (OK R. Patrick) and Albany Community Development Agency Director, David Riker. A stamp shows that permit payment was received (*Exhibit 6*).

Without the supporting "plans and specs" mentioned in this application we cannot be absolutely certain what the renovations entailed; however, we can ascertain from the next document that 293 Hudson either was a three unit and the apartments remodeled, or the remodel for which the permit was sought entailed conversion to a three unit with the knowledge and support of the Department of Buildings.

On December 7, 1977 a property inspection was completed, documented on form B-210 (*Exhibit 7*), and signed by and an inspector whose signature is not easy to decipher. On this report the inspector noted in his or her own hand that the occupancy is "multiple dwelling" and that is a "3 family." General condition is described as "excellent (recently renovated)." The Polk Directory shows in the years following the renovations three names, likely tenants of the three apartments (*Exhibit 8*).

It is manifest that in supporting the renovations at 293 Hudson either as an existing three family or a conversion that the Department of Buildings applied the Discontinuance provision of Sec 27-115 from Division 2 of the Albany Zoning law adopted in 1968 (*Exhibit 9*). The applicable language states, "When in the determination of the Commissioner a building satisfies the definition as a multiple dwelling then said building may be rehabilitated to contain not more than one dwelling unit per number of floors in the building regardless of the period said building was vacated." In conformance with this rule each dwelling unit at 293 Hudson is approximately 650 square feet and occupies one floor. In addition, the Polk directory shows that the building sustained periods of vacancy. These facts together substantially align with the conditions stated in the language in Sec 27-115.

LILIAN M. KELLY
293 Hudson Avenue
Albany, NY 12210
518 729-7940 lkelly7@hotmail.com

Given the history of this property both as it is represented in its physical state and as recorded in the documents described above, it is the applicant's contention that the record contains both administrative and statutory support for the finding that 293 Hudson is a legal nonconforming use in its current zoning district.

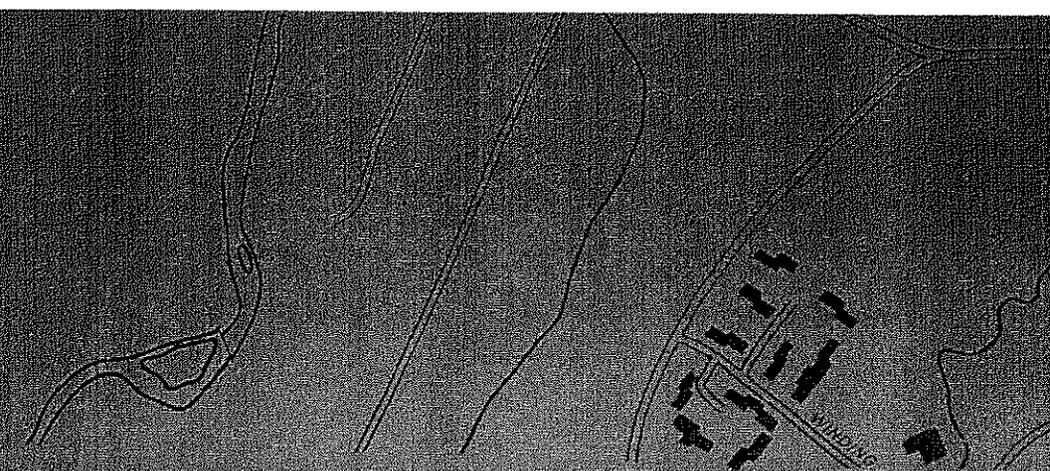
Sincerely,



Lilian M. Kelly,
Owner, 293 Hudson Avenue

Enclosures: Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 9

cc: Bradley Glass



ZONING MAP

CITY OF ALBANY, NEW YORK

SCALE 1" = 300'

APRIL 1, 1981

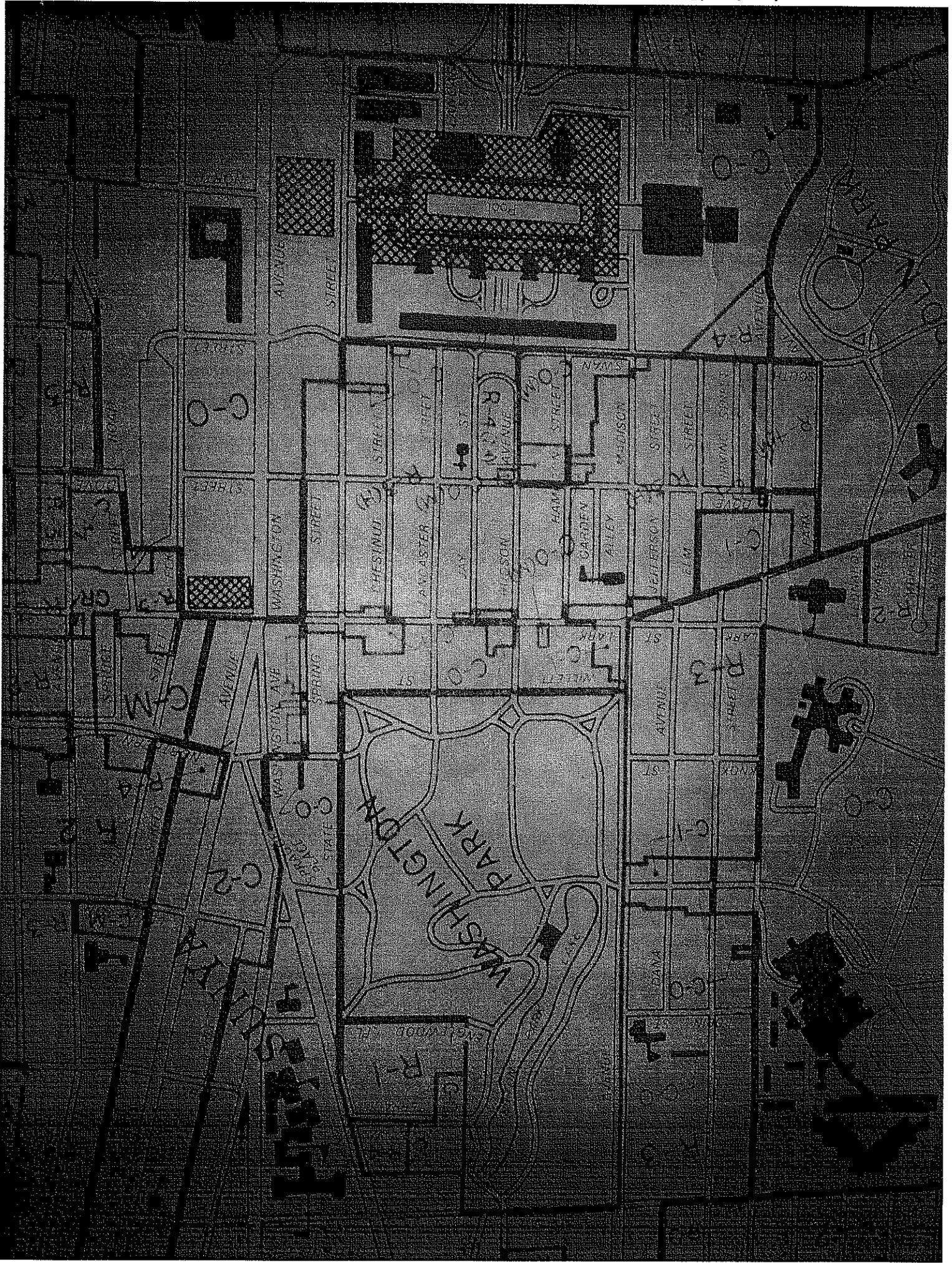


1-19143

ZONE CLASSIFICATION

- 1 SINGLE FAMILY RESIDENTIAL
- 2 SINGLE FAMILY RESIDENTIAL
- 3 MULTI FAMILY RESIDENTIAL
- 4 MULTI FAMILY RESIDENTIAL
- 5 RESIDENTIAL OFFICE
- 6 COMMERCIAL RESIDENTIAL
- 7 OFFICE
- 8 NEIGHBORHOOD COMMERCIAL
- 9-2 HIGHWAY COMMERCIAL
- 9-3 CENTRAL BUSINESS DISTRICT
- 9-M LIGHT INDUSTRIAL
- 9-H HEAVY MANUFACTURING
- 9-BS COMMERCIAL PINE BUSH
- R-3(H) MULTI FAMILY RESIDENTIAL
- R-4(M) MULTI FAMILY RESIDENTIAL
- C-O(M) MALL COMMERCIAL
- LC LAND CONSERVATION
- WF-1 WATERFRONT RES/COMM
- WF-2 WATERFRONT RECREATION
- NBR IN NORTHERN BLVD. RES. NEIGHBOR COMM.
- IND IN NORTHERN BLVD. COMM. OFFICE

DATE	INITIAL	DATE	INITIAL
JAN 15, 1982	RJP	MARCH 27, 1982	RUN
DEC 7, 1982	FJH	SEPT 1, 1989	RUN
APRIL 26, 1982	FJH	JAN 17, 1990	RUN
NOV 14, 1983	FJH	OCT 3, 1990	RUN
APRIL 23, 1984	FJH	FEB 19, 1991	M&B
MAY 23, 1984	FJH	FEB 26, 1991	M&B
FEB 14, 1985	PH 100		
AUG 7, 1985	RUN		
	RUN		
	RUN	SEP 30, 1990	RUN
	RUN		
JAN 2, 1985	RUN		
MAY 23, 1984	RUN		





GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & CODES
PUBLIC SAFETY BUILDING
165 HENRY JOHNSON BLVD.
ALBANY, NEW YORK 12210
PHONE (518) 434-5995 FAX (518) 434-6015

JOHN C. NIELSEN
COMMISSIONER

CUNIN, JOSEPH P.
4.5 GARDEN ALLEY
ALBANY, NY 12210

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the BSMT. at 293 HUDSON AVE, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 09/02/2004, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY - 1 BEDROOM, LIVING ROOM, KITCHEN & BATH.

This permit expires: 03/02/2007

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Commissioner,

Robert C. Forezzi, Sr.
Deputy Fire Chief

September 8, 2004

07088



GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & CODES
PUBLIC SAFETY BUILDING
165 HENRY JOHNSON BLVD.
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JOHN C. NIELSEN
COMMISSIONER

CUNIN, JOSEPH P.
4.5 GARDEN ALLEY
ALBANY, NY 12210

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT. 1 at 293 HUDSON AVE, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 04/26/2004, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY – LIVING ROOM, KITCHEN, BATH & 1 BEDROOM.

This permit expires: 10/26/2006

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Commissioner,

Robert C. Forezzi Sr.

Robert C. Forezzi, Sr.
Deputy Fire Chief

May 3, 2004

07088



GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & CODES
PUBLIC SAFETY BUILDING
165 HENRY JOHNSON BLVD.
ALBANY, NEW YORK 12210
PHONE (518) 434-5995 FAX (518) 434-6015

JOHN C. NIELSEN
COMMISSIONER

CUNIN, JOSEPH P.
4.5 GARDEN ALLEY
ALBANY, NY 12210

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT. 2 at 293 HUDSON AVE, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 07/12/2004, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY – LIVING ROOM, KITCHEN, BATH & 1 BEDROOM.

This permit expires: 01/12/2007

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Commissioner,

Robert C. Forezzi, Sr.
Deputy Fire Chief

July 14, 2004

07088



GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DIVISION OF BUILDINGS & REGULATORY COMPLIANCE
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015
WEBSITE: WWW.ALBANYNY.GOV

JEFFERY V. JAMISON, ESQ.
DIRECTOR

KELLY, LILIAN M.
293 HUDSON AVENUE
ALBANY, NY 12210

Residential Occupancy Permit

This is to certify that the BSMT at 293 HUDSON AVE, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/07/2012, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY - 1BR,1BA,LR,KITCH

This permit expires: 02/07/2015

The issuance of this Residential Occupancy Permit (ROP) is pursuant to Chapter 231 of the Albany City Code, for the purposes of an inspection of the residence and compliance with the health and safety regulations. This ROP is not a substitute for any variance or special use permit issued by the City of Albany Board of Zoning Appeals, and the issuance of this ROP shall confer no rights to the owner with respect to the Zoning provisions set forth in Chapter 375 of the Albany City Code.

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffery V. Jamison".

JEFFERY V. JAMISON, Esq.
Director

August 10, 2012

07088



GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DIVISION OF BUILDINGS & REGULATORY COMPLIANCE
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
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WEBSITE: WWW.ALBANYNY.GOV

JEFFERY V. JAMISON, ESQ.
DIRECTOR

KELLY, LILIAN M.
293 HUDSON AVENUE
ALBANY, NY 12210

Residential Occupancy Permit

This is to certify that the 1ST. FLOOR at 293 HUDSON AVE, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/07/2012, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY - 1BR,DR,LR,1BA,KITCH

This permit expires: 02/07/2015

The issuance of this Residential Occupancy Permit (ROP) is pursuant to Chapter 231 of the Albany City Code, for the purposes of an inspection of the residence and compliance with the health and safety regulations. This ROP is not a substitute for any variance or special use permit issued by the City of Albany Board of Zoning Appeals, and the issuance of this ROP shall confer no rights to the owner with respect to the Zoning provisions set forth in Chapter 375 of the Albany City Code.

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffery V. Jamison".

JEFFERY V. JAMISON, Esq.
Director

August 10, 2012

07088



GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DIVISION OF BUILDINGS & REGULATORY COMPLIANCE
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
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JEFFERY V. JAMISON, Esq.
DIRECTOR

KELLY, LILIAN M.
293 HUDSON AVENUE
ALBANY, NY 12210

Residential Occupancy Permit

This is to certify that the 2ND. FLOOR at 293 HUDSON AVE, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/07/2012, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY - 1 BEDRROM,LIVING ROOM,BATHROOM, DINING ROOM.

This permit expires: 02/07/2015

The issuance of this Residential Occupancy Permit (ROP) is pursuant to Chapter 231 of the Albany City Code, for the purposes of an inspection of the residence and compliance with the health and safety regulations. This ROP is not a substitute for any variance or special use permit issued by the City of Albany Board of Zoning Appeals, and the issuance of this ROP shall confer no rights to the owner with respect to the Zoning provisions set forth in Chapter 375 of the Albany City Code.

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffery V. Jamison".

JEFFERY V. JAMISON, Esq.
Director

August 10, 2012

07088

All Over Albany

The highway that was almost buried under Washington Park

posted [Mar 8, 2011](#)
[Old School](#)



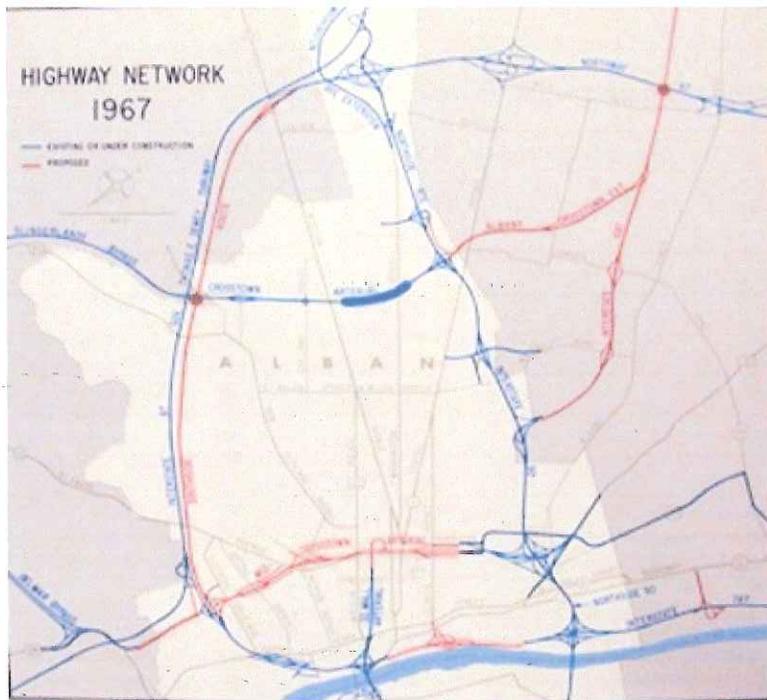
What could go wrong?

By Carl Johnson

Ever wondered why the Dunn Memorial Bridge provides a ramp to thin air? Why the Livingston Avenue exit of I-90 is so overbuilt, and ends so abruptly? Why there are extra tunnels underneath the Empire State Plaza? Or why Corporate Woods has its own highway exit?

They're all vestiges of a highway system that was never built.

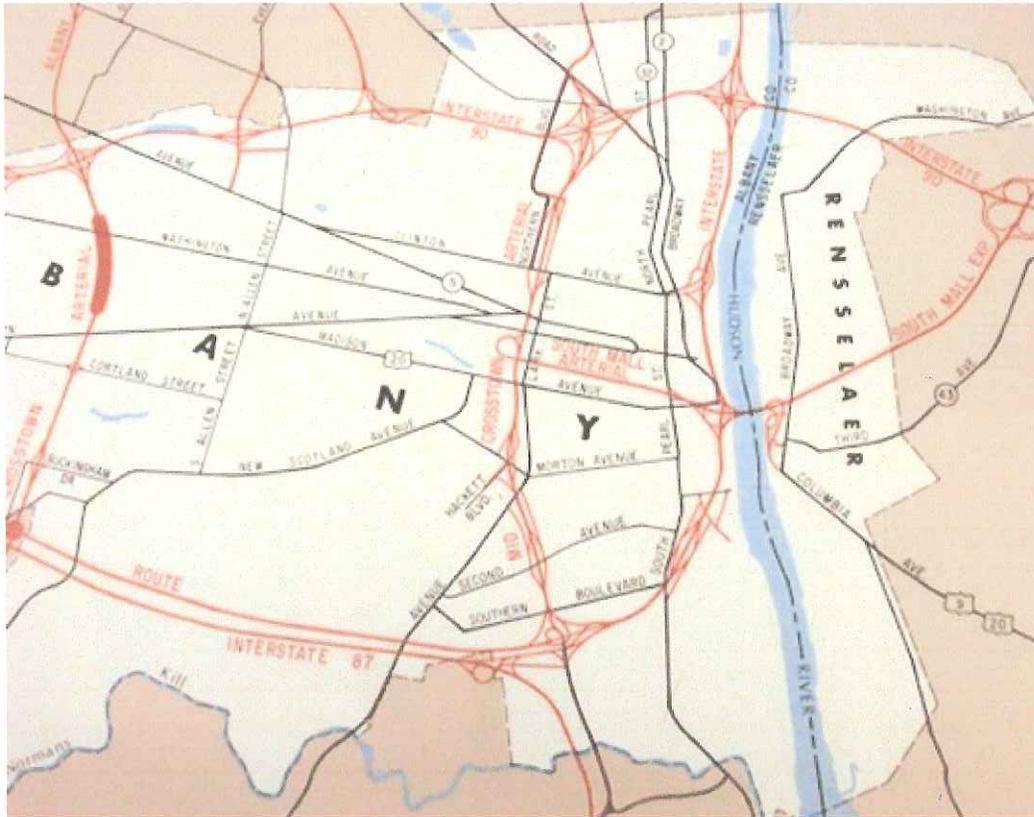
I-687



In the heyday of urban highway planning, there was a lot of high-speed concrete planned for Albany. Starting in the 1950s, there was a plan to build a Northside-Northway Connection, which would have been I-687, from the still-to-be-realized Exit 3 of the Northway through Colonie to Exit 5A of I-90. There was a Southside Route which would have perfectly paralleled the Thruway from Exit 24 to Exit 23, with a convenient connection to Route 85/Slingerlands Bypass, which also would have continued north to I-687. The South Mall Arterial was to have connected the Empire State Plaza complex to I-90 across the river, splitting the City of Rensselaer.

Any of these proposals would have had a tremendous impact on Albany and its immediate suburbs, but perhaps none as dramatic as the Mid-Crosstown Arterial.

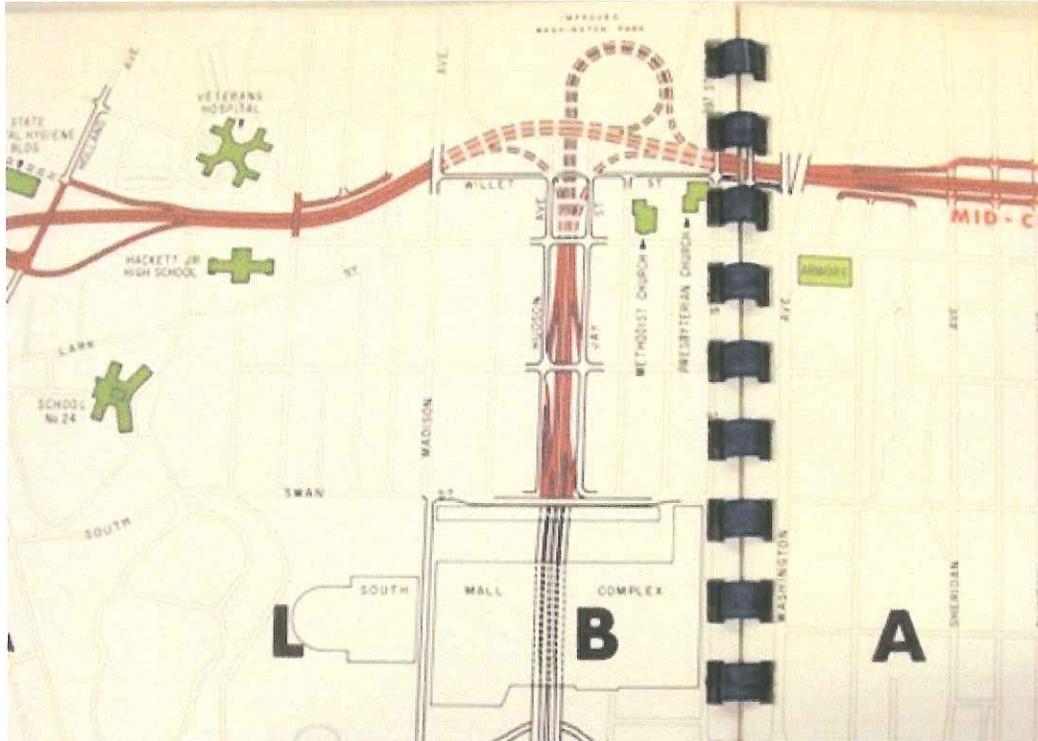
The Mid-Crosstown Arterial



First appearing in a 1950 proposal, the Mid-Crosstown Arterial would have run from Exit 23 of I-87, north through the heart of the city to I-90 at Livingston Avenue. Halfway along, there would have been a massive connection to the South Mall Arterial, right at the eastern edge of Washington Park.



For much of its route we would have had a sunken four-to-six lane highway cutting through the very center of the city, except where it would have run through Washington Park. Even highway planners of 1968 had to admit there were detriments to a plan that required the taking of a chunk of Albany's most historic and beloved park, so they came up with a solution -- they'd bury the highway and its connection to the South Mall Arterial underneath the park.



The connection between the two highways would have been entirely underground. To the east, the road would have daylighted at Dove Street, filling in the space between Hudson and Jay that to this day is filled with pesky houses instead of sweetly flowing traffic, all the way to the Empire State Plaza and points beyond.

Let it not be said the engineers behind this vision were without souls. After all, they rejected the option that would have torn down every building on Willett Street (save the Presbyterian Church and one other) in order to run the highway interchange along the edge of the park. In fact, their option of building underneath the park was touted as the most feasible location for the interchange "from the standpoint of preserving the local community structure." The interchange would preserve the park in its entirety, and Willett Street and all the buildings to its east, "except those between Jay Street and Hudson Avenue," would be untouched.

So the local community structure would only have lost about 350 buildings, displacing 750 families -- small change in comparison to the impact of the Empire State Plaza. There was even the promise of a "restored" Washington Park, most of which seemed to involve moving some of the statues around and adding a block of parkland to the east where the buildings would have to be taken out for the South Mall Expressway tunnel.



It almost happened

We came perilously close to seeing this vision of high-speed access to a gutted city come to fruition. Those strangely overbuilt (and misaligned) ramps connecting Northern Boulevard to I-90 were the beginnings of I-687. Those tunnels under the Empire State Plaza that are used for storage were to be the other lanes of the Expressway. That oddly abrupt ending to the Dunn Memorial Bridge was meant to extend out over and through Rensselaer. The interchange that would have led drivers from I-90 to I-687 was completely constructed before local opposition, changes in highway plans, and funding priorities killed I-687 -- which is how Corporate Woods came to have its own highway access.

And the plan to run the Mid-Crosstown Arterial through, or under, the park led to vociferous opposition from neighborhood groups, which were just beginning to coalesce around issues of preserving Albany's history and heritage.

Credit to the website for [Capital Highways](#) for background info on some of these projects.

blk 10

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY	
UNIQUE SITE NO.	001-40-0833-004
QUAD	_____
SERIES	_____
NEG. NO.	_____

YOUR NAME: Mary Louise O'Toole DATE: NOV 30 1976

YOUR ADDRESS: _____ TELEPHONE: _____

ORGANIZATION (if any): _____

IDENTIFICATION

- 1. BUILDING NAME(S): ~~298 Hudson Avenue~~
- 2. COUNTY: Albany TOWN(CITY) Albany VILLAGE: _____
- 3. STREET LOCATION: 298 Hudson Avenue
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: _____ ADDRESS: _____
- 6. USE: Original: Garage Present: T.V. Repair
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain _____

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: Asbestos brick
- 9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints
b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- 10. CONDITION: a. excellent b. good c. fair d. deteriorated
- 11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____

Store front
Windows covered with plywood.

12. PHOTO:

13. MAP:



DEPARTMENT OF BUILDINGS

CITY OF ALBANY, NEW YORK

APPLICATION FOR A CERTIFICATE OF COMPLIANCE AND OCCUPANCY

Permit No. 117582

No. 23811

Location 293 HUDSON AVE. Date MARCH 9, 1977 Zone _____

Applicant BERNARD K. BATES Address 125 Birchwood Dr. - Sch.

Owner same Address same

Estimated Cost \$35,500. Description of Building INTERIOR AND

EXTERIOR ALTERATIONS & REMODELING, (OK R. Patrick
AS per Plans & Specs. (C.D. Riker - 3/9/77)

For manufacturing or business purposes state nature: _____

Business Residential and Number of Families

Basement _____ 1st _____ 2nd _____ 3rd _____ 4th _____ etc. MAR-9 1977

The dimensions, shape and location of the existing and proposed building or structures with their extensions and
modifications thereon are as shown on the plan drawn to a scale or mentioned in the specifications submitted here-
with and made a part of this application. If any change is made from the original plans on file attached plan
shall be filed.

It shall be understood that these premises shall NOT be occupied until a Certificate of Occupancy shall have been
issued by this office.

THIS IS NOT A CERTIFICATE

If any part of the premises is to be occupied or used and a Certificate is desired for only that part, state just what
is desired _____

Signature of Applicant Gerald K. Bates

Fee \$2.00 Original Application—\$1.00 Copy of Certificate

DEPARTMENT OF BUILDINGS

CITY OF ALBANY, NEW YORK

AFFIDAVIT FOR COMPLIANCE AND OCCUPANCY

City of New York
County of Albany
City of Albany

No. 23811

EXHIBIT C

INSPECTION REPORT

Exhibit 7

Date 12/21 1977

Address #293 Hudson Ave Zone P.U. Block

Owner Jerry Bates Address 125 Birdwood Dr Schen

Type of Structure Brick

Occupancy Multiple Dwelling (See Detailed Report) B 1 2 3 4 A 3 family

No. of Families 1 No. of People 7

No. of Stairways Remote Yes () () Condition

Stairs Serve B 1 2 3 4 A Stairs Serve B 1 2 3 4 A

General Condition Excellent (newly renovated)

Structure good

Basement good (very) Living Rooms in Cellar?

Attic Is Attic Partitioned Off?

Yard

Attached Structures - No. Detached Structures - No.

Porches Garages (Masonry Frame) No. of Stalls

Stairs good Barns No. of Stories

Chimneys good Sheds

Roof good Fences (Type) (height) Cond.

Remarks

Foundations Stone Plumbing good Wiring good

Framing good Toilets 1 Fuses good

Interior excellent Baths 1 Outlets good

Room Sizes average Sinks 2 Mixtures good

Maintenance good Vermin none Heaters

Ventilation good Debris none Furnaces Gas

Cellar Floor Tubing Hot Water yes

Remarks see on

Field Notice Given No() Yes() Time Limit to 19

Should Photos be taken No() Yes() N. S. Santos / Stewart

2nd owner

293 Hudson Ave.

Information from Polk Directory

Year:	Owner/Tenant(s)
1968	Gayford G. Lumbra
1969	"
1970	Kristin Hurley
1971	"
1972	Kristin Hurley, ★ Leo Swart (Basement)
1973	" "
1974	★ Sheila Preston, Leo Swart
1975	" "
1976	★ Stella Bailey, Leo Swart
1977	VACANT
1978	VACANT
1979	★ Richard Meislin, ★ C. Green, ★ G. Florence
Book Missing 1980	
1981	R Meislin, ★ L. Roberts, G. Florence
Book Missing 1982	
1983	R. Meislin, ★ W. Norton, ★ K. Hasting

★ Indicates new household

permitted, provided it does not extend the area or volume of space occupied by the nonconforming use or which would increase the number of nonconforming dwelling units. (P of CC, P 101, Sec. 7.120, 5/20/68.)

Division 2

TERMINATION OF NONCONFORMING USES

Sec. 27-115. Discontinuance.

Except as herein provided, no nonconforming use may be reestablished after it has been discontinued or vacated for a period of twelve (12) months or more. Except as herein provided, nonuse for twelve (12) months or more shall be deemed a discontinuance of said nonconforming use. In determining the discontinuance of a nonconforming use for a multiple dwelling (defined: as a building situate within the R-3, R-4, R-3(H) and R-4(M) zone districts; which contained more than two dwelling units prior to May 21, 1968; and has not subsequently been remodeled or rehabilitated to one or two dwelling units) neither nonuse nor vacancy of such dwelling, or units thereof shall be deemed such a discontinuance. When in the determination of the Commissioner a building satisfies the definition as a multiple dwelling then said building may be rehabilitated to contain not more than one dwelling unit per number of floors in the building, regardless of the period said building has been vacated. (P of CC, P 102, Sec. 7.200 & 7.210, 5/20/68; P of CC, 713, Sec. 3, 5/3/82.)

Sec. 27-116. General nuisances.

Upon a complaint registered by the Commissioner or fifty percent (50%) of the property owners within two hundred (200) feet of a nonconforming use which is considered to be a general nuisance or a hazard to the health, safety, welfare and morals of uses or structures within two hundred (200) feet of such nonconforming use or uses, the Board of Appeals shall hold a public hearing and make a finding with respect to the nuisance or hazardous condition which exists and shall determine the necessity of terminating such nonconforming use. Such uses shall be terminated within such reasonable time as shall be determined by the Board as related to the reasonable amortization of the capital investment in such uses. (P of CC, P 102, Sec. 7.220, 5/20/68.)

Division 3

ILLEGAL USE OR STRUCTURE

Sec. 27-117. Effect of violation.

A use or structure created in violation of this ordinance does not constitute a nonconforming use or structure. There shall be