



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601  
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Zone Change – 535 Olive Street

DATE: April 2, 2015

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**Request:** To change the approved zoning classification of 535 Olive Street, Parcel Number 6-04-103, from Residence B to Commercial.

**Applicant:** Ricky E. Frazier

**Owner:** Ricky E. Frazier

**SEQRA:** Unlisted

**County review:** Not required

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**Comments:** The applicant is requesting a zone change for the subject parcel to allow him to convert the existing duplex into multi-family housing. The existing structure is a two-family residence that the applicant would like to convert into 6 studio apartments and 6 rooms. There would be three studio apartments with kitchen and bathroom facilities on each side. Each side of the structure would also have three separate sleeping rooms with a kitchenette and shared bathroom.

This zone change request was prompted when the City Code Enforcement Bureau learned that the applicant had already performed initial work on the site without a building permit.

Based on the definition of a dwelling unit in the Zoning Ordinance, the structure would be a 12 unit multi-family building. Multi-family use carries a parking requirement of at least one 300-square foot parking space for each dwelling unit provided plus 10% of the total dwelling units. The proposed build out would therefore require 14 parking spaces. The applicant's proposal to add a parking lot to the vacant lot may initiate a Site Plan Review.

In a Commercial District, a 12-unit building requires 1,000 square feet of lot size per unit, meaning a 12,000 square foot lot is required. The existing parcel is only approximately 2,800 sq. ft. in size so the applicant intends to assemble this parcel with 239 High Street, Parcel Number 6-04-101, which the applicant also owns. The resulting parcel will only be approximately 10,538 sq. ft. in size, therefore, the 12-units will not be allowed. The maximum number of units allowed will be 10.

The subject parcel is currently zoned Residence B, which allows for two-family dwellings and three-family dwellings as its most intense residential uses. Commercial zoning specifically allows for

multifamily dwellings. However, Commercial also allows for a variety of uses, including, but not limited to a gasoline sales station, an automobile sales lot, a restaurant and other uses.

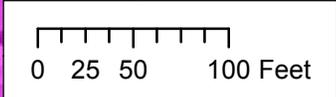
Surrounding uses are a mix of Residence B, Commercial and Light Industry. The parcels on the north side of Olive Street are zoned Residence B. The entire south side of Olive Street on this block is zoned for Light Industry, and is occupied by the former Watertown Builder's Supply.

The city's Land Use Plan designates this area for "medium density residential" use.

cc: City Council Members  
Robert J. Slye, City Attorney  
Brian Drake, Civil Engineer II  
Ricky E. Frazier, 23960 White Road, Watertown, NY 13601



- Legend**
- REQUESTED ZONE CHANGE
  - RIVER DEVELOPMENT DISTRICT
  - DOWNTOWN CORE OVERLAY
  - Open Space and Recreation
  - DOWNTOWN
  - RESIDENCE A
  - RESIDENCE B
  - RESIDENCE C
  - WATERFRONT
  - LIMITED BUSINESS
  - NEIGHBORHOOD BUSINESS
  - COMMERCIAL
  - HEALTH SERVICES
  - LIGHT INDUSTRY
  - HEAVY INDUSTRY
  - PLANNED DEVELOPMENT



**CITY OF WATERTOWN, NEW YORK**  
**GIS DEPARTMENT**  
 ROOM 305B, MUNICIPAL BUILDING  
 245 WASHINGTON STREET  
 WATERTOWN, NEW YORK 13601  
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Drawn By: J. Carlsson					
Date: 4/2/2015					
Requested By: G. Urda					
Date:					
Scale: As Noted					
Map Number: 15-08					
Revision:	Description of Revision:	Date:	By:		



Project: **ZONE CHANGE MAP**  
 (Residence B to Commercial)

Title: **535 Olive Street**  
 (6-04-103.000)