



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 Request – 108 & 112 Flower Avenue East

DATE: May 24, 2012

Request: To change the approved zoning classification of 108 and 112 Flower Avenue East, parcels 11-12-127 and 11-12-128, from *Residence C* to *Neighborhood Business*.

Applicant: Hedy Cirrincione

Owner: Hedy Schwandner (Cirrincione)

SEQRA: Unlisted

County review: Not required

Comments: After the applicant's previous request to rezone the 700 block of Washington Street was granted by City Council on May 7, 2012, she approached the Code Enforcement Bureau about the Building Code requirements for converting one of her buildings for her proposed business. She decided that 703 Washington Street is the most suitable for the conversion. She found, however, as we pointed out in our previous memos, that there is not enough room for parking at 703.

The applicant proposes to rezone two parcels adjacent to 703 Washington Street, both also under her ownership, in order to use the rear yards of these houses as a shared parking area. This change is necessary because property cannot contain a use that is accessory to a principal use that would not be allowed in that parcel's zoning district. It is questionable whether there will be enough room for parking using the rear of the three lots. 707 Washington Street may also have to be used.

Even with this zone change, accessory parking on a parcel not containing the principal use requires a Special Use Permit and the filing of an affidavit with the County Clerk, as stipulated in §310-51.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Hedy Cirrincione, 427 Flower Ave. E.