



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 – 816 Coffeen Street, Parcel 8-21-306

DATE: October 16, 2012

Request: Changing the approved zoning classification of 816 Coffeen Street, parcel 8-21-306 from Residence B to Neighborhood Business District.

Applicant: Jennifer Parrish

Owner: Jennifer Parrish

SEQRA: Unlisted

County review: Not required

Comments: The applicant owns a duplex with detached garage located at the above address. She wishes to convert the garage into a real estate office. Such a use is not allowed in the current Residence B zoning.

The property to the west is also a residential structure, but is already zoned Neighborhood Business. Approving this request would extend an existing Neighborhood Business cluster further eastward. As noted by the applicant, the proposed use is not expected to cause a substantial increase in traffic, noise, or light.

The owners of the property to the east, 806 Coffeen Street, have expressed interest in being included in this change area. They have applied concurrently.

The property is located within the LWRP boundary, and was previously decided during the LWRP rezoning process to leave it in Residence B.

The adopted Land Use Plan shows the parcel in question as “Medium Density Residential.” However, it is immediately adjacent to an area marked for “Neighborhood Business.”

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Jennifer Parrish