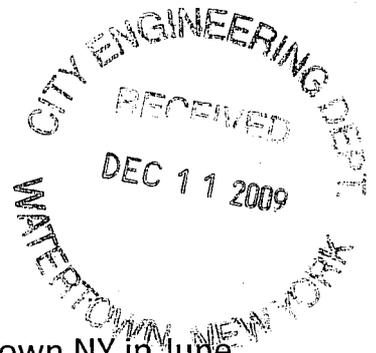


To: The Change Of Zoning City Council

From: Vernon Johnson - 160 Bowers Avenue – ( 778-8294 )



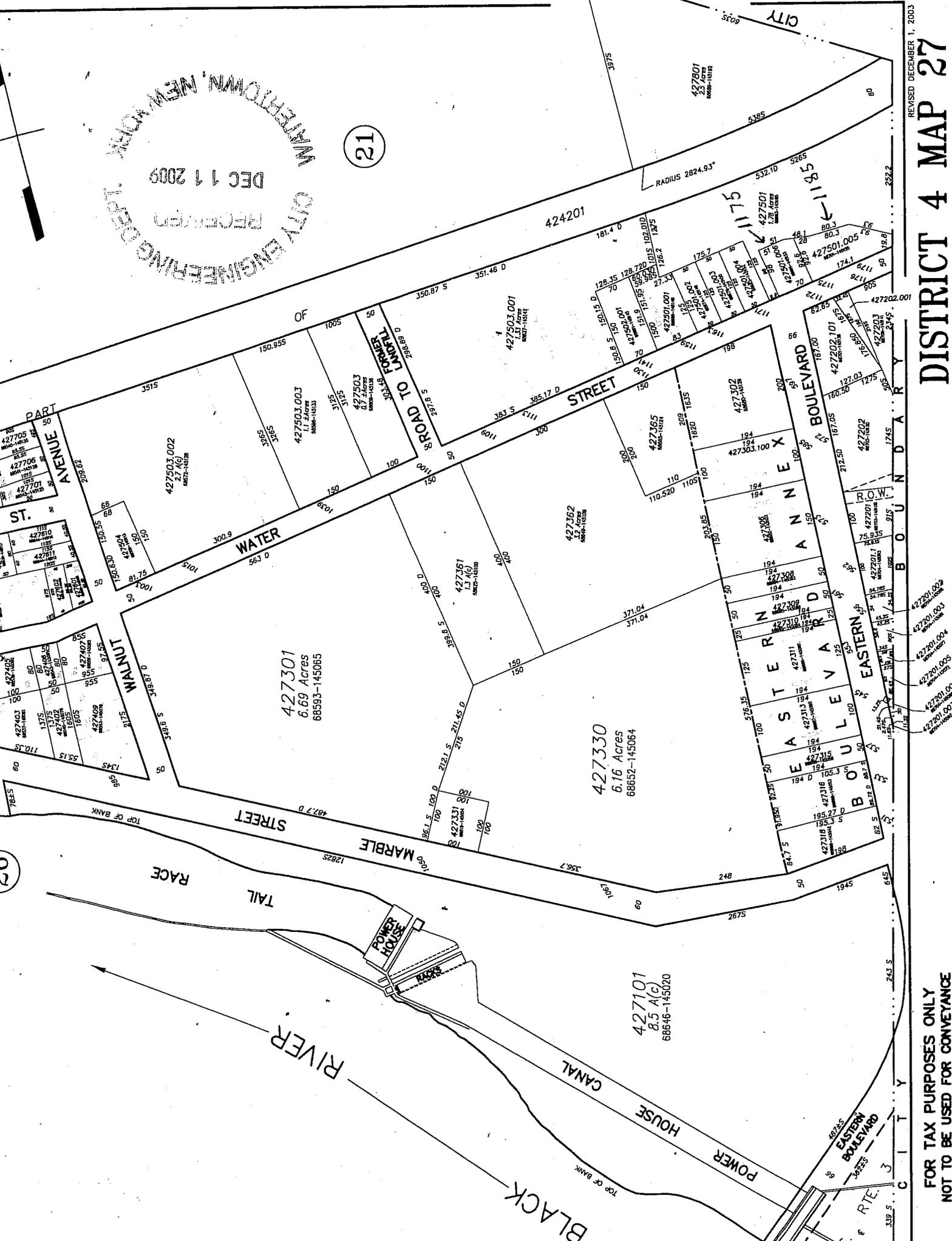
My name is Vernon Johnson, my wife and I moved here to Watertown NY in June of 2005. My wife is SFC Ruby Johnson of the US Army, stationed here at Fort Drum NY. My wife is presently deployed in Iraq for her third tour. Since moving here to Watertown I have bought, renovated, and sold three houses. I have used the services of numerous contractors, real estate agents, attorneys, and an accountant. I have completed the NY Real Estate course and exam, and I am expecting my license in the mail any day now. I am presently employed at Fort Drum, and my wife will be retiring from the army when she gets back in May of 2010. We have two children and three grandsons. In my last project I bought the properties at 1175 and 1185 water street. I reconstructed the entire building at 1185 water street with the intent of opening a takeout hot dog restaurant in the near future. I am applying for a Change Of Zoning for 1175 water street from Light Industrial to Neighborhood Business. I would like to build a three car garage with an apartment on top, and bathrooms behind the garage. Even though the property is zoned Light Industrial, there are more houses than businesses on water street. There is a house next to the property, and across the street from the property where I would like the zoning change. It is also zoned neighborhood business in the same area where I would like the zoning change. Since I have bought 1175 and 1185 water street I have improved the appearance of the properties and the neighborhood. I have also been complimented by neighbors and business owners on the improvements of the two properties. I am still at the beginning stage of other improvements that I am planning on the properties, including landscaping, and a new blacktop parking lot. My wife and I would really like to reside in the apartment over the garage so that we would be close to our restaurant. The community, the home owners, and the business owners in the community will benefit from the outdoor eating experience of a variety of various types of hot dogs from all over the United States. My wife and I never thought that we would retire here in Watertown, but we grew to love this town and we

see so much potential in this town that we would like to invest the rest of our future here. If you grant us this Change Of Zoning, I promise you that only good things will come of it for my wife and I, and the community. Thank you;

*Vernon Johnson*

CITY ENGINEERING DEPT. NEW YORK  
 RECEIVED  
 DEC 1 1 2009

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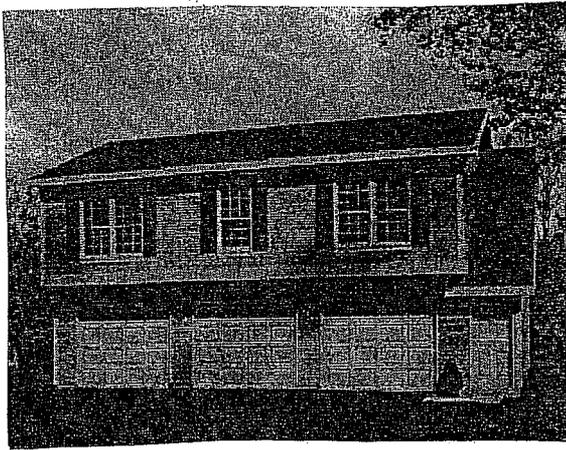
FOR TAX PURPOSES ONLY  
 NOT TO BE USED FOR CONVEYANCE

DISTRICT 4 MAP 27

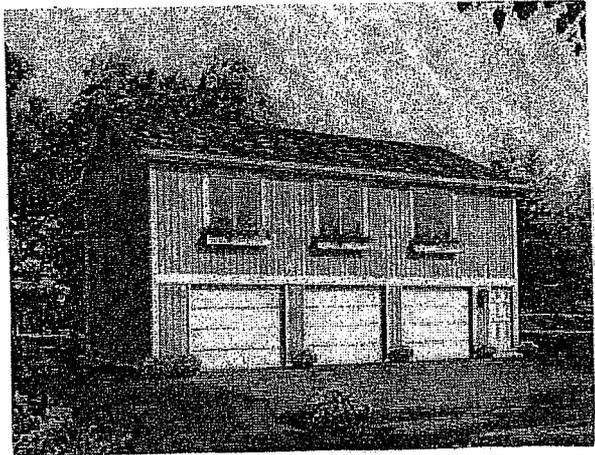
REVISED DECEMBER 1, 2003

(Front View)

Except stairs will be on the Left side of the building.



OR



### Details

square Ft: 1,240

width : 40

Depth : 31

Beds : 2

Bath : 1

Foundation: slab

Exterior Wall: 2 x 6

Roof Framing : Truss

Ceiling Height: 1st Floor 9Ft  
2nd Floor 9Ft

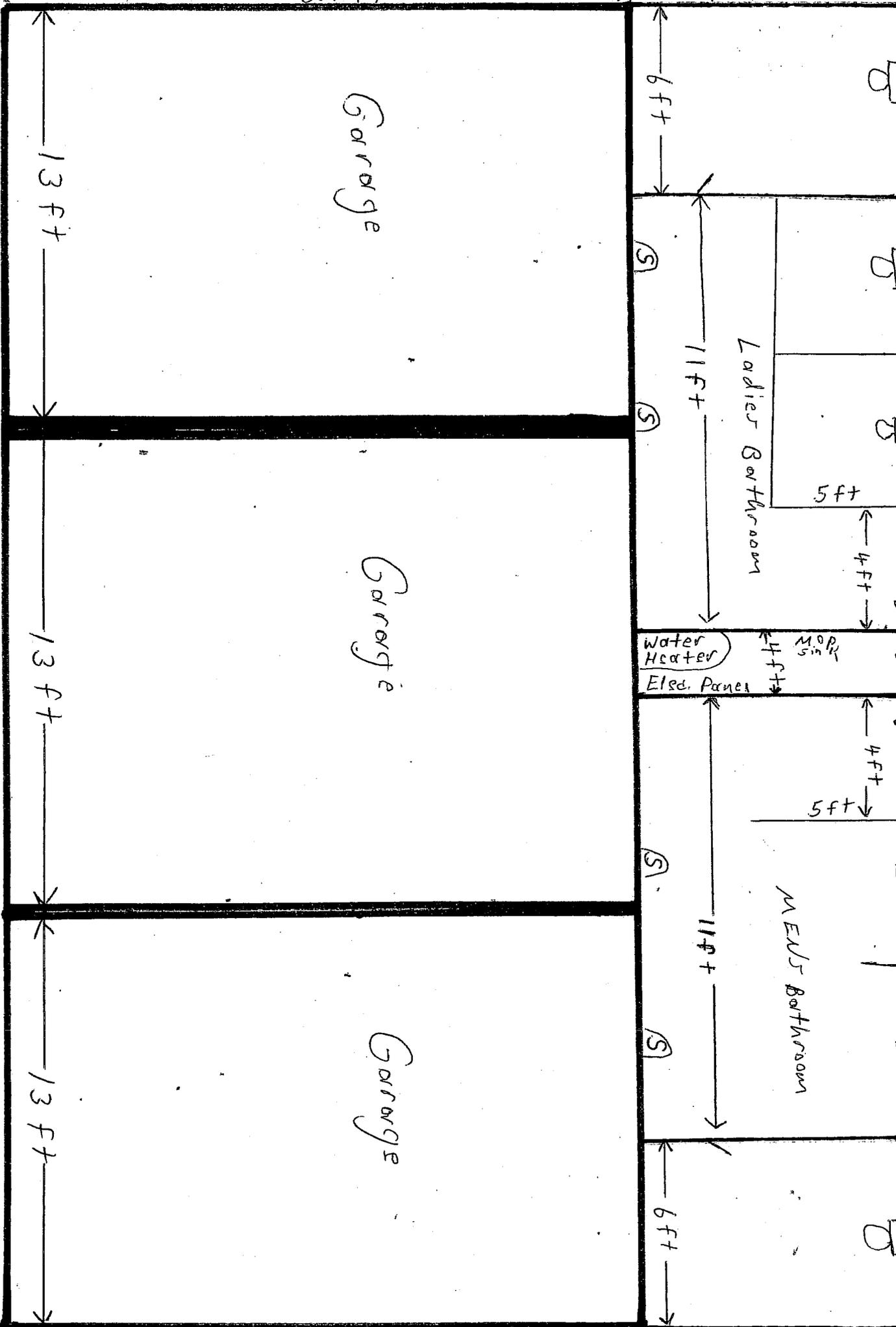
Six stall - Mens and Ladies Bathroom

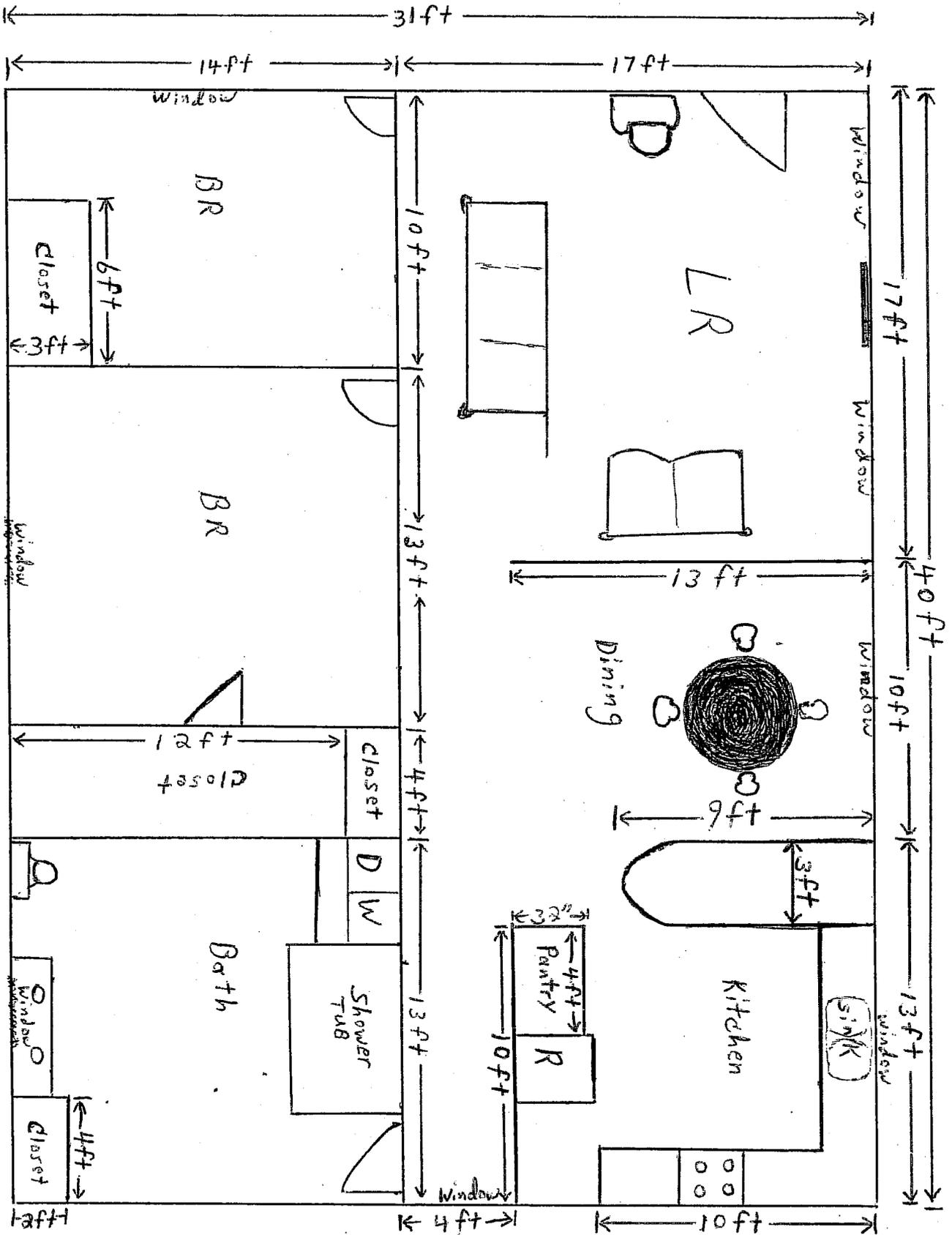
Three stalls each - Two sinks each

To be used through the months of May to Sept.

utility room between Mens and Ladies Bathroom

S - Sink  
D - Door  
U - Urinal  
T - Toilet





9ft ceiling

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Vernon Johnson	2. PROJECT NAME Change of zoning
3. PROJECT LOCATION: Municipality City of Watertown County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 1175 Water St. Watertown NY 13601. Nearest cross street is Eastern Boulevard. Located between Rt. 3 and Rt. 283. Across from Yellow Cab, near S.P.C.A.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Would like to build a three stall garage with living space on top. Also with bathrooms connected behind the garages for use with outdoor activities.	
7. AMOUNT OF LAND AFFECTED: Initially 40 ft x 31 ft acres Ultimately 45 ft x 34 ft acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly Property is zoned light industrial. Living space does not comply with zoning.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Various businesses and houses on water st. <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: There is a residential house across the street and to the right of my property. Area is also zoned neighborhood business	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals City of Watertown codes dept. Approval was denied because of living space.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No It will require a change of zoning to neighborhood business	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Vernon Johnson	Date: Dec. 11, 09
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment