



MEMORANDUM

CITY OF WATERTOWN, NEW YORK

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

PHONE: 315-785-7740 – FAX: 315-785-7829

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director

SUBJECT: Zone Change – 404 Sherman Street

DATE: June 28, 2016

Request: To change the approved zoning classification of the east section of 404 Sherman Street, Parcel Number 10-14-126, from Residence C to Limited Business

Applicant: Edward G. Olley, Jr., GYMO DPC

Owner: Darrell Main of Cleveland Funeral Home

SEQRA: Unlisted

County review: No

Comments: The applicant is requesting a zone change from Residence C to Limited Business in order to allow additional flexibility in regards to future signage that is anticipated for the site. To the north of the parcel in question is a Limited Business-zoned parcel and a Residence-C zoned parcel, both of which front on Mullin Street. To the east are two parcels that are both zoned Limited Business. To the south is a Residence A-zoned parcel and to the west is a Residence C-zoned parcel.

Sign Variance: The property owner recently applied for an Area Variance to vary the requirements of Section 310-52.2 of the City Zoning Ordinance to increase the maximum allowable sign surface area. The maximum allowable sign surface area is 4 square feet in a Residence C zoning district and the applicant was requesting 15 square feet.

However, because the property owner wished to vary the amount of signage to construct a freestanding sign, a nonconforming use in Residence C districts, it was discovered that the variance would be considered a Use Variance. At that time the applicant withdrew their variance request and decided to pursue a zone change for the parcel. The Limited Business zoning designation would allow a free standing sign, and would permit total signage for the property up to 35 square feet.

Land Use Plan: The City's Land Use Plan, adopted in 1987, designates the parcel as medium density Residential. The proposed zone change for the parcel would not be consistent with the Land Use Plan.

Please refer to the attached map, prepared by City Staff, for clarification on the overlap of the Land Use Plan with present day parcel boundaries and zoning.

Planning staff would also like to advise the Planning Board that this zone change is unrelated to the concurrent Waiver of Site Plan application for the same property on this month's agenda. Since the funeral home is a permitted use in a Residence C district, the waiver for the building addition and parking lot expansion can be approved whether or not the zone change is granted.

cc: City Council Members
Brian Drake, Civil Engineer II
Edward G. Olley, Jr., GYMO DPC, 220 Sterling Street, Watertown, NY 13601