



CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

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**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS - CITY HALL
JANUARY 14, 2020 5:00 PM**

ZBA Case No.: 01-20
1412 Downer Avenue
Applicant: Vincent Gobrick
Owner: John Sorbello

Zone: RS-2
Area Variance

Pursuant to Section 2-29-67(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to construct an addition at the above referenced location.

The applicant is proposing to construct an 8' x 16' addition in the rear of the home to create a foyer area. The house currently has an existing deck on the rear of the home that will be minimized to accommodate the foyer area.

In accordance with Section 2-29-172 of the Zoning Ordinance of the City of Utica, the minimum side yard setback in a Residential Single Family zoning district is 10' where the applicant is proposing approximately 6'. The proposed addition will be constructed in line with the existing house. The applicant will be required to receive an area variance for the reduction in the side yard setback.

ZBA Case No.: 02-20
1035 Mohawk Street
Applicant: Westlake Development LLC
Owner: Plaza Group 401, LLC

Zone: RM-1
Use Variance
Area Variance

Pursuant to Section 2-29-67(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a use variance in order to operate an auto-related business at the above referenced property.

The applicant is proposing to operate an auto retail business at this location. The property has historically been utilized as a retail business.

In accordance with Section 2-29-233 of the Zoning Ordinance of the City of Utica, the Auto Overlay (A-O) District protects and enhances older City neighborhoods along major and secondary thoroughfares or proximate to commercial and employment centers by regulating automobile uses and their potential impacts. The A-O District permits automobile-related commercial uses, such as vehicle service stations, repair stations and sales/rental operations.

This property is located in a Residential Multi Family zoning district and is not located within the City of Utica's Auto-Overlay district, therefore, the applicant is applying for a Use Variance in order to operate this type of business at this property.

The applicant is seeking an area variance in order to install two signs at this location. Each sign will be 18" x 21' 1 1/4" (31.66 sf) channel letters on a raceway – internally illuminated LED. The signs will read Advance Auto Parts with the business logo. The existing free-standing sign face will be replaced with the Advance Auto Parts signage.