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**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS - CITY HALL
JANUARY 9, 2018, 5:00 PM**

ZBA Case No.: 01-18
1600 Burrstone Road CTM #317.12-1-4
Applicant: BBL Construction Services LLC
Owner: Utica College

Zone: RS-2
Special Use Permit

Pursuant to Section 2-29-68 of the Zoning Ordinance of the City of Utica, the applicant is seeking a special use permit in order to construct student housing on the campus of Utica College.

The applicant is proposing to construct three (3) student housing buildings with a total of 144 beds (approx..56,460 sf), a community space building with a residence director apartment (approx.. 3,060 sf) and a maintenance building (approx. 770 sf).

These buildings as well as an access road will connect to an already existing campus ingress/egress point. All ingress/egress will be by the existing access road from Champlin Avenue. An additional 183 parking spaces will be added on the approximately 6.3 ± acre site owned by Utica College.

The proposed 6.3 ± acre site is open space located in the northern most area of the campus, adjacent to the existing College Sports and Recreation Center (dome). The proposed development and use of this 6.3 acre site is consistent with the use of the overall 128 acre Utica College campus property.

Additional landscaping and fencing will be installed along the adjacent properties on Ney Avenue. The proposed buildings will be of residential type architecture with shingled gabled roofs and clapboard siding with stone accents.

ZBA Case No.: 43-17
800 John Street
Applicant: Raul Santos
Owner: Assembly of Christian Church

Zone: RM-1
Use 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 repair business in the rear of this location. The front of the property operates as a church at this location.

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.

This application was tabled at the previous meeting in order to receive comments from Oneida County Department of Planning in regard to the project. They have requested the following:

1. A description of the proposed nature of the business – the application indicates that it will be an auto repair business. The definition of auto repair business as defined in the City's zoning regulation is fairly broad and encompasses a number of uses including engine repair, body work, frame straightening, painting, upholstery, steam cleaning, electrical work, tune-ups, and all other passenger vehicle repair activities not specifically listed in the definition of "vehicle service station." Will the applicant be doing body work or painting?
2. Has the applicant secured all the required New York State permits and/or licenses, etc. that may be required?
3. A parking plan indicating the location of employee and customer parking, including the location of vehicles waiting to be worked on or to be picked up after the work has been completed.
4. An outdoor lighting plan.