

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
FAX: (315) 797-6607



September 5, 2024

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, SEPTEMBER 17, 2024 at 5:00 pm** in the Common Council Chambers of Utica City Hall.

According to Section 2-29-77 of the City of Utica Zoning Ordinance, with respect to an application for a variance, the clerk of the board shall send written notice to all owners of property within 200 feet of the exterior boundaries of the subject property.

This letter shall serve as written notice of stated ordinance.

If you have any questions or concerns, contact Patti DeCarr at (315) 792-0181 or pdecarr@cityofutica.com.

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**ZONING BOARD OF APPEALS AGENDA
COMMON COUNCIL CHAMBERS – CITY HALL
SEPTEMBER 17, 2024 5:00 PM**

ZBA Case No.: 24-24

Address: 1130 Steuben Street

Applicant: John Blonner

Owner: John Blonner

Zone: RM

Area Variance

Pursuant to Section 2-29-32(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a use variance in order to utilize the above referenced property for auto sales.

The applicant received a use variance in 1999 to operate an auto sales establishment for approximately 11 vehicles. Since that time, there has been a lapse of use as an auto sales establishment. In accordance with Section 2-29-62 of the Zoning Ordinance of the City of Utica, if a nonconforming use is discontinued for a period of one year (12 consecutive months), such nonconforming use shall expire and be deemed abandoned; and any subsequent use on the same lot shall conform to the regulations of the district in which it is located. A nonconforming use shall not be expanded beyond the area of the existing structure in which the use is located, unless granted a use variance from the Zoning Board of Appeals.

The applicant is proposing to re-establish the auto sales yard and expand to approximately 32 vehicles for sale at this location. The applicant has indicated that repairs will not take place at this location. Only interior and exterior cleaning will take place to prepare the vehicles for sale.