



CITY OF UTICA

Department of Urban & Economic Development
1 Kennedy Plaza, Utica, New York 13502
(315) 792-0181 fax: (315) 797-6607

ROBERT M. PALMIERI
MAYOR

BRIAN THOMAS, AICP
COMMISSIONER

**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS - CITY HALL
FEBRUARY 9, 2016 5:00 PM**

ZBA Case No.: 02-16

805 Varick Street

Applicant: Thomas Powers

Owner: Thomas Powers

Zone: CN

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 a small addition in the rear of the building at the above referenced property.

The applicant is proposing to construct a 21' 7" x 12' one story addition in the rear of the property. In accordance with Section 2-29-581 of the Zoning Ordinance of the City of Utica, where a single lot extends between two (2) streets of equal width, either street may be deemed as that upon which the property fronts, but only one (1) street shall be so deemed. The property fronts on Varick Street, therefore, the applicant is seeking an area variance for a reduction in the rear yard setback. 25' is the minimum required rear yard setback in a Neighborhood Commercial zoning district and the applicant is proposing approximately 5' from the rear property line.

ZBA Case No.: 03-16

2270 Dwyer Avenue

Applicant: Utica Sign & Graphics

Owner: CABVI

Zone: I-1

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 install signage at the above referenced property.

The applicant is proposing to install signage on two sides of the building. In accordance with Section 2-29-340 of the Zoning Ordinance of the City of Utica, the maximum permitted signage in an I-1 zoning district is 90 sf for facial signs. The applicant is seeking area variances in order to install several signs:

1. 3' x 24' 6" (73.5 sf) which will have the business logo and read "CABVI Central Association for the Blind and Visually Impaired."
2. 11" x 134" (10.25 sf) which will read "UTICA INDUSTRIES."
3. 8" x 24" (1.3 sf) which will read "2270."
4. 10' x 43' (430 sf) which will have the business logo and read "CABVI Central Association for the Blind and Visually Impaired."
5. 2' 5" x 30' (72 sf) which will read "UTICA INDUSTRIES."

ZBA Case No.: 03-16
2633 Genesee Street
Applicant: Court Street Children's Center
Owner: Christopher/Katherine Carfagno

Zone: OP-R
Special Use Permit

Pursuant to Section 2-29-88 of the Zoning Ordinance of the City of Utica, the applicant is seeking a special use permit in order to operate a day care center at the above referenced property.

In accordance with Section 2-29-232 of the Zoning Ordinance of the City of Utica, a day care center requires a Special Use Permit from the Zoning Board of Appeals in order to operate in an Office Professional/Residential zoning district.

The applicant is proposing to expand its operations to 2633 Genesee Street. This location will provide the applicant with the additional space to accommodate up to thirty (30) additional children. The proposed hours of operation will be the same as the existing center which are 6:30 am to 5:30 pm Monday-Friday and closed on major holidays. This location will have three employees.

The applicant has stated that there is space for eight (8) off-street parking spaces and two additional in the garage. Access to the parking is on the Woodlawn Avenue side of the property. In accordance with Section 2-29-386 of the Zoning Ordinance of the City of Utica the minimum off-street parking for a day care center shall be one (1) space per employee plus one (1) space per every ten (10) children or students. The total required parking would be six (6) spaces.

The building is immediately adjacent to Genesee Street Children's Center both fronting Genesee Street and directly opposite the applicant's property on Woodlawn Avenue. The Genesee Street Children's Center has been in existence for ten years. The GSCC is located at 2631 Genesee Street. This center is licensed through the NYS Office of Children and Family Services for 72 children ranging from age 2.5 to 13. The GSCC is the sister facility to the Court Street Children's Center located at 415 Court Street which is in its 13th year of operation.