



CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT
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**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS - CITY HALL
MARCH 10, 2020 5:00 PM**

ZBA Case No.: 06-20	Zone: I-1
CTM# 318.7-1-4	Special Use Permit
Applicant: Grayson Holdings	Area Variance
Owner: New York Susquehanna & Western Railway	

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 erect a billboard at the above referenced location.

The applicant is proposing to erect a double sided digital LED billboard sign 10'6" x 36' (756 sf) at the above referenced property. The proposed height of the billboard will be 30'. 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 increase the size of the proposed sign to 756 sf where 400 sf is the maximum size allowed.

ZBA Case No.: 07-20	Zone: RS-1
105 Arlington Road	Area Variance
Applicant: Richard & Heather Cohen	
Owner: Richard & Heather Cohen	

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 add a second story to the existing attached garage. The addition will be 22' x 24' and will remain in line with the existing structure which is approximately 2'8" from the side property line. They are proposing to add additional living space to include an office and a walk-in closet. In accordance with Section 2-29-171 of the Zoning Ordinance of the City of Utica, the minimum side yard setback required is 15' in a Residential Single Family zoning district. Therefore, the applicant will be required to receive an area variance for the reduction in the side yard setback.

The exterior of the addition will be vinyl sided to match the existing house along with architectural shingles on the roof to match the existing.

ZBA Case No.: 08-20
1420 Bleecker Street
Applicant: Faiz Saleh
Owner: FSNZ Corp.

Zone: RT-1
Use Variance

Pursuant to Section 2-29-67(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking a use variance in order to operate a café/lounge at the above referenced property.

The applicant is proposing to operate a lounge/café in a Residential Two-Family zoning district. The café/lounge will serve fresh juices, coffee, tea, soft drinks, sandwiches and subs. The proposed hours of operation will be from 6:00 pm – 2:00 am Monday – Saturday and closed on Sundays. It will be a family operated business. The applicant has stated that there are six (6) off-street parking spaces available along with approximately six (6) additional on-street parking spaces in the vicinity of the proposed location. The occupancy will be approximately 25-30 people at a one time. The applicant is proposing to install security cameras for safety.