



CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA, UTICA, NEW YORK 13502
PH. 315-792-0181 | FAX. 315-797-6607

ROBERT M. PALMIERI
MAYOR

BRIAN THOMAS, AICP
COMMISSIONER

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, May 12, 2020 at 5:00 pm** via Webex from Utica City Hall. In order to access this meeting go to:

<https://cityofutica.my.webex.com/cityofutica.my/j.php?MTID=m059927717ec6e5f48952edb3c7ba9162>

To join this **Webex** meeting.

Meeting number (access code): **794 460 722**

Meeting password: **W8TsCMwuC27**

Join by phone

Tap to call in from a mobile device (attendees only)

[+1-408-418-9388](tel:+14084189388) United States Toll



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ZONING BOARD OF APPEALS MAY 12, 2020 5:00 PM

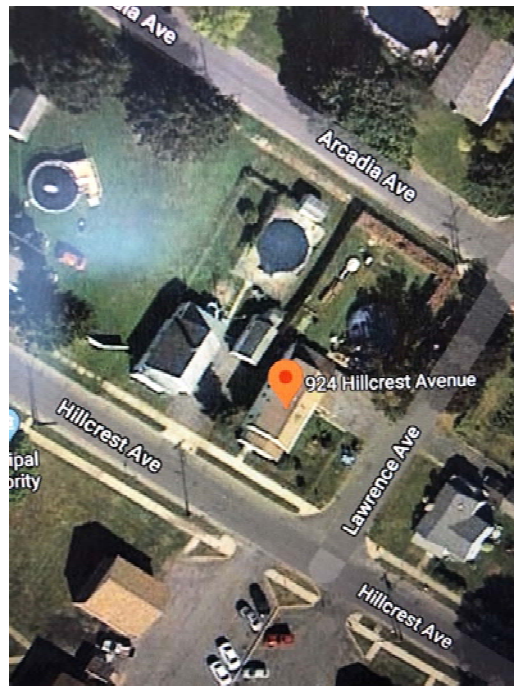
ZBA Case No.: 13-20
924 Hillcrest Avenue
Applicant: Paul/Debbie Warmuth
Owner: Paul/Debbie Warmuth

Zone: RT-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 legitimize the construction of a fence at the above referenced location.

The applicant has installed a 6' high solid wood fence in the front yard of the home which is located on a corner property. A maximum height of 3' is allowed for solid fences in the front yard in a Residential Two-Family zoning district. The applicant will be required to receive an area variance for the proposed height of the fence.

The applicant has stated that the fence is replacing a hedge row which was removed and serves to enclose a swimming pool in the yard.



ZBA Case No.: 14-20
1400 Mathews Avenue
Applicant: Lawrence Hagan
Owner: Lawrence Hagan

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 erect a fence at the above referenced location.

The applicant is proposing to install a 5' high chain link fence in the rear/side yard of the property, however, since the property is located on a corner lot, it is considered to have two front yards. The fence will run along the inside edge of the sidewalk. It will extend from the edge of the attached garage, out to the sidewalk, along the sidewalk on Louis Street and connect back at the detached garage on the property.

The applicant has stated that he wishes to have a safe and secure area for his dog without obstructing any views of the street with a solid fence.

A maximum height of 4' is allowed for open fences in the front yard in a Residential Single-Family zoning district. The applicant will be required to receive an area variance for the proposed height of the fence.



ZBA Case No.: 15-20
404 Burmont Drive
Applicant: Tami Rolchigo
Owner: Tami Rolchigo

Zone: RS-2
Major Home Occupation

Pursuant to Section 2-29-176 of the Zoning Ordinance of the City of Utica, the applicant is seeking a Major Home Occupation Permit in order to operate a hair salon at the above referenced property.

In accordance with Section 2-29-176 of the Zoning Ordinance of the City of Utica, in a general sense, a home occupation is an accessory use so located and conducted that the average neighbor, under normal circumstances would not be aware of its existence. The standards for home occupations are intended to insure compatibility with other permitted uses and with the residential character of the neighborhood, plus a clearly secondary or incidental status in relation to the residential uses of the main building as the criteria for determining whether a proposed accessory use qualifies as a home occupation.

The applicant is proposing to utilize the attached garage that has recently been utilized for living space. The owner will be the only stylist at this location. The proposed hours of operation will be Tuesday and Thursday from 9:30 am to 7:00 pm; Friday from 9:00 am to 3:00 pm and every other Saturday from 9:00 am to 3:00 pm.

The applicant has stated that there will only be one client at a time and this will allow for parking in the driveway which can accommodate four (4) cars. There will be 15 minute increments between appointments to sanitize for her protection and the protection of the clients.

A 1' x 1' sign attached to the house is permitted at the location of a home occupation.

ZBA Case No.: 16-20
1131 Albany Street
Applicant: Irnes Begic
Owner: Irnes Begic

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 erect a fence at the above referenced location.

The applicant is proposing to install a 6' high white vinyl fence on the perimeter of his property. The shape of the property is irregular. The fence will be installed in the front and side yard adjacent to the house. The fence will be placed approximately 6' back from the inside edge of the sidewalk. It will extend 69' along the Albany Street side of the property and 236' back at the Laura Street point diagonally toward the rear of the property.

A maximum height of 3' is allowed for solid fences in the front yard in a Residential Single-Family zoning district. The applicant will be required to receive an area variance for the proposed height of the fence.

