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**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS - CITY HALL
FEBRUARY 25, 2019 5:00 PM**

ZBA Case No.: 03-19
167 Genesee Street
Applicant: Paul Serianni
Owner: Christine Martin

Zone: CCBD
Area Variances

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 3D letters vertically on the front of the building spanning three floors. They will not be illuminated and finished in brushed aluminum. It will read "The WESTWOOD 167". The individual letters will be 2'2" wide and the total overall length of the sign will be 25'. In accordance with Section 2-29-340 of the Zoning Ordinance of the City of Utica, 20' is maximum allowable height of a facial sign in the central business district, therefore the applicant will be required to receive an area variance for the height of the sign.

The applicant is also proposing to reface the existing 3' x 10' projecting sign on the building. The lighting in the box sign will be updated to efficient LED's. In accordance with Section 2-29-340 of the Zoning Ordinance of the City of Utica, the maximum amount of signage in a CCBD zoning district is 50 sf. The applicant will be required to receive an area variance in order to increase the amount of signage at this location.