



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

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

BRIAN THOMAS, AICP
COMMISSIONER

**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS - CITY HALL
MARCH 13, 2018 5:00 PM**

ZBA Case No.: 02-18
1653 St. Agnes Avenue
Applicant: Salvatore Perritano
Owner: Salvatore Perritano

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 replace an existing entrance way at the above referenced property.

The applicant is proposing to remove the existing front entry way and construct a 12' x 12' entry on the front of the house.

In accordance with Section 2-29-173 of the Zoning Ordinance of the City of Utica, the minimum front yard setback in a Residential Two-Family zoning district is 25' where the applicant is proposing approximately 14'. The applicant will require an area variance for the reduction in the front yard setback.

The applicant has indicated that the neighboring properties have approximately 10' setbacks from the front property lines.

ZBA Case No.: 03-18
1600 Burrstone Road
Applicant: March Associates
Owner: Utica College

Zone: RS-2
Special Use Permit

Pursuant to Section 2-29-68 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a special use permit in order to expand a legal non-conforming use at the above referenced property.

The applicant is proposing to construct a two story structure totaling approximately 16,000 sf. The building will be constructed for the Construction Management Program and will house offices, classrooms, computer labs and a material testing lab. Six to ten faculty and staff members will work there and approximately 120 students will utilize the facility.

The proposed building will be located adjacent to Hubbard Hall and Rocco F. DePerno Hall. The project does not involve the addition of any new parking areas and will utilize the existing parking on campus.

This project will require Site Plan review and approval from the City of Utica's Planning Board.

ZBA Case No.: 04-18
327 Bleecker Street
Applicant: Paul Serianni
Owner: The Vecino Group, NY

Zone: CCBD
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 owner of the property is in the process of renovating the structure for development of 49 housing units for multi-family use.

The applicant is proposing to install signage on the face of the building. They are proposing to install individual 72" tall – 36" wide letters which read ASTERI. The address will also be included on the signage. The overall signage will be 148" x 490" (approximately 503 sf). The letters will be pvc and aluminum which will be halo lit white LED's.

In accordance with Section 2-29-340 of the Zoning Ordinance of the City of Utica, 50 sf is the maximum size permitted for a facial sign in the Central Business District and the 20' is the maximum height permitted. The applicant is proposing 503 sf and 12' high, therefore, will be required to receive an area variance for the size of the proposed sign.