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**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS - CITY HALL
SEPTEMBER 11, 2018 5:00 PM**

ZBA Case No.: 36-18
Lansing Street CTM #318.60-2-89
Applicant: Ismeta Bajrektarevic
Owner: St. Agnes Roman Catholic Church

Zone: RM-1
Use Variance
Area Variance

Pursuant to Section 2-29-67(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking an use variance in order to create parking at the above referenced property.

The applicant is seeking a use variance in a Residential Multi-Family zoning district to create parking on a vacant lot located across the street from a property that is currently owned by the applicant for rental property.

In accordance with Section 2-29-382 of the Zoning Ordinance of the City of Utica, all required off-street parking spaces shall be located on the same lot as the structure or use to which they are accessory or on a lot contiguous thereto which has the same zoning classification and is under the same ownership. In residential districts or properties adjoining residential districts, parking is prohibited in all front yards. Therefore the applicant will be required to receive an area variance for the proposed location of the cars on the lot.

The applicant is proposing to park 4-6 cars on the lot with the remainder of the area to be grass.

ZBA Case No.: 37-18
110 Patricia Lane
Applicant: Francis & Deborah Day
Owner: Francis & Deborah Day

Zone: RS-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 construct a shed at the above referenced property.

The applicant is proposing to construct an 8' x 12' (96 sf) shed in addition to an existing 96 sf shed that is currently on the property. Both sheds are 8' high. The proposed shed will be in line with the previous shed and will be the same distance (8.4') from the side property line. The new shed will be 11' from the rear property line.

In accordance with Section 2-29-492 of the Zoning Ordinance of the City of Utica, the maximum size for an accessory structure in a Residential Single-Family zoning district is 100 sf. The applicant will be required to receive an area variance to increase the size of the sheds to 192 sf.

The applicant stated that the additional space is need to store patio furniture and other seasonal incidental items. The current shed is used to store the riding mower, push mower, snow blower and tools.

ZBA Case No.: 38-18

1825 Allen Street

Applicant: Omer Galijasevic

Owner: Omer Galijasevic

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 construct a porch on the above referenced property.

The applicant is proposing to remove the small concrete steps in the front of the home and replace it with a 6' x 8 wood deck. In accordance with Section 2-29-172 of the Zoning Ordinance of the City of Utica, the minimum front yard setback in a Residential Single-Family zoning district is 25' where the applicant is proposing approximately 15'. The applicant will require an area variance for the reduction in the front yard setback.