

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

April 6, 2022

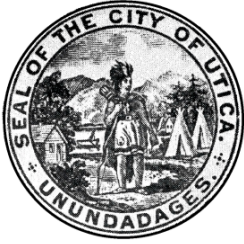
Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, APRIL 19, 2022 at 5:00 pm** in the Common Council Chambers of Utica City Hall.

According to Section 2-29-77 of the City of Utica Zoning Ordinance, with respect to an application for a variance, the clerk of the board shall send written notice to all owners of property within 200 feet of the exterior boundaries of the subject property.

This letter shall serve as written notice of stated ordinance.

If you have any questions or concerns, contact Patti DeCarr at (315) 792-0181 or pdecarr@cityofutica.com.



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**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS – CITY HALL
APRIL 19, 2022 5:00 PM**

ZBA Case No.: 04-22

342 Gilbert Street

Applicant: Thomas F. Welpé

Owner: Thomas F. Welpé

Zone: RM

Area Variance

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to install fencing at the above referenced property.

The applicant is proposing to install a 4'-6' high white vinyl fence around the perimeter of the yard which fronts on three streets (Gilbert, Catherine and Ontario Street). This is a corner property, therefore, in accordance with Section 2-29-181 of the Zoning Ordinance of the City of Utica; in the RM and R1 Districts no obstruction to vision, other than an existing building, post, column or tree, exceeding 24³ inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 30 feet distant from their points of intersection.

In accordance with Section 2-29-185 of the Zoning Ordinance of the City of Utica, the applicant will be required to receive an area variance in order to install a 4'-6' solid fence.

ZBA Case No.: 05-22

700 Tilden Avenue

Applicant: Raul Polanco

Owner: Raul Polanco

Zone: RM

Area Variance

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to install fencing at the above referenced property.

The applicant is proposing to install a 6' high solid wood fence on two sides of the property. It is proposed to install the fence along the adjacent yard area next to the home on Tilden Avenue along the front sidewalk and extend to the building in the rear of the property. A 6' high solid fence is also proposed to run along the sidewalk from the rear/side door on Mary Street to the edge of the driveway. This will enclose the parking area. A gate will be installed to allow access from the street where the existing curb cut exists.

In accordance with Section 2-29-185 of the Zoning Ordinance of the City of Utica, the applicant will be required to receive an area variance in order to install a 6' solid fence.

ZBA Case No.: 06-22
1506 Steuben Street
Applicant: Fnu Varasami
Owner: Fnu Varasami

Zone: RM
Area Variance

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to install additional fencing at the above referenced property.

The applicant is proposing to add an additional 2' of chain link fencing on top of the existing 4' chain link fence which is existing on the perimeter of the property. The applicant is also proposing to add additional screening to the fence by installing Sunny Glade Privacy Screen. This is a porous decorative concealment made of sun protected HDPE fabric with durable brass grommets for zip tie securing.

In accordance with Section 2-29-185 of the Zoning Ordinance of the City of Utica, the applicant will be required to receive an area variance in order to install a 6' solid fence.