



# 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

May 5, 2022

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, MAY 17, 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](mailto:pdecarr@cityofutica.com).



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**ZONING BOARD OF APPEALS  
COMMON COUNCIL CHAMBERS – CITY HALL  
MAY 17, 2022 5:00 PM**

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

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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.

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ZBA Case No.: 07-22  
702 Columbia Street  
Applicant: St. Joseph & St. Patrick Church  
Owner: St. Joseph & St. Patrick Church

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Zone: NMU  
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 signage at the above referenced location.

The applicant is proposing to install (2) 12' x 12' (288 sf) on the north side of the Mother Marianne's Kitchen building on Varick Street. The signs will be installed toward the top of the building at the third floor level where there is blank brick wall area. They are seeking to create visibility to the vehicular traffic on Rte 12.

The proposed signage will recognize a member of the church and historical figure Saint Marianne Cope who was canonized in 2012.

In accordance with Section 2-29-134 of the Zoning Ordinance of the City of Utica, a maximum of 40 sf is permitted for wall signage in a Neighborhood Mixed Use zoning district. Since the applicant is seeking 288 sf of wall signage, they will be required to receive an area variance for the increased size. The proposed signs will require review and approval from the City of Utica's Scenic and Historic Preservation Commission.

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ZBA Case No.: 08-22  
1426 Lenox Avenue  
Applicant: Thalia Wright-Perkins  
Owner: Thalia Wright-Perkins

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Zone: RM  
Use Variance

Pursuant to Section 2-29-32(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking a use variance in order to operate an internet lounge/bar and grill.

The applicant purchased the property in 2021 under the notion that it had previously been a tavern for 15+ years. The facility is set up for a bar and grill with a fully equipped bar area along with a kitchen for preparing food for sit down or take out. Alcohol will be served once a license is obtained. The hours of operation will be Sunday 6:00 pm – 1:00 am, closed Monday, Tuesday through Thursday 6:00 pm – 1:00 am and Friday and Saturday 6:00 pm – 2:00 am. There will be four additional employees, who will be family members, along with the owner at this location. The applicant has stated that security cameras will be installed at the front and rear of the interior. They are also proposing to install a fence around the perimeter of the property.