

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT  
1 KENNEDY PLAZA  
UTICA, NEW YORK 13502  
PHONE: (315) 792-0181  
FAX: (315) 797-6607



July 2, 2024

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, JULY 16, 2024 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 AGENDA  
COMMON COUNCIL CHAMBERS – CITY HALL  
JULY 16, 2024 5:00 PM**

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|-----------------------------|---------------|
| ZBA Case No.: 17-24         | Zone: R1      |
| Address: 1426 Sophia Avenue | Area Variance |
| Applicant: Doretta Adams    |               |
| Owner: Doretta Adams        |               |

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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 a fence on the above referenced property.

The applicant is proposing to install a 5' high wood stockade fence in the front yard of her property. The fence will be installed on the side property line beginning 3' back from the inside edge of the sidewalk and run parallel to the neighboring driveway.

In accordance with Section 2-29-185 (c)(2) of the Zoning Ordinance of the City of Utica, all fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots, therefore, the applicant will be required to receive an area variance for the height of the proposed fence.

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|-------------------------------|---------------|
| ZBA Case No.: 19-24           | Zone: R1      |
| Address: 480 Larchmont Avenue | Area Variance |
| Applicant: Dominic Steppello  |               |
| Owner: Dominic Steppello      |               |

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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 a fence on the above referenced property.

The applicant is proposing to install a 6' high solid white vinyl fence to enclose the yard. The fence will extend off the corner of the garage toward Deerfield Drive East and run parallel to the street to meet a fence along the rear property line.

Since this is a corner lot, it is considered to have two front yards (Larchmont Avenue and Deerfield Drive East) In accordance with Section 2-29-185 (c)(2) of the Zoning Ordinance of the City of Utica, all fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots, therefore, the applicant will be required to receive an area variance for the height of the proposed fence.

|                              |               |
|------------------------------|---------------|
| ZBA Case No.: 20-24          | Zone: R1      |
| Address: 121 Arlington Road  | Area Variance |
| Applicant: Charles Scarafile |               |
| Owner: Charles Scarafile     |               |

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 a fence on the above referenced property.

The applicant is proposing to install a 6' high solid white vinyl fence to screen the yard. The existing hedge that overlaps the sidewalk will be removed. The fence will extend off the edge of the driveway and run parallel with Glenwood Road toward the rear property line. The fence will be located 2'-3' from the inside edge of the sidewalk.

Since this is a corner lot, it is considered to have two front yards (Arlington Road and Glenwood Road) In accordance with Section 2-29-185 (c)(2) of the Zoning Ordinance of the City of Utica, all fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots, therefore, the applicant will be required to receive an area variance for the height of the proposed fence.

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|---------------------------|----------------|
| ZBA Case No.: 21-24       | Zone: IMU      |
| Address: 700 Broad Street | Area Variances |
| Applicant: Brad Everdyke  |                |
| Owner: People First       |                |

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 property.

The applicant is proposing to a free-standing, two-sided sign adjacent to the building's northwest corner of the building at the intersection of Broad Street and Mohawk Street. The proposed pole-mounted sign will be 34' 7" high and 175 sf. In accordance with Section 2-29-134 of the Zoning Ordinance of the City of Utica, the maximum height of a free-standing sign in an Industrial Mixed-Use zoning district is 25' and the maximum square footage is 120 sf. The applicant will be required to receive area variances for the requested increase in height and size. The sign will read "WAREHOUSE" which will run vertically on the sign with "700 Broad St." horizontal below.