

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
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August 8, 2024

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, AUGUST 20, 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.

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**ZONING BOARD OF APPEALS AGENDA
COMMON COUNCIL CHAMBERS – CITY HALL
AUGUST 20, 2024 5:00 PM**

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

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 side 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.

ZBA Case No.: 22-24	Zone: RM
Address: 928 Jay Street	Area Variance
Applicant: Motaher Ismail	
Owner: Motaher Ismail	

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 at the above referenced property.

The applicant is proposing to install a 6' high wood solid fence on the open lot adjacent to his home on Jay Street. The proposed fence will connect to the house at 930 Jay Street at the rear of the driveway and will be installed around the perimeter of the driveway to approximately 2' from the sidewalk on Jay Street. The fence will run along the Jay Street side of the parcel, turn the corner and extend along the Pellettieri Avenue side of the property 2' from the sidewalk to the property line. The fence will be connected to the front corner of the garage.

Since this is a corner lot, it is considered to have two front yards (Jay Street and Pellettieri Avenue). 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.: 23-24	Zone: RM
Address: 803 & 805 Arnold Avenue	Area Variance
Applicant: Bruce Brach	
Owner: Sturges Manufacturing Co., Inc.	

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 legitimize the installation of a fence at the above referenced property.

The applicant has installed a 6' high chain link fence on the above referenced properties connecting an existing fence on the adjacent property. 70' of fencing has been extended along the Arnold Avenue side of the property. The fence is approximately 1'-2' from the inside edge of the sidewalk.

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.