

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



April 3, 2025

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, APRIL 15, 2025 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.

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

**ZONING BOARD OF APPEALS AGENDA
COMMON COUNCIL CHAMBERS – CITY HALL
APRIL 15, 2025 5:00 PM**

ZBA Case No.:	03-25	Zone:	RM
Address:	1019 Rutger Street	Area Variance	
Applicant:	Mohamad Nasim Bin Abul Kasim		
Owner:	Mohamad Nasim Bin Abul Kasim		

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

The applicant is proposing to install a 6' high wood solid fence to enclose the side yard and corner front yard of the home. The proposed fence will run parallel with the sidewalk on Rutger Street approximately 2' back from the inside edge of the sidewalk toward the side property line to enclose the side yard. The fence will also extend toward the corner and along Jefferson Avenue side of the home 2' from the edge of the sidewalk to the garage.

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 fence.

ZBA Case No.:	04-25	Zone:	Industrial
Address:	1006 Thorn Street	Area Variances	
	CTM # 318.062-2-19		
Applicant:	Howard Cohen		
Owner:	Mark Schultz		

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of an area variance in order construct a billboard at the above referenced location.

The applicant is proposing to construct 30' x 10' (600 sf) double sided electronic billboard.

In accordance with Section 2-29-136 of the Zoning Ordinance of the City of Utica, the applicant will be required to receive the following area variances for the proposed billboard:

1. No billboard sign shall be permitted within 300 feet of any use in the residential category as listed in the use table or within 750 feet of any use in the municipal/civic category as listed in the use table. The proposed location is directly adjacent to residential uses and within 750 feet of Lincoln Playground.
2. There must be a minimum of 1,000 feet between billboards on primary roads and a minimum of 500 feet between billboards on secondary roads and state-controlled access highways, and this distance shall be

measured in all directions. The proposed location of this billboard is adjacent to the NYS Routes 5, 8 and 12, a state-controlled access highway and there is an existing billboard almost directly across the highway from the proposed location along with several others on this corridor.

3. No billboard shall exceed 30 feet in height from ground level or 400 square feet in sign area. The proposed billboard is 38' high and 600 sf in area.
4. The name of the person(s) erecting and maintaining such sign shall be plainly marked on such sign in a manner prescribed by the Department of Codes Enforcement. This will need to be added to the proposed billboard.

The proposed billboard will require a Special Use Permit from the City of Utica Planning Board.