

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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June 4, 2026

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, JUNE 16, 2026 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
JUNE 16, 2026 5:00 PM**

ZBA Case No.: 07-26

Address: 2113 Genesee Street

Applicant: Paul Serianni

Owner: Heather Hawley

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 property.

The applicant is proposing to add signage at the property for the Cornerstone Planning Group. The proposed sign will be 126” x 78” (68.25 sf /136.5 sf total). The base will be a stone wall with the sign face incorporated into the wall. The sign will have “2113” at the top and will read “Cornerstone Planning Group, Inc. Financial, Tax and Estate Planning for your family’s future.”

In accordance with Section 2-29-134 of the Zoning Ordinance of the City of Utica, 60 sf is the maximum size free-standing sign allowed in a Neighborhood Mixed Use zoning district. Including both sides of the proposed sign, the applicant is proposing 136.5 sf. The applicant will be required to receive an area variance from the Zoning Board of Appeals for the proposed size of the sign.

The Scenic and Historic Preservation Commission voted to approve the proposed signage with the condition that the applicant remove the proposed light on the column and replace it with ground up lighting or gooseneck down lighting over the face of the sign

ZBA Case No.: 08-26

Address: 1903 Butterfield Avenue

Applicant: Sead & Sanja Vilic

Owner: Sead & Sanja Vilic

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 create parking at the above referenced property.

The applicant is proposing to create a 29’ x 21’ parking area in the front of the home between the sidewalk and the house. The house is situated on a very narrow parcel (33’ x 90’) which does not allow any space on either side of the home to access the rear yard with a vehicle. The applicant is proposing 2’ of grass area on each side of the property to remain.

In accordance with Section 2-29-166 of the Zoning Ordinance of the City of Utica, parking is prohibited in the front yard. The parking setback in a Residential Mixed zoning district shall be greater than the primary façade. Therefore, the applicant will be required to receive an area variance in order to create a parking area in the front yard.