

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  
JUNE 23, 2026 5:00 PM**

---

ZBA Case No.: 09-26

Zone: R1

Address: 8 Parkway Circle

Area Variances

Applicant: John K. Roy

Owner: John K. Roy

---

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

The parcel fronts on two street, therefore, in accordance with Section 2-29-7, on a corner lot, the two yards lying between the principal building and the two or more public streets shall be deemed to be front yards.

The applicant is proposing to install an inground pool on the Pleasant Street side of the property. In accordance with Section 2-29-184 of the Zoning Ordinance of the City of Utica, private swimming pools shall not be located within a front yard in any district. The applicant will be required to receive an area variance for the placement of the pool.

The applicant is proposing to erect a 6' high solid fence to enclose the pool area approximately 24' from the edge of the pavement on Pleasant Street. Another 6' high solid fence will be erected on the corner portion of the property. The owner will rotate the existing 10' x 16' shed and place it approximately 21' from the edge of the front of the garage. The fence will connect with the side wall of the shed and run along the Parkway Circle side of the property and cross over the front/side yard and connect back at the rear of the garage. In accordance with Section 2-29-185 of the Zoning Ordinance of the City of Utica, all solid fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots. The applicant will be required to receive an area variance for the height and location of the proposed fences. The applicant is anticipating parking the existing camper within the fenced area.

An area variance will also be required for the new placement of the existing shed. In accordance with Section 2-29-126 of the Zoning Ordinance of the City of Utica, accessory structures are not permitted in the front yard in a residential district.