



CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

PH. 315-792-0181 | FAX. 315-797-6607

ROBERT M. PALMIERI
MAYOR

BRIAN THOMAS, AICP
COMMISSIONER

September 8, 2022

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, SEPTEMBER 20, 2022 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
COMMON COUNCIL CHAMBERS – CITY HALL
SEPTEMBER 20, 2022 5:00 PM**

ZBA Case No.: 14-22
501 Deerfield Dr. East
Applicant: Dejan Dobrijevic
Owner: Dejan Dobrijevic

Zone: R1
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 legitimize the construction of a fence at the above referenced property.

The applicant has installed a 6' high wood stockade fence at the above referenced property. The property is located on the corner of Deerfield Drive East and Elmdale Avenue. In accordance with Section 2-29-126(e) of the Zoning Ordinance of the City of Utica, a corner lot has two front yard setbacks since the property fronts on two streets.

In accordance with Section 2-29-585 of the Zoning Ordinance of the City of Utica, all solid fences measuring more than three feet high are prohibited in the front yard. The applicant will be required to receive an area variance for the installation of the 6' solid fence.

In accordance with Section 2-29-585 of the Zoning Ordinance of the City of Utica, all fences shall be installed with the posts and rails of the structure exposed to the interior of the area being fenced.

ZBA Case No.: 15-22
315-317 Court Street
268 Genesee Street
318.50-1-3, 4, 318.49-2-61, 63, 64, 66, 67, 68, 69
Applicant: Michael Pezzolanella
Owner: 315 Court St. LLC

Zone: CBD
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 erect a fence at the above referenced property.

The applicant is proposing to replace a temporary construction fence and install 6' high ornamental picket style black steel commercial fencing around the perimeter of the parking areas around the building at 315-317 Court Street.

In accordance with Section 2-29-585 of the Zoning Ordinance of the City of Utica, fences are not permitted in a Central Business District. Therefore, the applicant will be required to receive an area variance for the location of the fence.

ZBA Case No.: 16-22
1339 Mary Street
Applicant: Amar Rekić
Owner: Amar Rekić

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

The applicant has installed a 6' high white vinyl solid fence at the above referenced property. The property is located on the corner of Mary Street and Tilden Avenue. In accordance with Section 2-29-126(e) of the Zoning Ordinance of the City of Utica, a corner lot has two front yard setbacks since the property fronts on two streets.

In accordance with Section 2-29-585 of the Zoning Ordinance of the City of Utica, all solid fences measuring more than three feet high are prohibited in the front yard. The applicant will be required to receive an area variance for the installation of the 6' solid fence.