

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 9, 2026

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, APRIL 21, 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
APRIL 21, 2026 5:00 PM**

| | | | |
|---------------|---------------------------|---------------|-----|
| ZBA Case No.: | 02-26 | Zone: | NMU |
| Address: | 1245 Mohawk Street | Area Variance | |
| Applicant: | Joseph and Deborah Priore | | |
| Owner: | Joseph and Deborah Priore | | |

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 an accessory structure at the above referenced property.

The applicant constructed an accessory structure in the rear yard approximately 13 years ago approximately 8-10” from the side property line. The applicant stated that they enclosed a portion of an existing patio to create a backyard bar area.

In accordance with Section 2-29-126(d)(5)(F) of the Zoning Ordinance of the City of Utica, the minimum setback for an accessory structure is 5’. The applicant is seeking an area variance for the reduction in the side yard setback to approximately 8-10”.