

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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May 7, 2026

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, MAY 19, 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](mailto:pdecarr@cityofutica.com).

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**ZONING BOARD OF APPEALS AGENDA  
COMMON COUNCIL CHAMBERS – CITY HALL  
MAY 19, 2026 5:00 PM**

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ZBA Case No.: 03-26	Zone: RM
Address: 1 Shaw Street	Area Variance
Applicant: Saphar Art	
Owner: Saphar Art	

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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 construct a fence at the above referenced property.

The applicant is proposing to replace the existing 3’ high picket style fence with a 6’ high solid wood fence. The fence will run along the front of the home and side yard in line with the public sidewalk.

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 proposed fence.

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ZBA Case No.: 04-26	Zone: R1
Address: 603 Mapledale Avenue	Area Variance
Applicant: Joseph Zhuk	
Owner: Joseph Zhuk	

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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 construct a fence at the above referenced property.

The applicant is proposing to construct a 6’ high white vinyl fence along the Oakdale Avenue side of the property. The fence will extend off the rear corner of the house out toward the street. It will run parallel with Oakdale Avenue and return to the rear of the property toward the hedgerow.

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 proposed fence.

ZBA Case No.: 05-26	Zone: R1
Address: 1107 Ontario Street	Area Variance
Applicant: Frank Mutolo	
Owner: Frank Mutolo	

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 construct a fence at the above referenced property.

The applicant is proposing to construct a 5' high metal open style fence along the Girard Street side of the property. The fence will be located at the inside edge of the sidewalk and will extend approximately 120'. The hedgerow that runs along the Girard Street side of the property has been removed and will be replaced with the proposed fence.

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 proposed fence.

ZBA Case No.: 06-26	Zone: RM
Address: 506 Nichols Street	Use Variance
Applicant: Qi Wang	
Owner: Castle Rock Capital LLC	

Pursuant to Section 2-29-32(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a use variance in order to convert the existing property into a large mixed-use structure.

Mixed use – large structures are not a permitted use in a Residential Mixed zoning district, therefore, the applicant is seeking a use variance for this proposal. In accordance Section 2-29-7 of the Zoning Ordinance of the City of Utica, a large mixed-use structure is defined as a building which contains five or more families living independently of each other in five separate dwellings units located above the ground floor of an institutional, civic, office, commercial, or retail use.

The applicant is proposing to convert the existing two-story building into a four-story building which will contain 30 residential apartment units with ground floor commercial space. The total size will be approximately 44,000 sf with on-site parking for 30-40 vehicles. 24 of the apartments will be one-bedroom units and 6 apartments will be two-bedroom units.

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 construct two additional floors to the existing two-story building. In accordance with Section 2-29-126(6)(A) of the Zoning Ordinance of the City of Utica, the maximum height for a structure in a Residential Mixed zoning district is three stories.

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 reduce the minimum required parking spaces for the project. The applicant is proposing to purchase a vacant lot adjacent to the property on Bleecker Street for parking for the project. The proposed parking will be for approximately 30-40 cars. In accordance with Section 2-29-165 of the Zoning Ordinance of the City of Utica, the minimum required parking for a mixed use – large structure is 2 spaces per 1,000 GFA. The proposed structure will be 44,000 sf, a minimum of 88 spaces are required.