

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
AUGUST 18, 2026 5:00 PM**

ZBA Case No.:	AV-26-001	Zone:	RM
Address:	1136-1138 Dudley Avenue		Area Variance
Applicant:	Nurma Bi Noor Khan		
Owner:	Nurma Bi Noor Khan		

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 a fence at the above referenced property.

The property at 1136 Dudley Avenue is a two-family residential home with an adjacent vacant lot at 1138, both owned and maintained as one residential property. The applicant seeks approval to install a 6-foot-high chain-link fence enclosing both properties to enhance privacy, security, and clearly define boundaries. The fence will be compatible with the neighborhood, installed within property lines, and will not negatively impact adjacent properties or traffic visibility.

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.:	AV – 26-0002	Zone:	RM
Address:	814 Eleanor Place		Area Variance
Applicant:	Ayethiri Yute		
Owner:	Ayethiri Yute		

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 installation of a fence at the above referenced property.

The owner has installed a 6-foot high wood stockade fence on the front/side yard facing Kossuth Avenue to enhance privacy and security. The applicant stated that the neighbors on each side of the property are in support of the fence. The property is a corner lot with limited yard space, and the variance request aims to accommodate the fence without impacting the neighborhood's character. The back door to the garage opens into this area which allows for the family to access the yard area safely.

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 fence.