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

November 5, 2026

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, NOVEMBER 17, 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
NOVEMBER 17, 2026 5:00 PM

ZBA Case No.:	AV-26-0006	Zone: R1
Address:	1000 Sherman Drive	Area Variance
Applicant:	Heather Monroe	
Owner:	Heather Monroe	

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 applicant is seeking an area variance to construct a 6-foot high fence around the backyard extending to the front corners of the house. The property is a corner lot at Gibson and Sherman, and the fence is intended to replace previously removed trees to maintain privacy without altering the neighborhood character or impacting adjacent properties.

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.

In accordance with Section 2-29-181(b) of the Zoning Ordinance of the City Utica, which states in the RM and R1 Districts no obstruction to vision, other than an existing building, post, column or tree, exceeding 24” inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 30 feet distant from their points of intersection.