



PUBLIC NOTICE
PLANNING & ZONING HEARING
YOUNGTOWN, ARIZONA

AGENDA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the Youngtown Planning and Zoning Hearing Officer and the General Public that a hearing open to the public will be held on **November 15, 2016 at 1:30 p.m.** in the Clubhouse, 12033 N. Clubhouse Square, Youngtown, AZ., to take testimony pursuant to an appeal:

ADJ Case 16-03- Regal Road Health Holdings, LLC (Sunview Health and Rehabilitation Center) owner of the property located at 12207 N. 113th Avenue, Youngtown, AZ 85363.

1. Call to Order

Case ADJ 16-03 Variance requested to the Town of Youngtown Town Code, Title 17 Zoning, Chapter 17.24 R-3 Single Family Dwelling District, Section 17.24.040 Front Yard Regulations, and Chapter 17.52 General Provisions, Section 17.52.050 Height in required yards.

Applicant seeks a variance from the strict application of the Zoning Code for property located at 12207 N. 113th Avenue, Youngtown, Arizona. 85363. The applicant seeks a variance from the requirements of Title 17 Zoning, Chapter 17.24 R-3 Single Family Dwelling District, Section 17.24.040 Front Yard Regulations, and Chapter 17.52 General Provisions, Section 17.52.050 Height in required yards to allow for an oxygen storage tank to be placed within the 25' front yard designated by the Zoning Code. The effect of the variance will be to allow for installation of the oxygen tank to meet the ventilation needs of the facility. The only available location on the site which meets the clearance distances from the building required by code for safety, places the enclosure of the tank within the 25' front yard. The existing site is long and narrow. The proposed enclosure will be placed at an angle to the street with the closest corner at 5'-6". The enclosure will be constructed of materials compatible with the existing building and will screen the oxygen tank and equipment. The adjacent properties across the 113th Avenue right of way are the parking area for the existing commercial building zoned C-1 and the parking for the Sunview facility zoned PAD.

- A. Staff Report**
- B. Applicant Presentation**
- C. Open Public Hearing and take testimony from the public related to this variance request.**
- D. Close Public Hearing**
- E. Planning & Zoning Officer Discussion and/or Action Re: Recommendation to the Board of Adjustment to approve, deny or approve with conditions the variance request for ADJ Case 16-03.**

The Board of Adjustment decision shall be rendered at a hearing on **December 1, 2016 at 7:00 p.m.**

2. Adjournment.

***NOTE: Persons with special accessibility needs, including large print materials or interpreter, should contact Town Hall office at 623-933-8286 or TDD 623-974-3665 no later than 24 hours in advance of the regular scheduled meeting time. To speak on an Agenda item, a comment form must be presented at least five (5) minutes before the Hearing. Citizens may appear before the Planning and Zoning Hearing Officer to present their views on any subject under the jurisdiction of the Planning and Zoning Hearing Officer, however, the Planning and Zoning Hearing Officer may not discuss, consider, or decide items NOT on the agenda (A.R.S. 38-431.02 (H)). Due to the limitation of time, citizens' comments are requested not to exceed five (5) minutes.**

POSTING CERTIFICATION OF THIS NOTICE

The undersigned hereby certifies that a copy of the attached notice and agenda were duly posted 5:00 p.m. on **October 27, 2016** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.

Nicole Smart, Citizen Services Specialist