



**PUBLIC NOTICE
YOUNGTOWN BOARD OF ADJUSTMENT HEARING
YOUNGTOWN, ARIZONA**

The Town of Youngtown provides notice that it will conduct its **Board of Adjustment Hearing on December 21, 2023 through in-person and technological means**. The Board of Adjustment Hearing Board may attend the hearing in-person or via video/telephone conference, as authorized by A.R.S. Section 38-431(4). The public may listen to the meeting by calling in telephonically using the conference call and meeting identification number provided below.

Case Z2023-08: Variance Request. Applicant Richard Rodriguez seeks a variance from the strict application of the Zoning Code for property located at 11121 W. Greer Ave, Youngtown, Arizona, 85363. The applicant seeks a variance from the requirements of the following:

- **Title 17 Zoning Chapter 17.24 R-3 Single family dwelling district, SECTION 17.24.040 Front yard regulations.** Code requires that all front yards in the R-3 single family dwelling district have a depth of not less than twenty-five (25) feet, except as provided in Chapter 17.52.

Applicant Richard Rodriguez is requesting a variance to allow him to have a front yard of only 15 feet in order to extend the RV garage.

- **Title 17 Zoning Chapter 17.24 R-3 Single family dwelling district, SECTION 17.24.070(B) Height regulations.** Code requires that no residential building or accessory building in the R-3 single family dwelling district have side walls that exceed eight and one-half feet in height.

Applicant Richard Rodriguez is requesting a variance on the height regulation in order to build an RV garage in the side yard with a maximum height of 20 feet.

The application and project file may be viewed by the public Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Town of Youngtown in the Community Development Department, located at 12030 N. Clubhouse Square, Youngtown, Arizona. Written comments may be sent to the Town of Youngtown, Community Development Department, 12030 N. Clubhouse Square, Youngtown, Arizona 85363. Written comments may also be submitted at the public hearings.

December 21, 2023 at 5:30 p.m.

PLACE: Join the Council Meeting by calling 1-346-248-7799

Meeting ID: 856 0027 3128

Password: 639743

Link to the Zoom Meeting:

<https://us02web.zoom.us/j/85600273128?pwd=eVBxQUJnUHpDbVdVNzIKSkNR21uQT09>

**Address for in-person attendance: Council Chambers
12033 N. Clubhouse Sq.
Youngtown, AZ 85363**

1. Call to Order
2. Roll Call
3. Consent Agenda
 - i. Approval of the Board of Adjustment Meeting Minutes of September 21, 2023 for Case Z2023-05.

Staff Report

- a. Applicant Presentation
 - b. Open Public Hearing and take testimony from the public related to this variance request.
 - c. Close Public Hearing
4. Board of Adjustment Discussion and Action to approve, deny or approve with conditions the variance request for case Z2023-08.
5. Adjournment.

***NOTE: Persons with special accessibility needs, including large print materials or interpreter, should contact the Town Hall office at 623-933-8286 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 Board of Adjustment to present their views on any subject under the jurisdiction of the Board of Adjustment, however, the Board of Adjustment 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 by **5:00 p.m. on December 18, 2023** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.



Nicole Smart, Town Clerk