

**TOWN OF YOUNGTOWN  
NOTICE OF PUBLIC HEARING**

The Town of Youngtown provides notice that it will conduct its **Planning & Zoning Hearing on September 14, 2021** through *in-person and technological* means in order to minimize the spread of COVID-19. The Planning & Zoning Hearing Officer 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 meetings by calling in telephonically using the conference call and meeting identification number provided below.

**Case No. Z2021-06: Variance Request.** Applicant seeks a variance from the requirements of **Title 17 Zoning, Chapter 17.24 R-3 Single Family Dwelling District, and Section 17.24.050 Side Yard Regulations.** Except as provided in Chapter 17.52, there shall be a side yard on each side of a building having a width of not less than seven (7) feet or fifteen (15) percent of the width of the lot, whichever amount is smaller. Corner lots shall have side yards having a width of not less than seven (7) feet or fifteen (15) percent of the width of the lot, whichever is smaller. Applicant requests that the side yard setbacks be reduced from seven (7) feet to four (4) feet to allow more space for a workshop addition, located at 10826 N. 114<sup>th</sup> Dr. Youngtown, AZ.

**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.**

**THE PLANNING AND ZONING HEARING OFFICER** will hold a public hearing and discussion and may make a recommendation to the Youngtown Board of Adjustment regarding the Variance at this meeting on:

**September 14, 2021 at 1:30 P.M.**

**PLACE:** Join the Planning and Zoning Hearing by calling  
1-346-248-7799

**Meeting ID:** 893 2422 6541

**Password:** 125406

**Link to the Zoom Meeting:**

<https://us02web.zoom.us/j/89324226541?pwd=U2hQTFpvaDJ4VFFwcTUxNDMySXJ6dz09>

**Address for in-person attendance:** Council Chambers  
12030 N. Clubhouse Sq.  
Youngtown, AZ 85363

**THE BOARD OF ADJUSTMENT** will hold a hearing and discussion on the Variance and may vote to approve, approve with conditions, or deny the request at its meeting on:

**October 7, 2021 at 5:30 P.M.**

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

**Meeting ID:** 820 6140 0362

**Password:** 588966

**Link to the Zoom Meeting:**

<https://us02web.zoom.us/j/82061400362?pwd=ZmNoREFwN0hKc2JtbE93d3B2TIQxdz09>

**Address for in-person attendance:** Council Chambers  
12030 N. Clubhouse Sq.  
Youngtown, AZ 85363

*For more information, contact Nicole Smart, Town Clerk, Town of Youngtown, 12030 N. Clubhouse Square, Youngtown, AZ 85363 or call 623-933-8286.*

*The Town of Youngtown endeavors to make all public meetings accessible to persons with disabilities. Please call 623-933-8286 at least 48 hours prior to the meeting to request a reasonable accommodation to participate in these meetings. All interested citizens are invited to attend and provide testimony on these proposed special use requests.*

I, NICOLE SMART, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THIS PUBLIC NOTICE FOR **CASE Z2021-06** WAS POSTED IN THREE PLACES ON THE **26TH DAY OF AUGUST, 2021.**

**/N/NICOLE SMART**

Nicole Smart, Town Clerk