



**PUBLIC NOTICE
PLANNING & ZONING HEARING
YOUNGTOWN, ARIZONA**

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 and Zoning Hearing Commissioner 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. 114th 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.

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

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1. Call to Order

- 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 Case Z2021.06.**

The Board of Adjustment decision shall be rendered at a hearing on **October 7, 2021 at 5:30 p.m.**

2. Adjournment.

***NOTE: Persons with special accessibility needs, including large print materials or interpreter, should contact the 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 by **5:30 p.m., August 26, 2021** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.



Nicole Smart, Town Clerk