



PUBLIC NOTICE

PLANNING & ZONING HEARING YOUNGTOWN, ARIZONA AGENDA

The Town of Youngtown provides notice that it will conduct its **Planning & Zoning Hearing on February 21, 2023** through *in-person and technological* means. 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 Z2023-02: Variance Request. Applicant Jalil Talaie seeks a variance from the strict application of the Zoning Code for property located at 11100 W. Michigan Avenue, Youngtown, Arizona. 85363. The applicant seeks a variance from the requirements of **Title 17 Zoning, Chapter 17.36 C-2 Commercial District, Section 17.36.040 Fence and Free-Standing Wall Regulations.** Fence or free-standing walls shall not exceed six feet in height in side or rear yard. Fences may be solid, of any approved fencing material except barbed wire, but may have a barbed wire protector along top; protector must be straight in line with fence or slope in. Fences in front yards may not exceed two and one-half feet in height. The effect of the variance will be to increase the fence height requirement in the side and rear yard to eight (8).

February 21, 2023, at 1:30 P.M.

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

Meeting ID: 891 7962 8831

Password: 238508

Link to the Zoom Meeting:

<https://us02web.zoom.us/j/89179628831?pwd=ZHJ1TUMzRTBPMXpEMUtSWHdBa0s3QT09>

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

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 Z2023-02.**

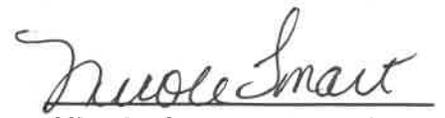
The Board of Adjustment decision shall be rendered at a hearing on **March 2, 2023 at 5:30 p.m.**

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 by **5:00 p.m.** on **February 3, 2023** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.


Nicole Smart, Town Clerk