



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 Planning & Zoning Hearing open to the public will be held on **February 5, 2019 at 1:30 p.m.**, in the Council Chambers, 12033 N. Clubhouse Square, Youngtown, AZ., to take testimony related to an appeal.

DATE: February 5, 2019
TIME: 1:30 PM
PLACE: TOWN COUNCIL CHAMBERS
12033 N. CLUBHOUSE SQUARE

Case Z19-01 - Request for a Variance for property located at 11404 N. 112th Drive, Youngtown, Arizona 85363. Applicant seeks a variance from the requirements of **Title 17 Zoning, Chapter 17.24 R-3 Single Family Dwelling District, 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, and **Section 17.24.060 Rear Yard Regulations:** Except as provided in Chapter 17.52, rear yards shall have a depth of not less than thirty-five (35) feet or twenty (20) percent of the lot, whichever, is smaller. Applicant is requesting to reduce the side yard width from seven (7) feet to 5.5 feet, and the back yard to be reduce from twenty (20) feet to 5.5 feet to build an addition of 970 square feet of living space that will be attached to the primary residence.

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 Z19-01**

The Board of Adjustment decision shall be rendered at a hearing on **February 21, 2019, 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 **6:00 p.m. on January 16, 2019** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.


Nicole Smart, Deputy Town Clerk