



PUBLIC NOTICE

YOUNGTOWN BOARD OF ADJUSTMENT YOUNGTOWN, ARIZONA AGENDA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Youngtown Board of Adjustment and the General Public that the Board of Adjustment will hold a hearing, open to the public, to take testimony pursuant to an appeal on:

DATE: February 21, 2019
TIME: 5:30 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
2. Roll Call
3. Consent Agenda

Approval of the October 4, 2018, Board of Adjustment Case Z18-06 Board Meeting minutes.

- 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

4. Board of Adjustment Discussion and Action to approve, deny or approve with conditions.
5. 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 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 **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.

A handwritten signature in cursive script that reads "Nicole Smart". The signature is written in dark ink and is positioned above the printed name.

Nicole Smart, Deputy Town Clerk