



**PUBLIC NOTICE
YOUNGTOWN BOARD OF ADJUSTMENT HEARING
YOUNGTOWN, ARIZONA**

The Town of Youngtown provides notice that it will conduct its **Board of Adjustment Hearing on March 2, 2023** through *in-person and technological* means. The Board of Adjustment 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) feet.

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.

March 2, 2023 at 5:30 p.m.

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

Meeting ID: 818 3287 5544

Password: 564544

Link to the Zoom Meeting:

<https://us02web.zoom.us/j/81832875544?pwd=VjVYampSS01obnRsK0dtRFNvMFhXUT09>

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Consent Agenda**

Staff Report

- a. **Applicant Presentation**
- b. **Open Public Hearing** and take testimony from the public related to this variance request.
- c. **Close Public Hearing**

4. **Board of Adjustment Discussion and Action to approve, deny or approve with conditions the variance request for case Z2023-02**

5. **Adjournment.**

***NOTE: Persons with special accessibility needs, including large print materials or interpreter, should contact the Town Hall office at 623-933-8286 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 **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