



**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 September 21, 2023** through *in-person and technological* means. The Board of Adjustment Board 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 meeting by calling in telephonically using the conference call and meeting identification number provided below.

Case Z2023-05: Variance Request. Applicant Dean Bolton seeks a variance from the strict application of the Zoning Code for property located at 11102 W. Florida Avenue, Youngtown, Arizona. 85363. The applicant seeks a variance from the requirements of **Title 17 Zoning, Chapter 17.24 R-3 Single Family Dwelling District, 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 amount is smaller. Applicant Dean Bolton is requesting a variance on the yard percentage to build a new detached garage 30' x 40' 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.

September 21, 2023 at 5:30 p.m.

PLACE: Join the Meeting by calling 1-346-248-7799

Meeting ID: 813 1182 5893

Password: 516320

Link to the Zoom Meeting:

<https://us02web.zoom.us/j/81311825893?pwd=ZkpCdXJZTWFYSW5idUZMM0xTc2RaQT09>

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

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - i. **Approval of the Board of Adjustment Meeting Minutes of March 2, 2023 for Case Z2023-01 and Z2023-02.**

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 Z2023-05.**
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 August 22, 2023** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.



Nicole Smart, Town Clerk