

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR1722701
ADMINISTRATIVE EXCEPTION CASE NO PAE1722704

LOCATION: 521 NOLAN AVENUE

APPLICANT: Rodney V. Khan / Khan Consulting, Inc.

ZONE: "R1R" - (Restricted Residential) Zone

LEGAL DESCRIPTION: Portion of Lot 70, Tract No. 4881

PROJECT DESCRIPTION

A Variance and Administrative Exception to allow the construction of a new 2,486 square-foot single family house and attached two-car garage on an 8,790 square-foot vacant hillside lot without providing the required minimum street front setback and driveway length and with uncovered stairs projecting into the front setback greater than what is permitted, and exceeding the maximum 32-foot building height allowed in the "R1R" - (Restricted Residential) Zone, Floor Area Ratio District II, described as a Portion of Lot 70, Tract No. 4881.

CODE REQUIRES

1. A minimum 15-foot street front setback. (30.11.030)
2. Any driveway serving a parking area shall be a minimum of eighteen (18) feet in length in the R1R zones, from the back of the sidewalk or the property line where no sidewalk exists. (30.32.130)
3. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps, ramps, and landings may project into the required setback area for a distance of three (3) feet in the ROS, R1R and R1 zones. (30.11.070)
4. No primary building in the R1R and ROS zones shall exceed two (2) stories in height or exceed a height of thirty-two (32) feet pursuant to the definition of height set forth in this title. (30.11.040)

APPLICANT'S PROPOSAL FOR A STANDARDS VARIANCE

1. A 5-foot street front setback.
2. A 6-foot, 1 3/4-inch driveway length.
3. Uncovered stairs projecting into the street front setback area for a length of 11 feet.

APPLICANT'S PROPOSAL FOR AN ADMINISTRATIVE EXCEPTION

1. To allow the construction of a new 2,486 square-foot house and attached two-car garage with a height of 36 feet.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 1 "Existing Facilities" exemption, pursuant to Section 15301 of the State CEQA Guidelines because the project involves negligible expansion of an existing use.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **April 18, 2018**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.43 and 30.44. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns. If you desire more information on the proposal, please contact Kathy Duarte, in the Community Development Department, Planning Division at (818) 937-8163 or kduarte@glendaleca.gov, where the files are available. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development Department. *Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section.* **WEBSITE INTERNET ADDRESS:** <https://www.glendaleca.gov/government/agendas-minutes>

Ardashes Kassakhian, The City Clerk of the City of Glendale