

August 9, 2018

Stepan Chavdarian  
842 Norton Avenue  
Glendale, CA 91202

**RE: 842 NORTON AVENUE  
REASONABLE ACCOMMODATION  
CASE NUMBER PRACCOM 1805812**

Dear Mr. Chavdarian:

On August 2, 2018, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.52, **APPROVED WITH CONDITIONS** your application for a Reasonable Accommodation to construct a one-story, 466 square-foot rear addition to an existing dwelling unit without providing the required two (2) car garage, and located in the "R1" Low Density Residential Zone, Floor Area District II, addressed at **842 Norton Avenue**, in the City of Glendale, County of Los Angeles.

After considering the evidence presented with respect to this application, the Director of Community Development has **APPROVED WITH CONDITIONS**, your application based on the following findings:

- A. The dwelling is occupied by a person with a disability, as defined under the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, herein known as the "Acts". The disabled individual, a minor, lives in the dwelling unit under the care of the property owner and meets the definition of disabled under the Act. The house is currently a two bedroom single family house at 1,030 square feet. The family also has a teenage daughter who needs her own room. Currently the individual is sharing a room with his parents. This situation has become awkward and has hindered the growth of the individual as well as the ability of the parents to sleep. The requested room addition in the proposed location will allow the son to have his own room while being in close proximity to the parents' room.
  
- B. The requested accommodation is necessary to make the dwelling/property more functional for the disabled resident and his family. The subject dwelling contains two bedrooms, whereby the individual is currently sharing a bedroom with his parents. The other room is used by a teenage daughter. The additional room is needed in order for the individual to grow and develop. In addition, the individual requires special therapy that currently takes place in the shared bedroom with the parents. The addition of a new bedroom will allow the therapy to take place in the child's bedroom without impacting the rest of the family. The applicant has also requested a new family room to be added in conjunction with the new bedroom. Staff believes that the bedroom addition achieves the goal of providing a space for the individual and the parents as well as an area for the individual's therapy. The current house has a 300 square foot living room for family related events. **This proposed family room is not relevant to the subject request.** The property has a substandard garage. Approval of this application provides the minimal amount of floor area as well as an added bedroom to allow the family to function more efficiently due to the needs of individual.

- C. The approximately 250 square-foot bedroom addition will improve the dwelling unit's floor plan with a new bedroom and bathroom that will be directly accessible from the individual's room. The existing floor plan of the dwelling unit is constrained by the fact that the house is a two bedroom house occupied by a family with two growing children. The added bedroom and bathroom will allow the parents and disabled individual to have their own room.
- D. The requested accommodation will not impose an undue financial or administrative burden on the City. The applicant will be required to obtain permits from the Building and Safety Division for the construction of the rear addition. The applicant will pay for all construction work, materials and permits and will impose no financial or administrative burden on the city.
- E. The subject lot is located in the "R1" Low Density Residential Zone, Floor Area District II, and is improved with one existing dwelling unit that was constructed in 1938. While the existing garage is substandard in size to qualify as a two-car garage, the bedroom and bathroom addition at the rear is relatively minor in size. The land use will remain residential and the minor addition will enhance the floor plan of the dwelling allowing the disabled individual and the parents to have their own rooms. As a result, the request will not require a fundamental alteration in the overall land use and zoning program for the city.
- F. The location of the one-story, bedroom addition will be at the rear of the dwelling unit. The expanded area will not be visible from the street. As a result, the neighborhood character and prevailing street front setback of the neighborhood will largely remain unchanged. Other than the non-conforming garage, the property with the bedroom addition will comply with the remaining zoning code requirements.
- G. Traffic on Norton Avenue will not be affected by the proposed request. While the bedroom count will increase, the number of residents of the property being of the age to drive will remain the same for several years. In addition, the amount of occupants on the property will remain unchanged.
- H. The requested modification shall run with the land, as the requested modification to the building will be integrated into the existing dwelling unit. The rear bedroom addition, approximately 250 square feet, will be constructed with a permanent foundation, wood framing, stucco finish and roof to match the existing house and cannot be easily removed.

**APPROVAL** of this Reasonable Accommodation shall be subject to the following conditions:

1. That the development shall include the master bedroom and bathroom of approximately 250 square feet in substantial accord with the plans submitted with the application (except the family room will not be part of project) as well as for any modifications as may be required to meet specific Code standards or other conditions stipulated herein.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That a Design Review Board approval/exemption for the proposed rear addition shall be obtained prior to the issuance of a building permit.

4. That any future additions will require the garage to be upgraded to meet current standards or an Administrative Exception or Variance be obtained depending on the scope of the new project.

#### **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62 and Ordinance No. 5582, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections and incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **August 24, 2018**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development

**APPEAL FORMS** available on-line: <http://www.glendaleca.gov/appeals>

#### **GMC CHAPTER 30.4 PROVIDES FOR**

The rights and privileges granted by this Reasonable Accommodation will expire two years from the date of this grant unless exercised in good faith prior to such time.

#### **REVOCAION, CONTINUING JURISDICTION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Reasonable Accommodation (individual cases heard and decided upon by the Planning Hearing Officer). To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a Reasonable Accommodation at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

#### **NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Bradley Collin at (818) 548-3210 or [bcollin@glendaleca.gov](mailto:bcollin@glendaleca.gov)

Sincerely,  
Philip Lanzafame  
Director of Community Development



Erik Krause  
Deputy Director of Community Development

EK:BC:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Bradley Collin.