

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING VARIANCE CASE NO. PVAR 1800911

LOCATION: 1682 VALLEY VIEW ROAD

APPLICANT: Edward Hagobian

ZONE: "R1R" - (Restricted Residential Zone) – Floor Area Ratio District II

LEGAL DESCRIPTION: Portion of John Kennedy 73.55 acres, V. Beaudry's Mountains, as per map recorded in Book 36, Pages 67 to 71, in the City of Glendale, County of Los Angeles

PROJECT DESCRIPTION

Standards Variance to allow the continued use of an existing driveway that is not completely located on the same lot as a proposed 5,266 square-foot, two-story, single-family residence with attached 3-car garage on a 32,670 square-foot lot, zoned R1R (Restricted Residential Zone), Floor Area Ratio District II. The existing 1,320 square-foot single-family residence and detached two-car garage will be demolished.

CODE REQUIRES

(1) All required driveways leading to required parking or loading areas shall be located completely on the same lot as said parking or loading areas. GMC 30.32.130 B.

APPLICANT'S PROPOSAL

(1) To allow the continued use of an existing driveway that is not completely located on the same lot as the required parking spaces.

ENVIRONMENTAL RECOMMENDATION

The project is exempt from environmental review per State Guidelines Section 15303, Class 3 "New Construction or Conversion of Small Structures" because the project involves the construction of a single-family dwelling.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **November 14, 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 30.32. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

If you desire more information on the proposal, please contact the case planner, Aileen Babakhani, in the Community Development Department, Planning Division at (818) 937-8331, (email: ababakhani@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. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services. Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: <http://www.ci.glendale.ca.us/government/agenda.asp>

Ardashes Kassakhian
The City Clerk of the City of Glendale