

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING  
VARIANCE CASE NO. PVAR 1917961**

**LOCATION:** 326 KEMPTON ROAD

**APPLICANT:** Sipan Nazaryan

**OWNER:** Sedrak Ekimyan

**ZONE:** "R1R" — Restricted Residential Zone, Floor Area Ratio District II

**LEGAL DESCRIPTION/APN:** Lot A, P.M. 1185-A, Tract No. 9152 - (APN: 5632-006-013).

**PROJECT DESCRIPTION**

**Application for a variance to allow a 175 square-foot floor area expansion to an existing two-story, 2,586 single-family house while not providing the required street front setback and exceeding the maximum allowed 0.40 floor area ratio. The variance is required because the applicant is proposing to enclose the front entry covered porch and existing breezeway (175 square-foot total addition) located six feet from the front property line and increase the maximum allowed floor area ratio to 0.41; with the proposed addition, the total floor area for the house will be 2,761 square feet.**

**CODE REQUIRES**

- 1) The maximum allowed floor area ratio in the R1R zone, Floor Area Ratio District II is 0.40 for the first 10,000 square feet of lot area and 0.10 for each square footage of lot area thereafter.
- 2) A minimum 15-foot front setback is required in the R1R zone.

**APPLICANT'S PROPOSAL**

- 1) To allow a floor area expansion by enclosing the front covered porch and existing breezeway (175 square feet total), which will increase the floor area ratio to 0.41.
- 2) To enclose the front entry covered porch and existing breezeway at the front of the lot set back six feet from the street front property line.

**ENVIRONMENTAL DETERMINATION:** This project is exempt from environmental review as a Class 1 "Existing Facility" pursuant to Section 15301 of the State CEQA Guidelines because the proposed floor area addition to the existing house will not result in an increase of more than 50 percent of the floor area of the structure before the addition in an area where all public services and facilities are available and is not in an environmentally sensitive area.

**HEARING INFORMATION**

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **December 18, 2019**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accordance with Glendale Municipal Code, Title 30, Chapter 30.43. 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, Milca Toledo, in the Planning Division at (818) 937-8181 (email: [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov)). The files are available in the Planning Division. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in the project described above may appear at the above hearing either in person or by counsel or both and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Hearing Officer. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. 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.

Ardashes Kassakhian, The City Clerk of the City of Glendale