

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR 1726875

LOCATION: 2508 SAINT ANDREWS DRIVE
APPLICANT: Kaaren Khoudikian
OWNER: Ara Vartanian
ZONE: "R1R" (Restricted Residential) Zone, FAR District III
LEGAL DESCRIPTION: Lot 3 of Tract No. 9039

PROJECT DESCRIPTION

The applicant is requesting the approval of a standards variance to construct a new 2,010 square-foot (SF), three-story single-family residence with an attached two-car garage on a vacant 6,708 SF lot, which is less than the code-required 7,500 SF minimum lot size in the R1R (FAR District III) zone. The lot features an average current slope of 60%.

CODE REQUIRES

(1) The minimum lot size for purposes of constructing a new dwelling unit on lots divided prior to June 26, 1986 is seven thousand five hundred (7,500) square feet (GMC 30.11.030 and GMC 30.11.060).

APPLICANT'S PROPOSAL

(1) To construct a single-family residence on a vacant 6,708 square-foot lot.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption, pursuant to Section 15303 of the State CEQA Guidelines because it is a new dwelling unit in a residential zone.

HEARING: The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **January 29, 2020**, 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.

If you desire more information on the proposal, please contact Vilia Zemaitaitis, AICP, at (818) 937-8154 or vzemaitaitis@glendaleca.gov, in the Community Development Department, Planning Division, 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. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development Department not later than the hour set for public hearing before the Planning 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.

WEBSITE INTERNET ADDRESS: <https://www.glendaleca.gov/government/agendas-minutes>

Ardashes Kassakhian, The City Clerk of the City of Glendale