



June 20, 2023

Ben Ipekjian and Nellie Barnett
1335 Dorothy Drive
Glendale, CA 91202

RE: 1335 DOROTHY DRIVE
ADMINISTRATIVE EXCEPTION CASE NO. PAE-001256-3032

Dear Mr. Ipekjian and Ms. Barnett:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E), an Administrative Exception has been processed to allow a maximum three-foot reduction, or 15 percent deviation, from the required interior length/depth dimension of an existing two-car garage (20-foot interior clear width and depth required; 17-feet, 2-inches proposed width, 17-foot length/depth, and 16-foot garage door width), as required by Chart I of Chapter 30.32.180 of the Glendale Municipal Code, in conjunction with a 575 square-foot addition to the front of an existing two-story, 2,055 square-foot single-family house with an attached 364 square-foot garage. The subject property is located at **1335 Dorothy Drive**, in the "R1" (Low Density Residential) zone, Floor Area Ratio District I, and described as Lot 2, Tract No. 11594, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facility" exemption pursuant to Section 15301 of the State CEQA Guidelines, as the proposed addition will not result in an increase of more than 2,500 square feet.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, all of the required three findings can be made in support of the application. The Director of Community Development has **GRANTED WITH CONDITIONS** your application based on the following findings:

A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.

There are space restrictions on the site that preclude full compliance with Code requirements without hardship. Originally developed in 1940, the 10,260 square-foot site is currently developed with a 2,055 square-foot, two-story, single-family residence with an attached, 364 square-foot, two-car garage, setback approximately 1-foot, 8-inches from the interior property line and approximately 45-feet from the street front property line. The addition will not change the existing building footprint of the house. The applicant's proposal includes a 575 square-foot addition on the second-story towards the front of the existing house. Based on the project scope of work, the residence is required to provide a two-car, covered and enclosed parking garage with minimum interior dimensions of 20-feet wide by 20-feet deep and a minimum 16-foot wide garage door opening (GMC 30.60.040 (G)). The existing garage measurements are approximately 17-feet, 2-inches (wide) by 17-feet (length/depth) making it three feet shorter than the minimum required length/depth of 20 feet. The existing garage door is 16-feet wide. While the Zoning Code recognizes existing garages with minimum interior dimension of 16-feet wide by 18-feet deep as a two-car garage (Glendale Municipal Code section 30.60.040 G), notwithstanding, the existing garage is substandard because the proposed interior garage dimensions are 17-feet, 2-inches (width) by 17-feet (depth). For this reason, the project is required to provide minimum interior garage dimension of 20-feet wide by 20-feet deep and a minimum 16-foot wide garage door.

Meeting the minimum parking standards would require expansion of the existing garage or construction of a new two-car garage. Both options would require impractical changes to the development on the property to create a code-compliant two-car garage. To expand the garage and comply with current development standards, a minimum of two of the four existing garage walls would need to be demolished and reconstructed to accommodate the wall span at 20-feet minimum. This construction would also further exacerbate the nonconforming setback of 1-foot, 8-inches on the northern side of the garage.

Further, if the garage walls were to expand, the existing roof above the garage would need to be redesigned. For example, the garage remodel may include longer ceiling joists to effectively span across the expanded garage and redesigned with a shallower roof pitch to cover the larger footprint of the garage and avoid an awkward roof design above the garage.

Based on the above, the existing attached garage would have to be significantly altered/demolished to comply with the minimum interior dimensions. To comply with Code would require significantly altering the existing building by encroaching into the existing office, thereby creating an unnecessary hardship. To deny the Administrative Exception request to allow the existing interior garage dimensions and opening unduly restricts the flexibility for reasonable use and improvement of the property for a reasonable-sized house addition.

B. The granting of the exception will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

Granting approval of the Administrative Exception to allow the applicant to add additional floor area to the existing house will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, in which the property is located. The existing garage was built circa 1940 at the same time as the residence.

For nearly 83 years, the garage has existed on the property without causing problems to the residents or the surrounding neighborhood. The garage will continue to provide adequate parking for the occupants of the residence. The current property owners use the existing garage to park their two vehicles, and the 40-foot long driveway provides adequate space for additional parking that is outside the street front setback.

The proposal to expand the home's existing floor area requires enlargement of the existing interior garage size to 20-feet by 20-feet. As a result, the project will require design review approval for the proposed addition to the front of the house. This review will ensure the proposed addition and its design is compatible with the existing house and the neighborhood. The administrative exception request is to maintain the existing garage interior dimensions in conjunction with the construction of a 575 square-foot addition to the existing second floor. The property will remain a single-family dwelling, consistent with the intended residential land use of the R1 zone, and will, therefore, not be detrimental to the public welfare, injurious to the property, or improvements in the zone.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from Code standards. These standards have been developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. The purpose of

the minimum garage dimension standards is to provide sufficient on-site parking for residential uses and avoid the use of on-street parking. As noted in Findings A and B, the existing garage will continue to provide covered and enclosed parking for two vehicles (albeit in a smaller area than normally required) and access to those spaces, and the longer-than-average driveway will allow for parking that does not encroach into the street front setback. Thus, the existing garage length/depth of 17-feet will continue to allow access and provide sufficient parking in a two-car garage. Approval of the Administrative Exception will allow modest expansion of the existing single-family residence. The existing garage has provided onsite parking in a covered and enclosed configuration since construction in 1940. The proposed addition meets all other Zoning Code requirements for the "R1" zone, such as lot coverage, floor area ratio, and landscaping, and will allow reasonable development of the site. The existing garage has and will continue to function and provide parking for the residents. Therefore, granting the exemption will not be contrary to the objectives of the applicable regulations.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted in conjunction with the application for the Administrative Exception, except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer, or as approved by the Design Review Board. Nothing in this approval letter shall authorize the proposed project to deviate from any other Zoning Code requirements that are not specifically advertised in this application.
2. That all necessary permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That any expansion or significant modification of the dwelling which is different than what is represented as part of the Administrative Exception application, shall require a new application as determined by the Planning Hearing Officer.
4. That Design Review Board approval shall be obtained prior to issuance of a building permit. Any conditions required by the Design Review Board shall be reviewed by the Planning Hearing Officer to ensure that the intent of this approval is met.
5. That the premises, including landscaping areas be maintained in a clean orderly condition, free of weeds, trash and graffiti.

6. That the premises shall be made available to any authorized City personnel (Fire, Planning and Neighborhood Services, etc.) for inspection to ascertain that all conditions of this administrative exception are complied with.

7. That if any buildings, sidewalks, curb or gutter, fencing or landscaping areas etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.

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, 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/incompleteness may be corrected before the appeal period expires.

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before JULY 5, 2023. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Chloe Cuffel, at ccuffel@glendaleca.gov or 818-937-8162.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by an Administrative Exception shall terminate two years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

CESSATION

An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

EXTENSION

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative exception.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCACTION

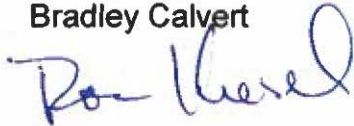
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least ten (10) days' notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. 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, Chloe Cuffel during normal business hours at her direct line (818) 937-8162 or CCuffel@glendaleca.gov, between 8:30 a.m. to 5:30 p.m. weekdays.

Sincerely,
Director of Community Development
Bradley Calvert



Roger Kiesel
Planning Hearing Officer

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); and case planner – and Case Planner Chloe Cuffel.