



September 23, 2024

Mr. Nikolay Khondkarian  
2020 Rangeview Drive  
Glendale, CA 91201

**RE: REQUEST FOR REASONABLE ACCOMMODATION  
CASE NO. PRACCOM-0005-2023  
2020 RANGEVIEW DRIVE**

Dear Mr. Khondkarian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.52, on September 23, 2024, the Director of Community Development, **APPROVED WITH CONDITIONS** your application for a Reasonable Accommodation requesting to construct a secondary driveway in the street-front and street-side setback area for the purpose of temporary storage of vehicles that does not lead to required off-street parking, and to reduce the amount of required landscaping (37% proposed where a 40% minimum is required), located at **2020 Rangeview Drive** in the R1- Low Density Residential Zone, Floor Area District I, described as Portion of Lot 4, Tract No. 3893, 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 granted, with conditions, your application based on the following findings:

- A. The dwelling is occupied and owned 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 lives in the dwelling and meets the definition of disabled under the Act. Specifically, the disability interferes with the disabled resident's ability to access the dwelling from a vehicle.
- B. The requested accommodation is necessary to make the dwelling available to an individual with a disability protected under the Acts. As noted in Finding A, the individual residing at the residence meets the definition of disabled under the Act. The request will allow a reduced distance from a vehicle to the ground floor entry level.

- C. The requested second driveway at the front yard on Elm Avenue, which would exceed the maximum allowed driveways not leading to required off-street parking, and reduce the amount of required landscaping, is an accommodation that is directly and reasonably related to the disability and is necessary to help accommodate the disabled individual's mobility to ascend and descend a vehicle closer to the ground level of the residence. Without the additional driveway, the individual would have difficulty accessing the ground floor from the rear driveway due to the more significant change in grade and distance to the front entrance.
- D. The requested accommodation will not impose an undue financial or administrative burden on the City of Glendale. The applicant will be required to obtain a building permit from the Building and Safety Division for the new driveway, and a right-of-way permit from Public Works to allow the new curb cut on Elm Avenue. The applicant will pay for all construction work, materials, and permits, and will impose no financial or administrative burden on the City.
- E. The requested accommodation will not require a fundamental alteration in the nature of the City's overall land use and zoning program. The subject lot is located in the R1- Low Density Residential Zone, Floor Area District I, and is improved with one dwelling unit and one detached garage. While the second driveway will allow a new driveway not leading to required off-street parking, and reduce the amount of required landscaping, the use of the property will not change and remains consistent with the intended use as a single-family dwelling.
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- F. The subject site is approximately 7,800 square feet and developed with a two-story 2,131 square-foot single-family residence, constructed in 1926. The new second driveway located in the front yard will be behind new landscaped hedges as conditioned that will reduce the visibility of the new driveway. The number of occupants on the property will remain unchanged. The use of the property will not change and there will be no alterations to the building. The prevailing street front setback of the neighborhood will remain unchanged.
- G. The requested modification shall not run with the land, as the accommodation is to reduce the amount of required landscaping and construct an additional driveway not leading to required off-street parking. The second driveway in the front yard must be modified in compliance with the zoning code once the disabled individuals no longer live on the property. The Director of Community Development finds that a covenant is necessary to provide notice to future owners that a reasonable accommodation has been granted and that such approval shall terminate when the subject individual with the disability vacates the premises or no longer requires the accommodation.

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

1. That the subject reasonable accommodation may continue to be used and maintained by the individual with a disability for the duration of their tenancy in the dwelling. This approval shall be terminated at such time as the individual

for whom the permit was granted no longer resides at the property, or no longer requires reasonable accommodation. The reasonable accommodation shall be removed within 60 days of the termination of the tenancy, as per Code.

2. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein.
3. That a three-foot landscaped area with hedges on both sides of the new driveway shall be provided to reduce the appearance of the new driveway from public view from the street.
4. That no vehicle may be parked in the new driveway for longer than necessary for the disabled individual to access the primary residence.
5. 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.
6. That all necessary permits shall be obtained from the Public Works Department, and all construction shall be in compliance with all applicable regulations.
7. That prior to issuance of any permits relative to this approved reasonable accommodation (PRACCOM-0005-2023), the applicant shall record a covenant in the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the decision, including that the secondary driveway at front yard shall be removed to comply with current zoning regulations or policies upon the sale of the property, or when the individual no longer resides at the property, or if the accommodation is no longer essential for the individual.
8. That the reasonable accommodation approval may be terminated by the review authority upon any interruption or cessation of the reasonable accommodation use for one (1) year or more in the continuous exercise in good faith or such right or privilege.

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.

**All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://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 OCTOBER 8, 2024.**

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.

If you should have any questions regarding this matter, please do not hesitate to contact the case planner, Columba Diaz at [codiaz@glendaleca.gov](mailto:codiaz@glendaleca.gov) or 818-937-8188.

Sincerely,



Bradley Calvert  
Director of Community Development

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