



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

October 31, 2024 <i>Decision Date</i>	1619 Bel Aire Drive, 91201 <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5622-003-002 <i>APN</i>
PADR-001255-2023 <i>Case Number</i>	Haykanush Ananyan <i>Applicant</i>
Chloe Cuffel, Planner <i>Case Planner</i>	Lusine and Garry Turdjian <i>Owner</i>

Project Summary

The applicant is proposing to construct a 96 square-foot addition to the ground floor and a 665 square-foot second-story addition to the rear of an existing 1,491 square-foot, single-story, single-family home (built in 1940). The total square-footage with the addition will be 2,156, and the existing detached, two-car garage will remain. The 7,188 square-foot lot is located in the "R1" (Low Density Residential Zone, Floor Area Ratio District I) zone.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 50% of the floor area of the structure before the addition.

Existing Property/Background

Originally developed in 1940, the project site is a flat 7,186 square-foot interior lot in the El Miradero neighborhood of west Glendale. The site was developed with a single-story 1,3square-foot Minimal Traditional residence that has been significantly altered over the years. Staff conducted a Staff Historic Evaluation and found that the property is not eligible for historic listing.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1 – FAR District: I

Although this design review does not convey final zoning approval, the project has been

reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	9,500 sq. ft.	5,971 sq. ft. – 19,159 sq. ft.	7,188 sq. ft.
Setback	35 feet	19 feet – 65 feet	34 feet
House size	2,096 sq. ft.	1,137 sq. ft. – 3,494 sq. ft.	2,156 sq. ft.
Floor Area Ratio	0.22	0.02 – 0.34	0.21
Number of stories	13 homes are 1-story & 8 homes are 2-stories	1 to 2-stories	2-story

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes **n/a** **no**

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography
- Alteration of landform minimized

Yards and Usable Open Space

yes **n/a** **no**

If "no" select from below and explain:

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space
- Use of retaining walls minimized

- Provide landscaping to reduce visual impact of retaining walls
- Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

yes **n/a** **no**

If “no” select from below and explain:

- Consistent with predominant pattern on street
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design (Existing Landscaping to Remain)

yes **n/a** **no**

If “no” select from below and explain:

- Complementary to building design and surrounding site
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

The existing conditions do not appear to comply with the minimum landscaping requirements. A condition has been included to include a revised landscaping plan that accurately shows how the project will comply with Zoning code requirements.

Walls and Fences

yes **n/a** **no**

If “no” select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located
- Stormwater runoff minimized

Proposed gate in existing driveway appears to swing out into the front setback. A condition is included to revise the drawings to show the setback of the gate (while open) and revise the location if it is within the front setback.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the project site planning remains relatively unchanged. With the building remaining centrally sited on the lot.
- The proposed addition will expand the building at the rear and will not significantly alter the yard or open space on the project site.

- Existing trees in the front yard of the property will remain, and a condition has been included to revise the drawings to show all landscaping requirements are met.
- The location of the garage will remain, and access will continue via a driveway off Bel Aire Drive. The driveway uses decorative paving and will not be altered by the current proposal.
- An existing gate on the eastern side of the property will remain. A condition has been included to show the prevailing setback of this gate, as it opens towards the street. The gate shall not encroach into the front setback when open.
- No additional walls or fences are proposed.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate proportions and transitions
- Impact of larger building minimized

Building Relates to Existing Topography

yes **n/a** **no**

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

Consistent Architectural Concept

yes **n/a** **no**

If "no" select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If "no" select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the mass, height, proportions, and architectural concept of the project are consistent with the existing residence and proposed style change.
- The addition is significantly setback from the first story and is limited to the western side of the existing building footprint to reduce overall massing.
- The addition features a hipped-roof design with a 4:12 pitch that is consistent with the roof plan of the existing house. The material will be asphalt shingles to match the existing materials.
- The site naturally slopes from west to east, so the extension of the existing basement will not need excessive excavation and the natural topography of the site will be maintained.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes **n/a** **no**

If “no” select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

Entryway

yes **n/a** **no**

If “no” select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes **n/a** **no**

If “no” select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate

The window schedule proposes recessed windows with wood sill & frames to match the existing. A condition has been included to revise the operation of the proposed windows from Sliders to Casement, Hung, or Fixed to comply with City of Glendale window guidelines.

Privacy

- yes** **n/a** **no**

If “no” select from below and explain:

- Consideration of views from “public” rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

- yes** **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors appropriate to hillside area

Paving Materials

- yes** **n/a** **no**

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Lighting, Equipment, Trash, and Drainage

- yes** **n/a** **no**

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

A condition has been included to revise the drawings to show the location of all proposed site lighting and light fixtures on the building limited to the main entry and patio doors.

Ancillary Structures

yes n/a no

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the addition’s design and detailing are compatible with the existing style of the house through the use of architectural treatments, materials, windows, and colors.
- A permit was issued in 2006 to replace the existing windows with vinyl windows, using a mix of hung and slider operations with internal grids. The operation and internal grids are no longer permitted, per the City’s Window Guidelines, but the existing windows are permitted and will remain. A condition has been included that all new proposed windows will be Casement, Hung, or Fixed in operation and will not have internal grids.
- The proposed balcony on the second story is 30 square-feet and is appropriately setback from all property lines, and modest in size. It does not pose significant privacy concerns.
- The existing residence includes a mix of brick and stone veneer as well as stucco. The addition is appropriately setback and does not pose a significant change to the front façade and will use stucco to maintain compatibility with the existing residence.
-

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. Provide a landscaping plan that identifies all landscaped and hardscaped areas and shows compatibility with minimum landscaping requirements (40% of total lot).
2. Show driveway get setback with gate open towards the street and revise location if needed to ensure the gate does not encroach into the front setback.
3. Revise the drawings to show the location of all proposed site lighting and light fixtures on the building limited to the main entry and patio doors.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey

ADDRESS/LEGAL

SITE ADDRESS 1619 BEL AIRE DR
GLENDALE CA 91201

ASSESSOR PARCEL NO. 5622-003-002
REGION / CLUSTER 03 / 03184
PROPERTY BOUNDARY DESCRIPTION TRACT NO 5010
SE 60.74 FT OF LOT 2

ZONING: R1 I
ZONING DESCRIPTION: LOW DENSITY
RESIDENTIAL
FAR DIST I

(E) BUILDING **1,491 SQ FT**

WORK DESCRIPTION

ADDITION TO THE EXISTING SFD:
96 SQ FT ADDITION ON (E)FIRST
STORY ,PROPOSED SECOND STORY ADDITION
OF 569 SQ FT

GOVERNING CODES

2020 CITY OF GLENDALE BUILDING AND SAFETY
CODE
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA GREEN CODE (CGC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ENERGY CODE (CEC)

SHEET INDEX

SHEET NO	SHEET NAME	COMMENTS
A-1	SITE PLAN	
A-1.1	SITE PHOTO SURVEY	
A-1.2	Survey Map	
A-2.1	EXISTING FLOOR PLAN	
A-2.2	EXISTING ELEVATIONS	
A-3.1	PROPOSED FLOOR PLANS	
A-3.2	EXISTING & PROPOSED ROOF PLANS	
A-4.1	PROPOSED ELEVATIONS	
A-4.2	PROPOSED COLORED ELEVATIONS	
A-5.0	PROPOSED SECTIONS, W/D SCHEDULES	

CONSULTANTS

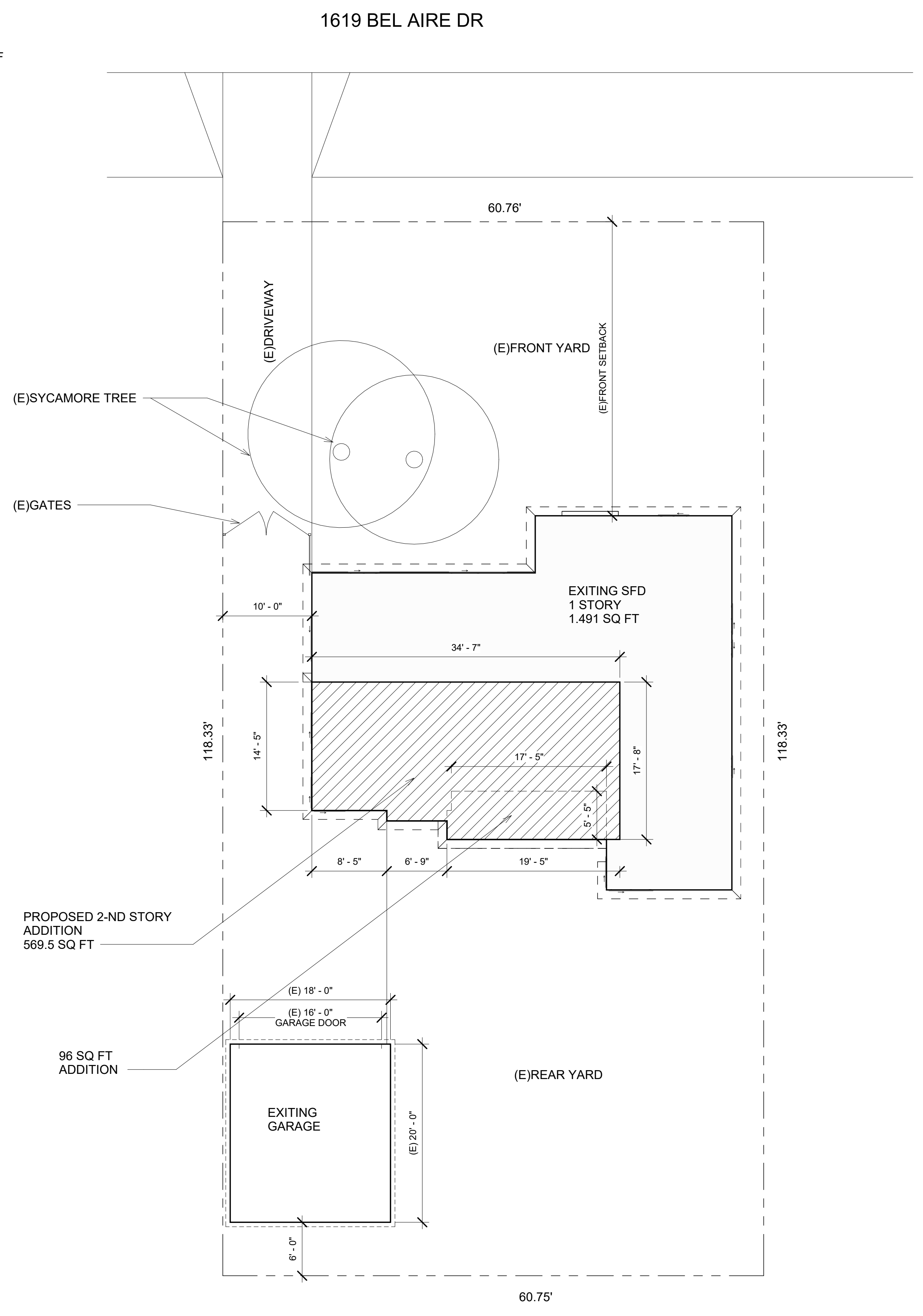
STRUCTURAL ENGINEER
ARPA TECHNOLOGY GROUP
Structural engineering, Risk Mitigation

CONTACT: ARMEN MARTIROSYAN
ADDRESS: 635 W. COLORADO BLVD., #201
GLENDALE, CA 91204
TEL NO: (818) 664-4277
EMAIL: AMARTIROSSYAN@GMAIL.COM

LOT /PARCEL AREA (CALCULATED): 7,188.7 (SF)
(E)MAIN BUILDING: 1,491.0 (S F)

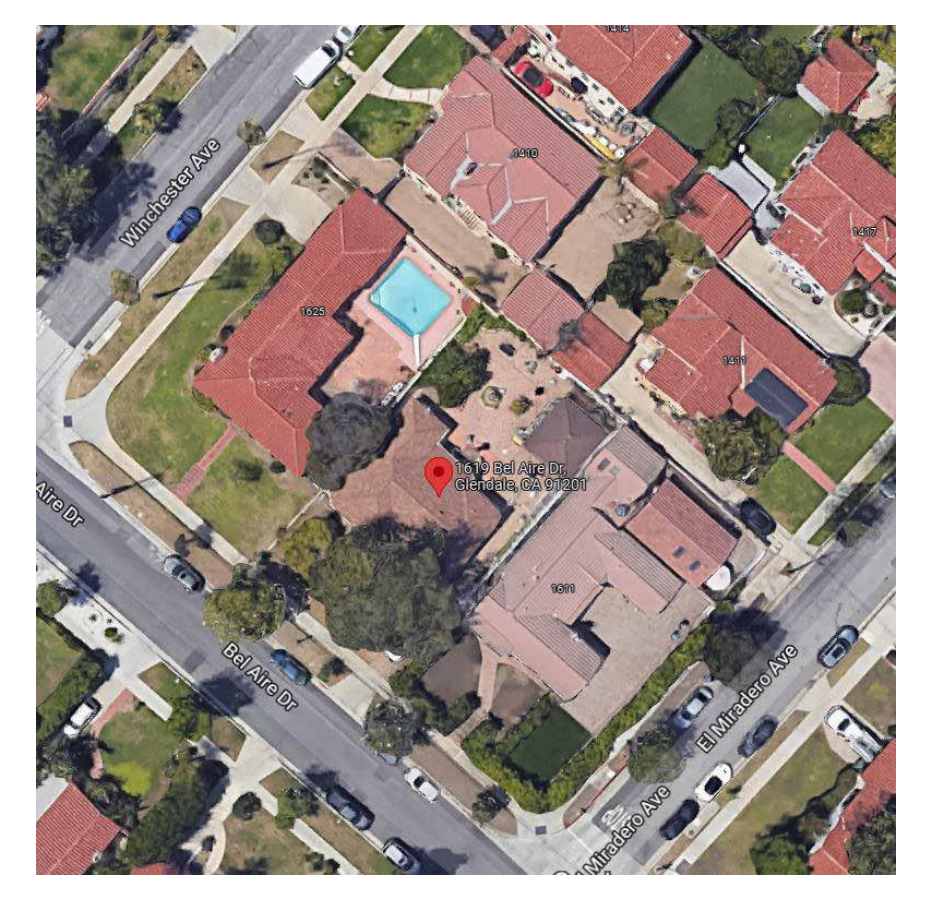
PROPOSED ADDITION: 96.0+569.5=665.5 SQ FT

FAR MAXIMUM = 7,188.7 X 0.3 = 2,156.6 SF
(E)MAIN BUILDING (1,491.0) + (N)ADDITION (665.5)= 2,156.5 SF

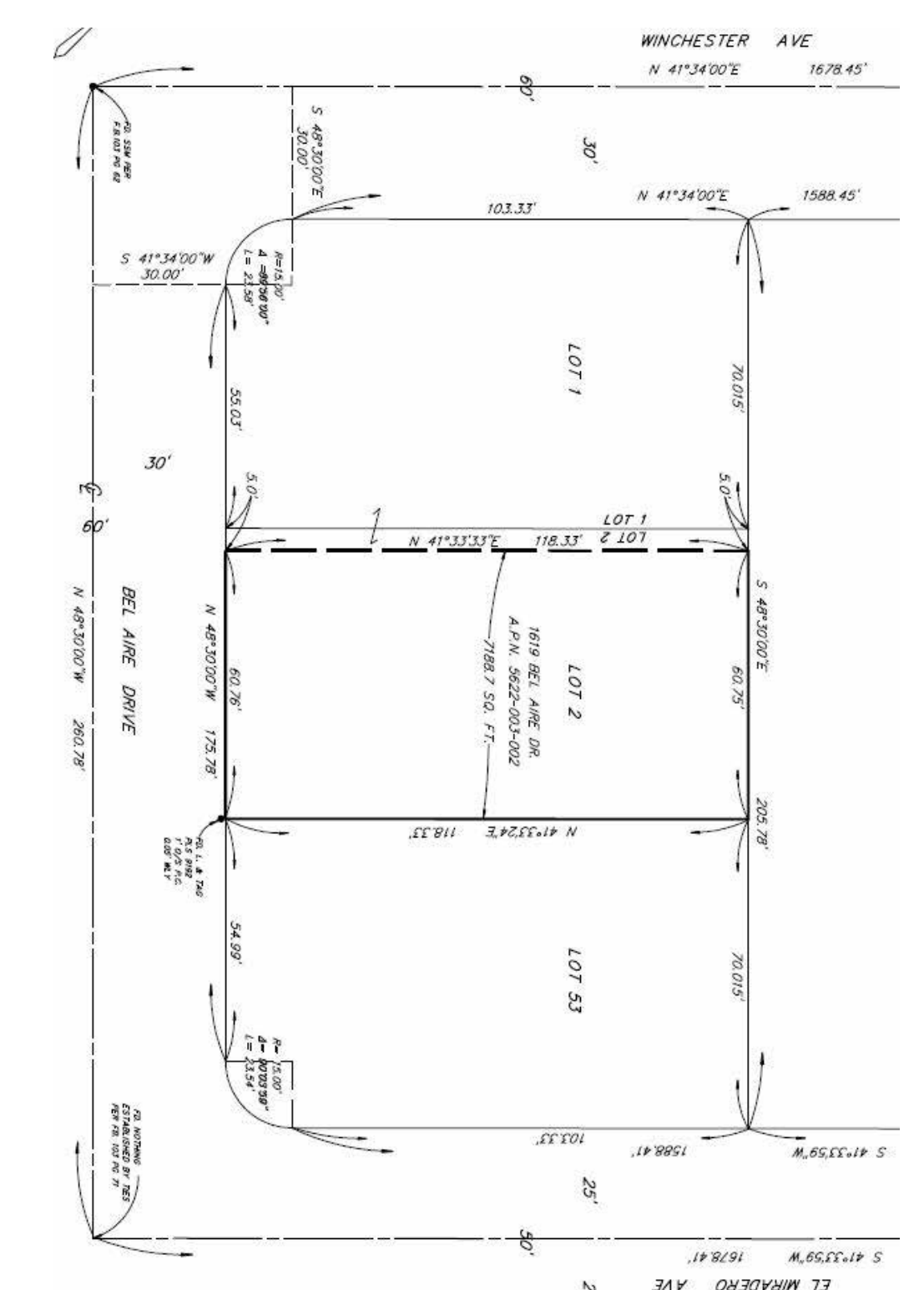


1 SITE PLAN
1/8" = 1'-0"
0' 4' 8' 16'

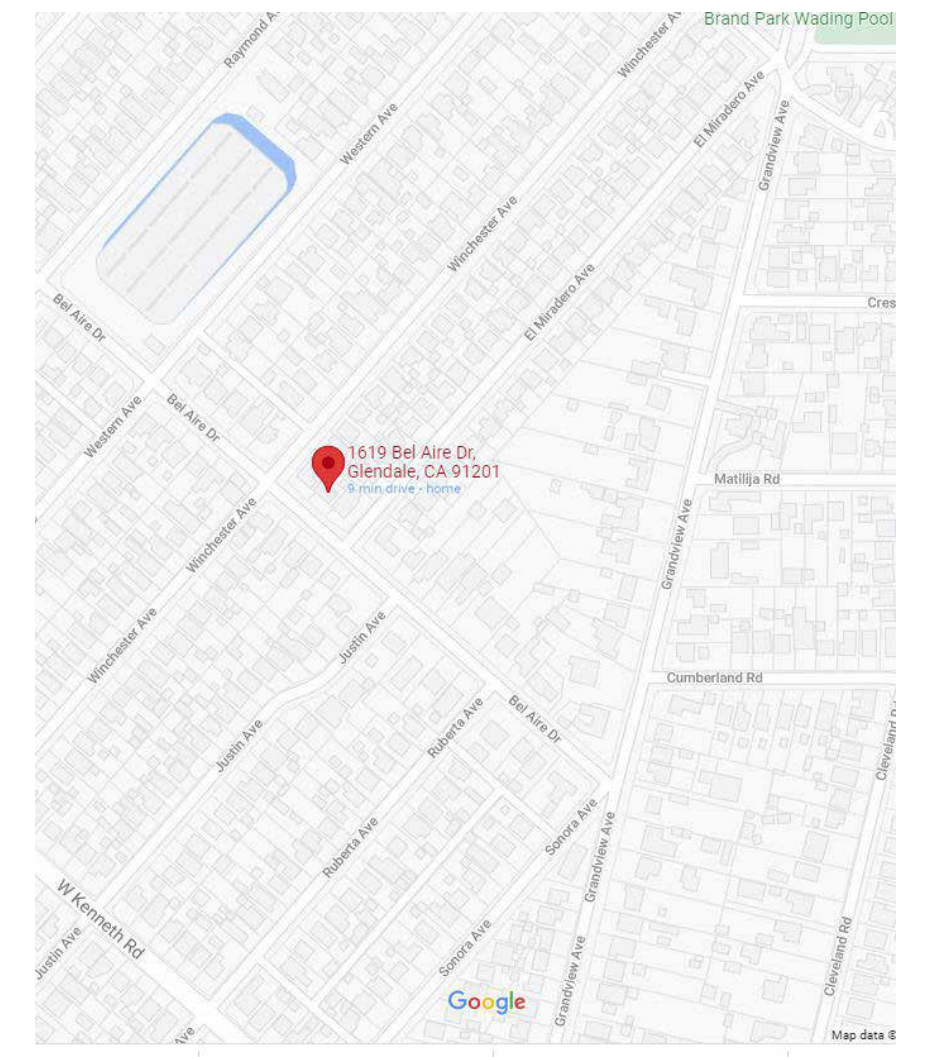
AERIAL VIEW



ASSESSOR MAP



VICINITY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arpa-
t.com

8/2/2024 2:52:26 PM

REVISIONS	BY

PROJECT OWNER: Karapet Turdjian,
Lusine Turdjian

PROJECT ADDRESS: 1619 Bel Aire Dr,
Glendale, CA 91201

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2023

PROJECT TITLE: Project Name

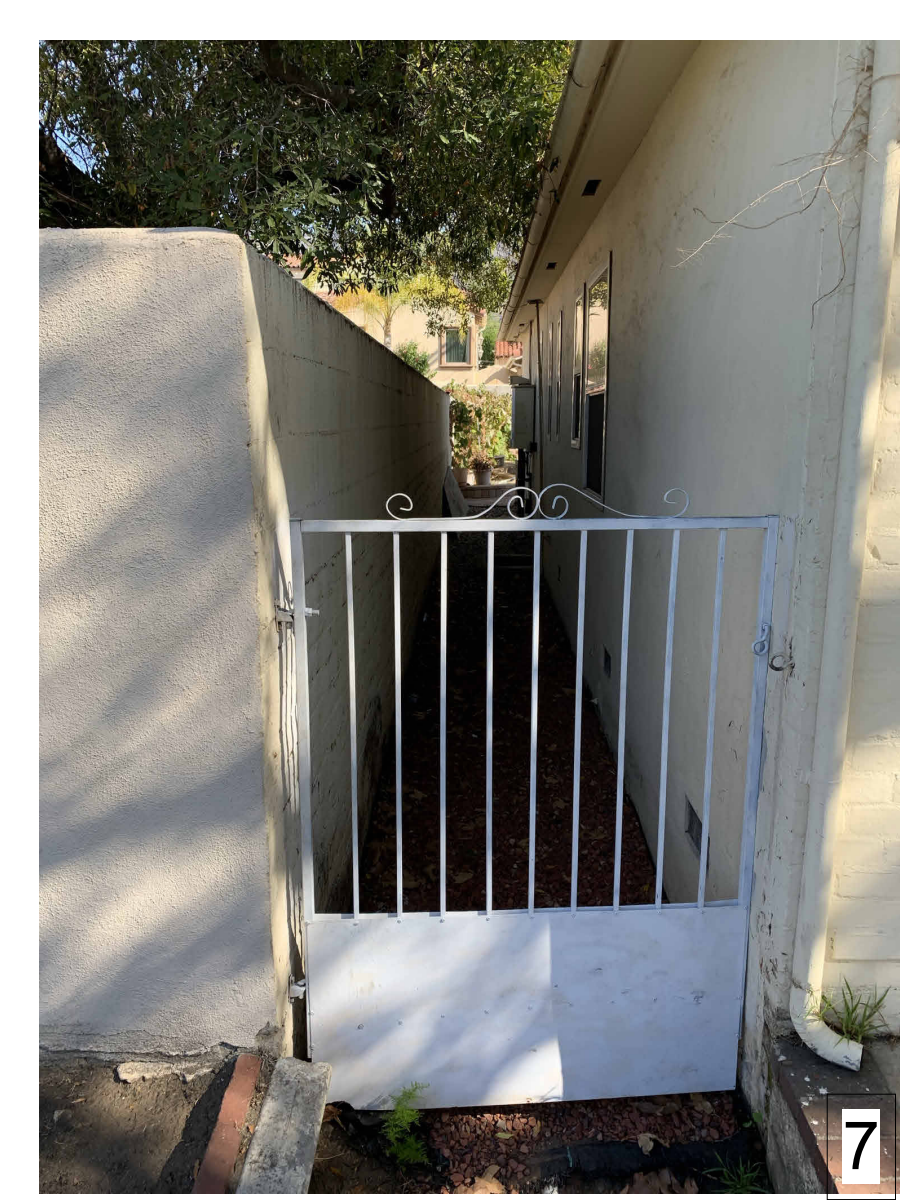
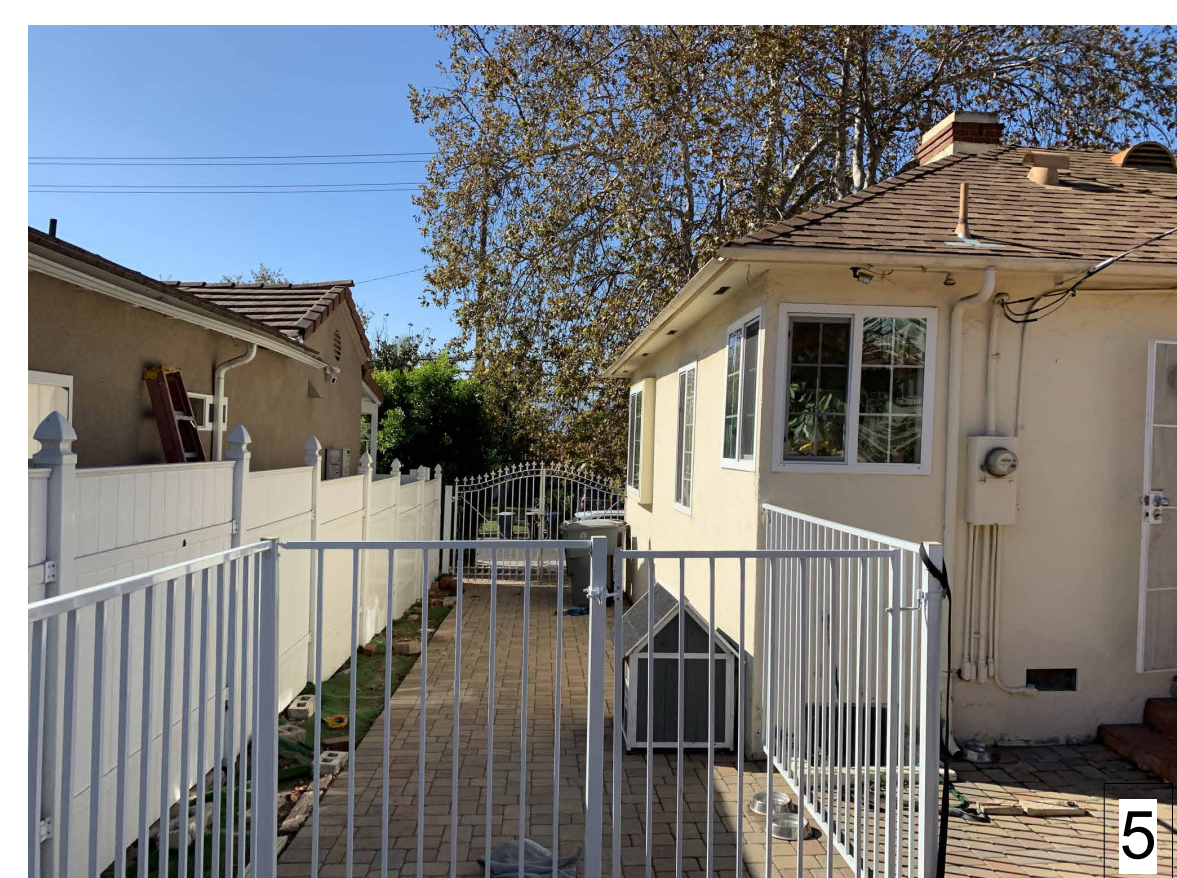
PROJECT ADDRESS: 1619 Bel Aire Dr,
Glendale, CA 91201

SHEET NUMBER: A-1

SHEETS OF: 1



1 KEY PLAN
 1/8" 1'-0"
 0' 2' 4' 8'



ARPA Technology Group
 Structural Engineering
 Civil Engineering
 Risk Mitigation
 802 Portola Ave.
 Glendale, CA 91206
 Phone: (818) 434-1708
 Fax: (818) 252-1370
 Web: www.arpa-
 t.com

6/14/2022 4:23:06 PM

REVISIONS	BY

PROJECT OWNER: PROJECT ADDRESS: 1619 Bel Aire Dr, Glendale, CA 91201

PROJECT TITLE: Project Name

JOB NO.: 2018-115	N.B.
DRAWN BY:	A.M.
CHECKED BY:	
DATE:	
SHEET TITLE: EXISTING PROPERTY PHOTO SURVEY	

SHEET NUMBER: A-1.1

SHEETS OF

SURVEY PLAT

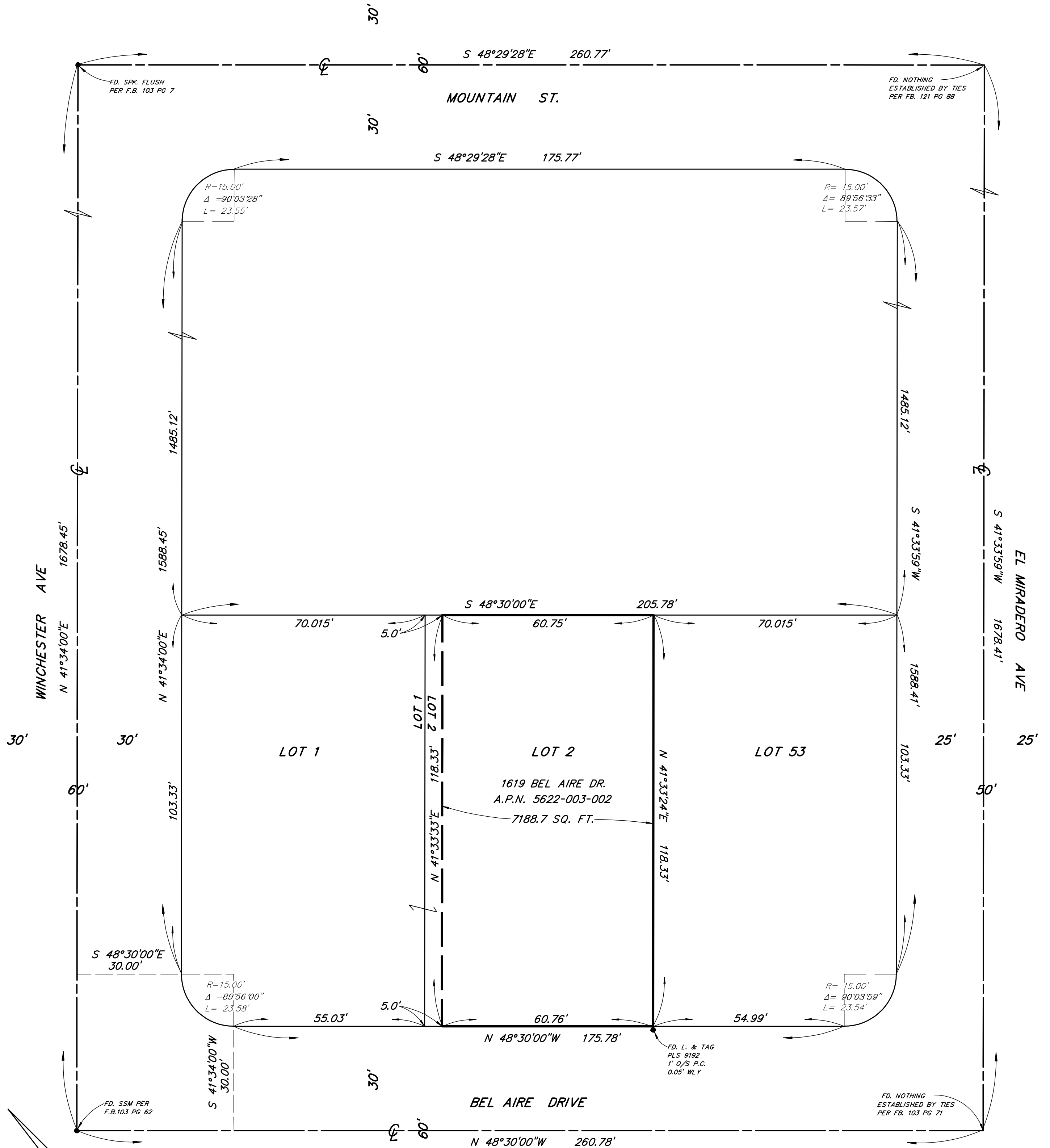
IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES
 BEING A SURVEY OF LOT 2 EXCEPT THE
 WESTERLY 5 FEET THEREOF OF TRACT NO. 5010
 AS PER MAP RECORDED IN BOOK 126 PAGES 75 AND 76
 OF MAPS RECORDED IN THE COUNTY RECORDER
 OFFICE OF SAID COUNTY

JUNE 2024 SCALE 1"=20'

SITE ADDRESS: 1619 BEL AIRE DR.
 GLENDALE CA. 91201

ASSESSOR'S MAP NO.: 5622-003-002

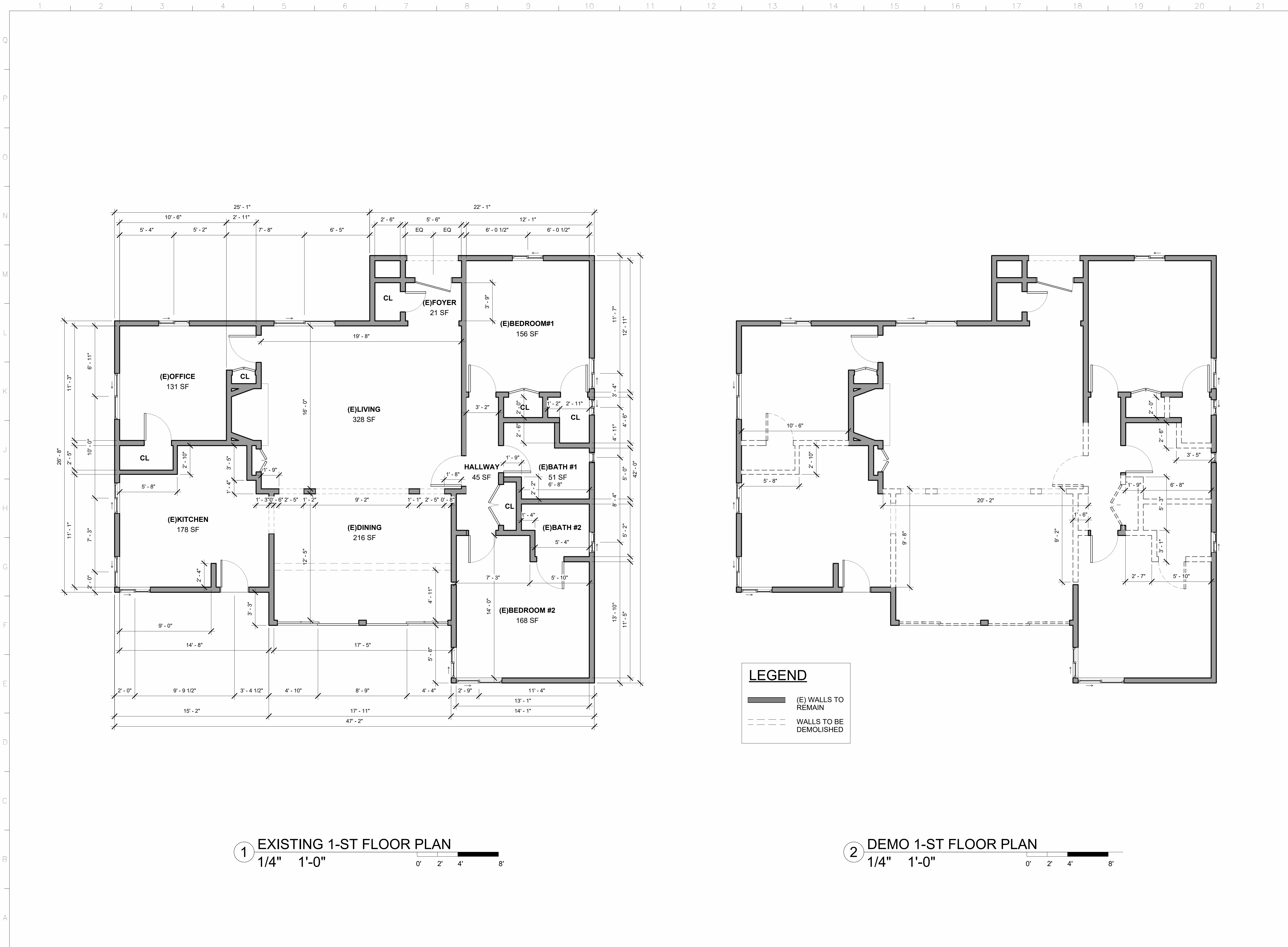
SQUARE FOOTAGE OF A.P.N. 5622-003-002
 7188.7 SQ. FT. = 0.165 ACRE



SIGNED _____ DATE: _____

PEARSON LAND SURVEYING
 Thomas McDermott, LS 8555
 23371 Mulholland Dr. #330
 Woodland Hills, CA 91364
 Phone: (818) 231-4161

DRAWN BY:	JOB NO.: KAR	DATE: 6/10/2024
CHECKED BY:	SCALE: 1" = 20'	SHEET 1 OF 1



1 EXISTING 1-ST FLOOR PLAN
1/4" 1'-0"

2 DEMO 1-ST FLOOR PLAN
1/4" 1'-0"

REVISIONS	BY

PROJECT OWNER:
PROJECT ADDRESS:
1619 Bel Aire Dr,
Glendale, CA 91201

PROJECT TITLE:
Project Name
1619 Bel Aire Dr,
Glendale, CA 91201

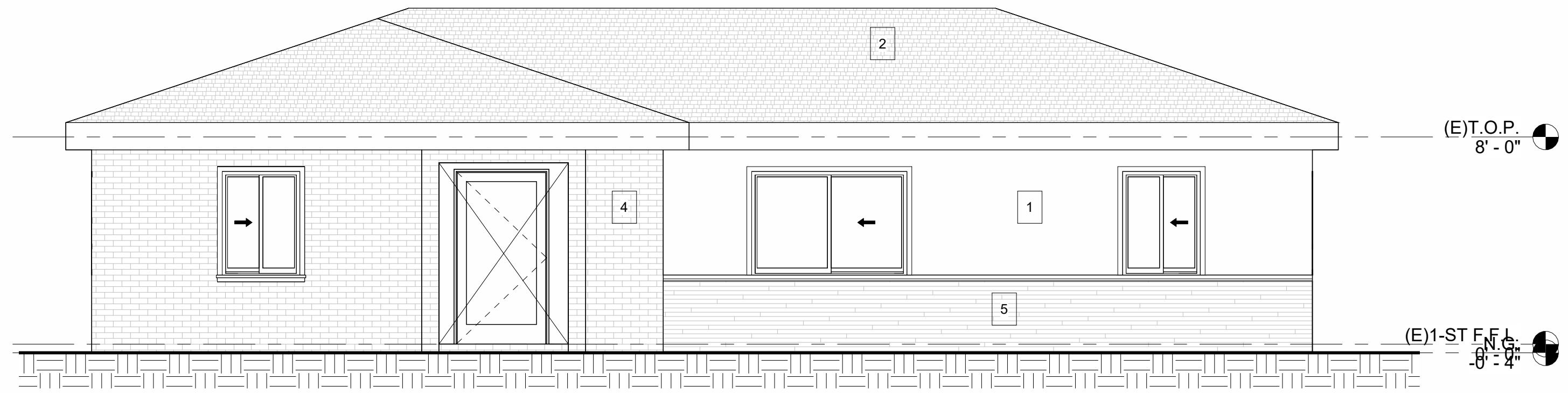
JOB NO.: 2018-115	PROJECT TITLE: Project Name
DRAWN BY: N.B.	SHEET NUMBER: A-2.1
CHECKED BY: A.M.	DATE:
DATE:	SHEET TITLE: EXISTING FLOOR PLAN
SHEETS OF	

EXTERIOR FINISH MATERIAL LEGEND

- 1 EXISTING EXTERIOR STUCCO
- 2 EXISTING COMPOSITION ASPHALT SHINGLES
- 4 EXISTING BRICK VENEER
- 5 EXISTING STONE VENEER



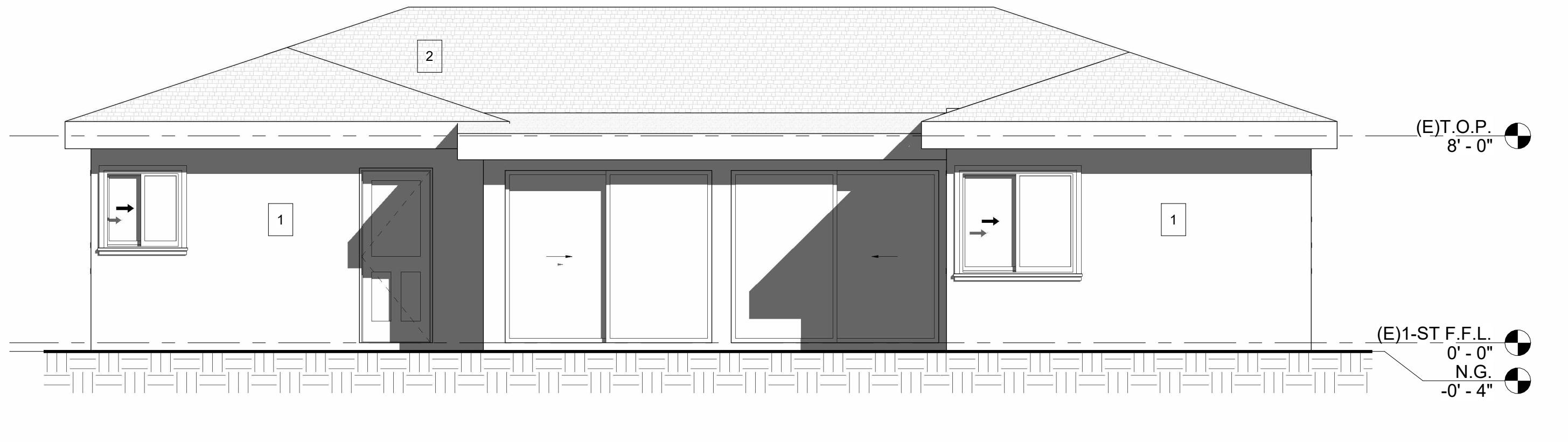
3 EXISTING EAST ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



4 EXISTING WEST ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'

2/24/2023 6:34:57 PM

REVISIONS	BY

PROJECT OWNER:
PROJECT ADDRESS:
1619 Bel Aire Dr,
Glendale, CA 91201



PROJECT TITLE:
Project Name
1619 Bel Aire Dr,
Glendale, CA 91201

JOB NO.:	2016-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	EXISTING ELEVATIONS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

Q
P
O
N
M
L
K
J
I
H
G
F
E
D
C
B
A

FLOOR PLAN LEGEND

 (E) WALLS TO REMAIN
 NEW WALLS

DOOR SCHEDULE					
MARK	QUANTITY	WIDTH	HEIGHT	TYPE	MATERIAL/COLOR
1	2	10' - 0"	6' - 8"	PATIO SLIDING	
2	1	2' - 8"	6' - 8"	PATIO SWING	
3	8	2' - 8"	6' - 8"	INTERIOR SWING	
4	1	2' - 8"	6' - 8"	POCKET	

WINDOW SCHEDULE						
MARK	QUANTITY	WIDTH	HEIGHT	SILL HEIGHT	TYPE	MATERIAL/COLOR
1	1	3' - 0"	6' - 0"	0' - 8"	FIXED	
2	1	3' - 0"	3' - 0"	3' - 8"	SLIDING	
3	1	3' - 0"	2' - 0"	4' - 8"	SLIDING	
4	1	10' - 0"	2' - 0"	4' - 8"	SLIDING	

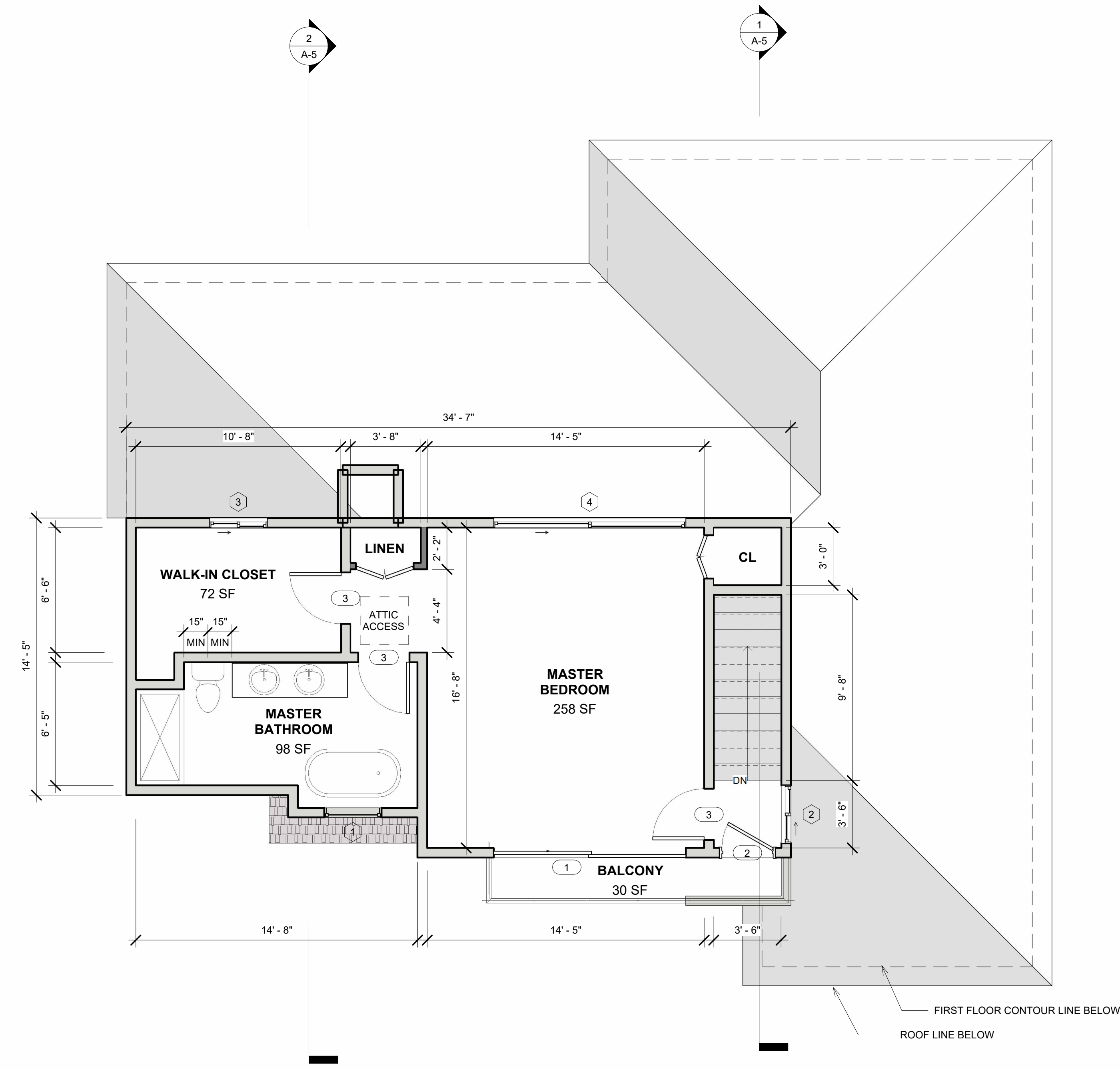
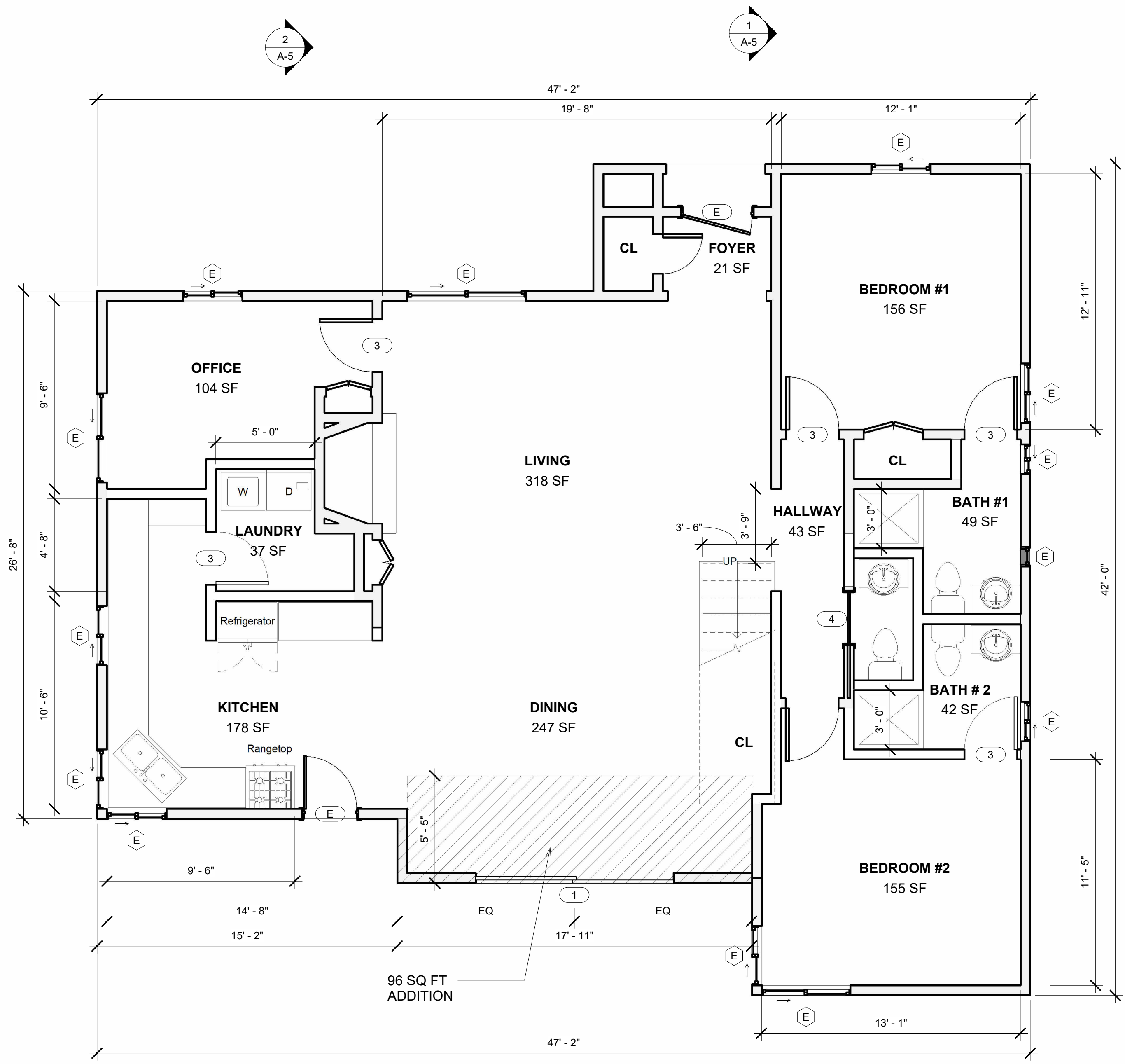

 ARPA Technology Group
 Structural Engineering
 Civil Engineering
 Risk Mitigation
 802 Portola Ave.
 Glendale, CA 91206
 Phone: (818) 434-1708
 Fax: (818) 252-1370
 Web: www.arpa-t.com

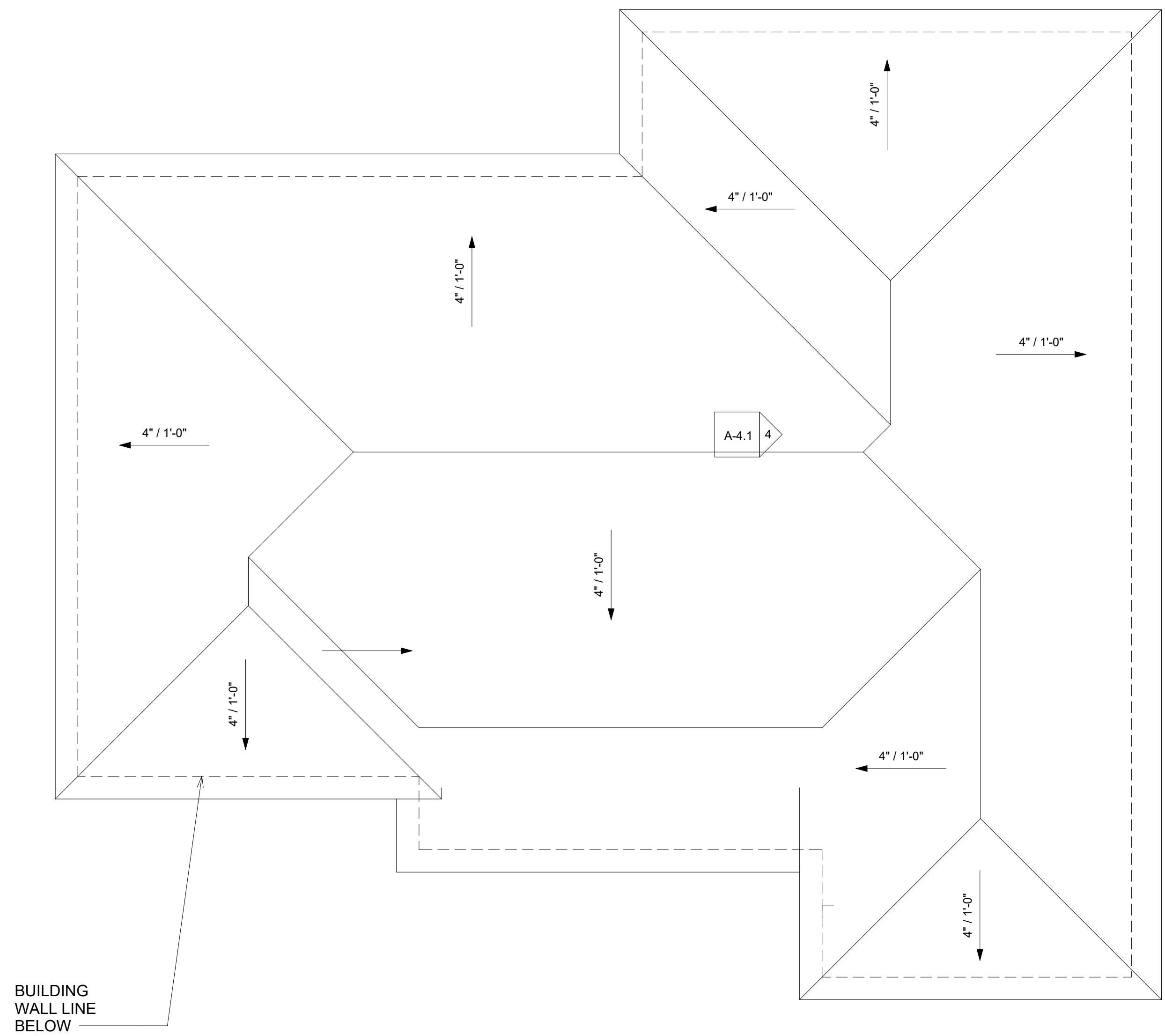
REVISIONS	BY

PROJECT OWNER: 1619 Bel Aire Dr, Glendale, CA 91201
 PROJECT ADDRESS: 1619 Bel Aire Dr, Glendale, CA 91201

PROJECT TITLE: 1619 Bel Aire Dr, Glendale, CA 91201
 Project Name

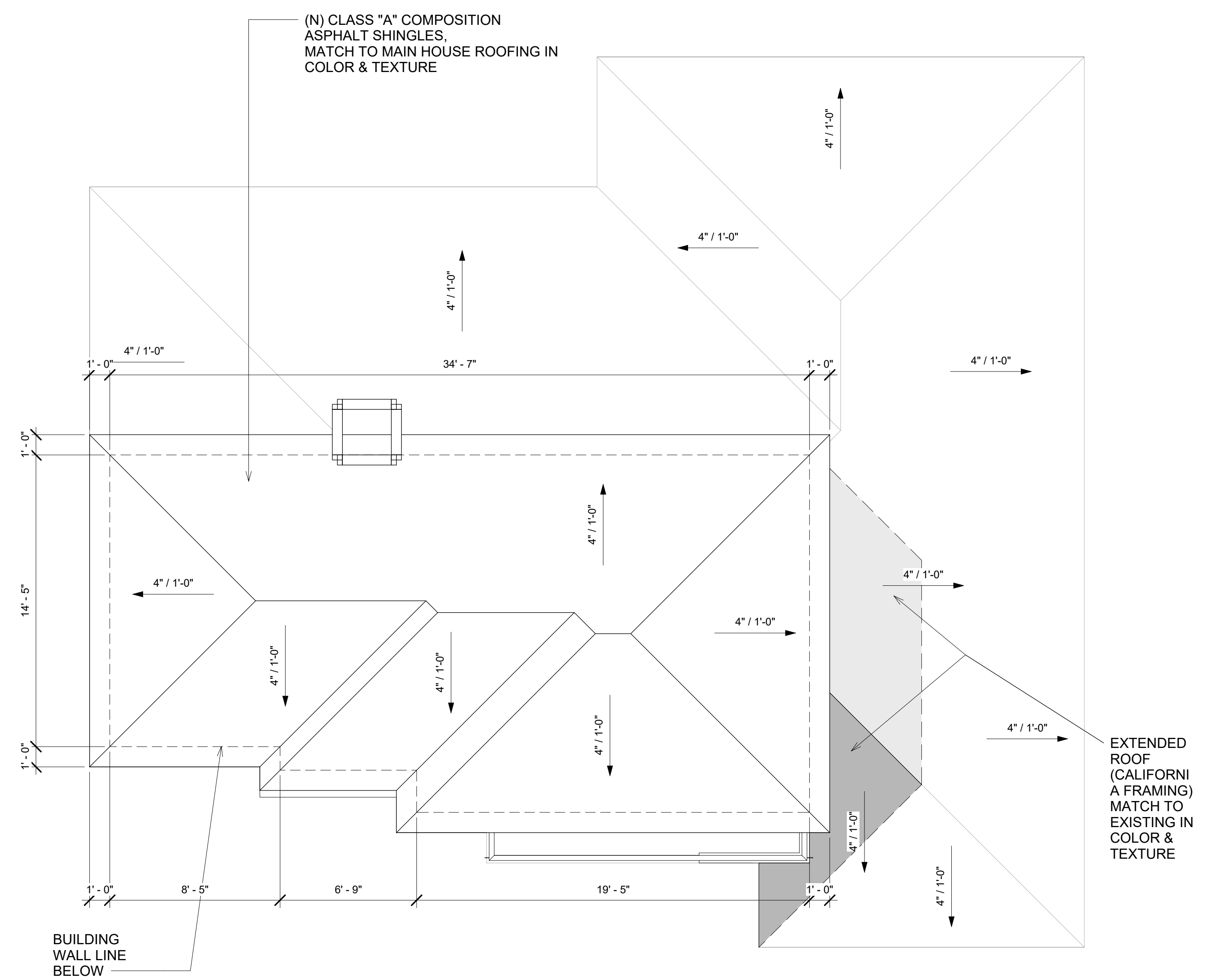
JOB NO.: 2018-115 DRAWN BY: N.B. CHECKED BY: A.M. DATE: _____ SHEET TITLE: PROPOSED FLOOR PLANS SHEET NUMBER: A-3.1	PROJECT TITLE: 1619 Bel Aire Dr, Glendale, CA 91201 Project Name SHEET TITLE: PROPOSED FLOOR PLANS SHEET NUMBER: A-3.1
------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------





BUILDING WALL LINE BELOW

2 EXISTING ROOF PLAN
1/4" 1'-0"
0' 2' 4' 8'



BUILDING WALL LINE BELOW

1 PROPOSED ROOF PLAN
1/4" 1'-0"
0' 2' 4' 8'

REVISIONS	BY

PROJECT OWNER:
PROJECT ADDRESS:
1619 Bel Aire Dr,
Glendale, CA 91201

PROJECT TITLE:
Project Name
1619 Bel Aire Dr,
Glendale, CA 91201

JOB NO.: 2018-115	DATE: 6/14/2022 4:23:21 PM
DRAWN BY: N.B.	CHECKED BY: A.M.
SHEET TITLE: EXISTING ROOF PLAN PROPOSED ROOF PLAN	

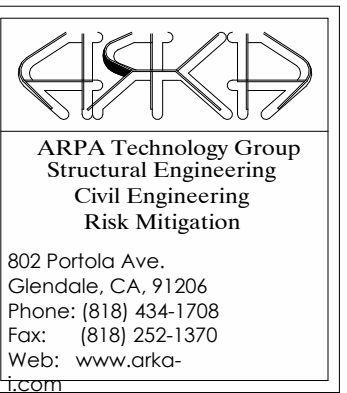


EXTERIOR FINISH MATERIAL LEGEND

- 1 EXTERIOR STUCCO: MATCH TO EXISTING IN COLOR & TEXTURE
- 2 CLASS "A" COMPOSITION ASPHALT SHINGLES, MATCH IN COLOR WITH (E)MAIN HOUSE
- 3 PROPOSED METAL GUARDRAIL
- 4 EXISTING STONE VENEER (NO CHANGE)
- 5 EXISTING BRICK VENEER (NO CHANGE)

LEVELS LEGEND

- N.G. NATURAL GRADE LEVEL
- (E)1-ST F.F.L. EXISTING FIRST FLOOR FINISHED FLOOR LEVEL
- 2-ND F.F.L. PROPOSED SECOND FLOOR FINISHED FLOOR LEVEL
- (E)T.O.P. EXISTING TOP OF DOUBLE PLATE
- T.O.P. PROPOSED TOP OF DOUBLE PLATE

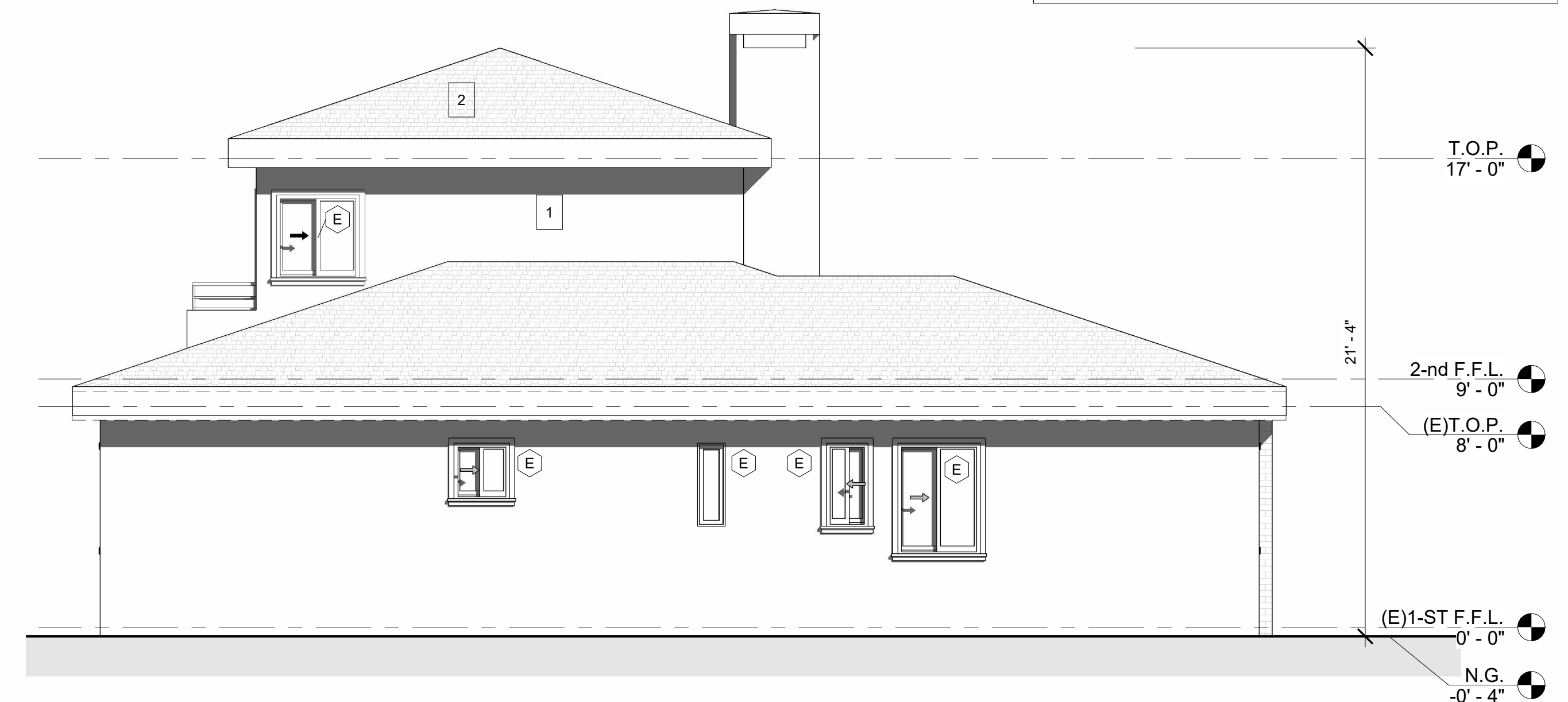


REVISIONS	BY

PROJECT OWNER:
PROJECT ADDRESS:
1619 Bel Aire Dr.
Glendale, CA 91201



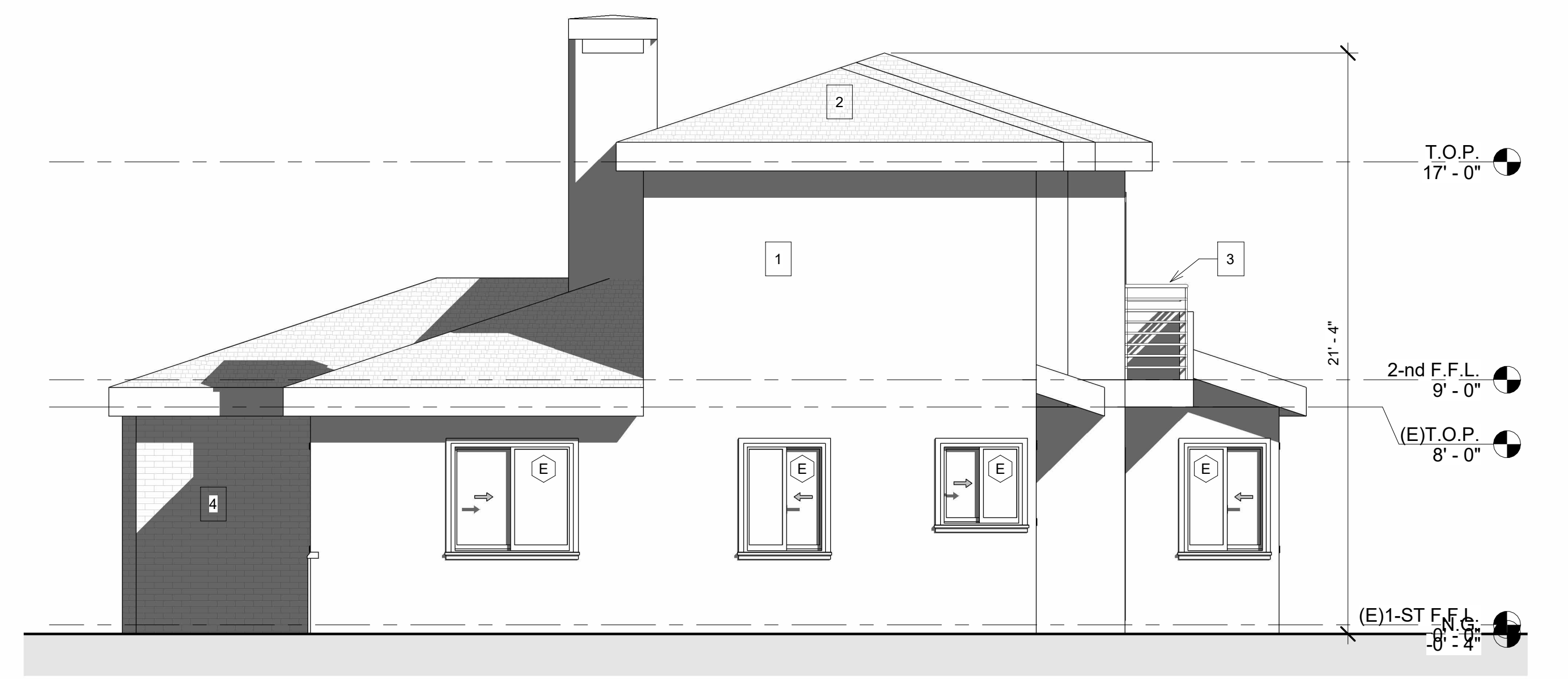
2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2020

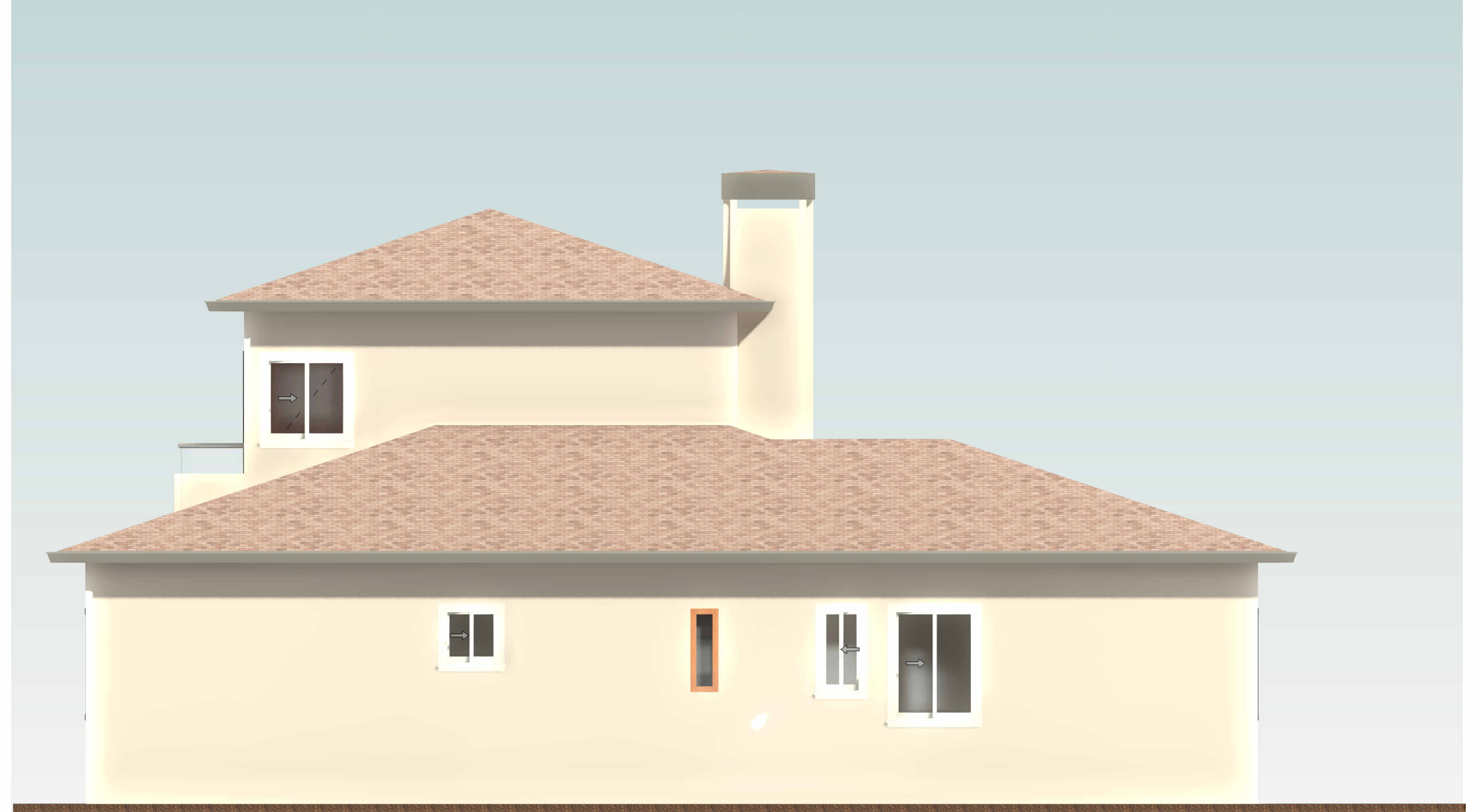
JOB NO.:	2016-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PROPOSED ELEVATIONS
SHEET NUMBER:	A-4.0
SHEETS OF:	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

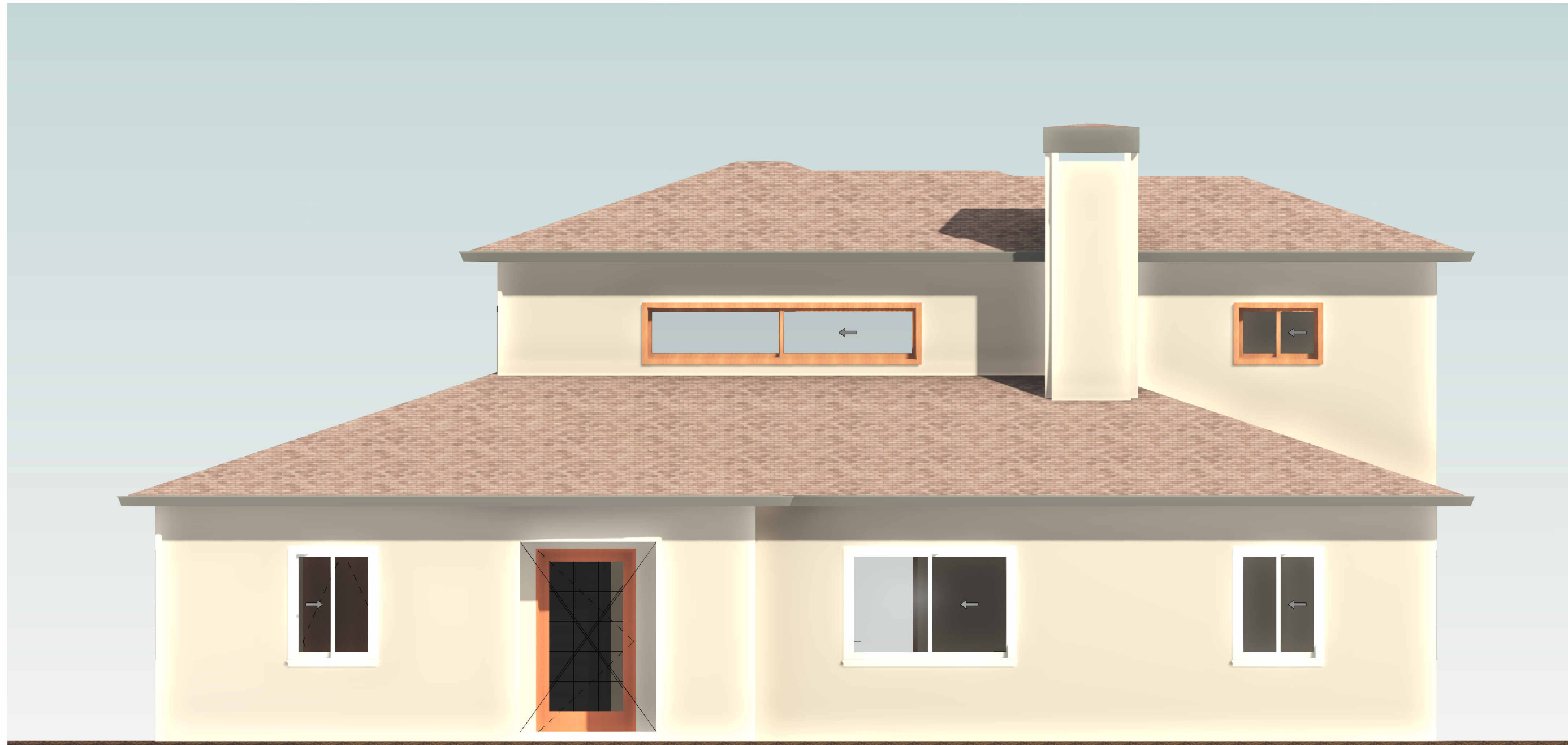
Q
P
O
N
M
L
K
J
H
G
F
E
D
C
B
A



① COLORED SOUTH ELEVATION
1/4" 1'-0" 0' 2' 4' 8'



③ COLORED EAST ELEVATION
1/4" 1'-0" 0' 2' 4' 8'



② COLORED NORTH ELEVATION
1/4" 1'-0" 0' 2' 4' 8'



④ COLORED WEST ELEVATION
1/4" 1'-0" 0' 2' 4' 8'

ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation
802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arpa-
t.com

6/14/2022 4:23:53 PM

REVISIONS	BY

PROJECT OWNER:
PROJECT ADDRESS:
1619 Bel Aire Dr,
Glendale, CA 91201

PROJECT TITLE:
Project Name
1619 Bel Aire Dr,
Glendale, CA 91201

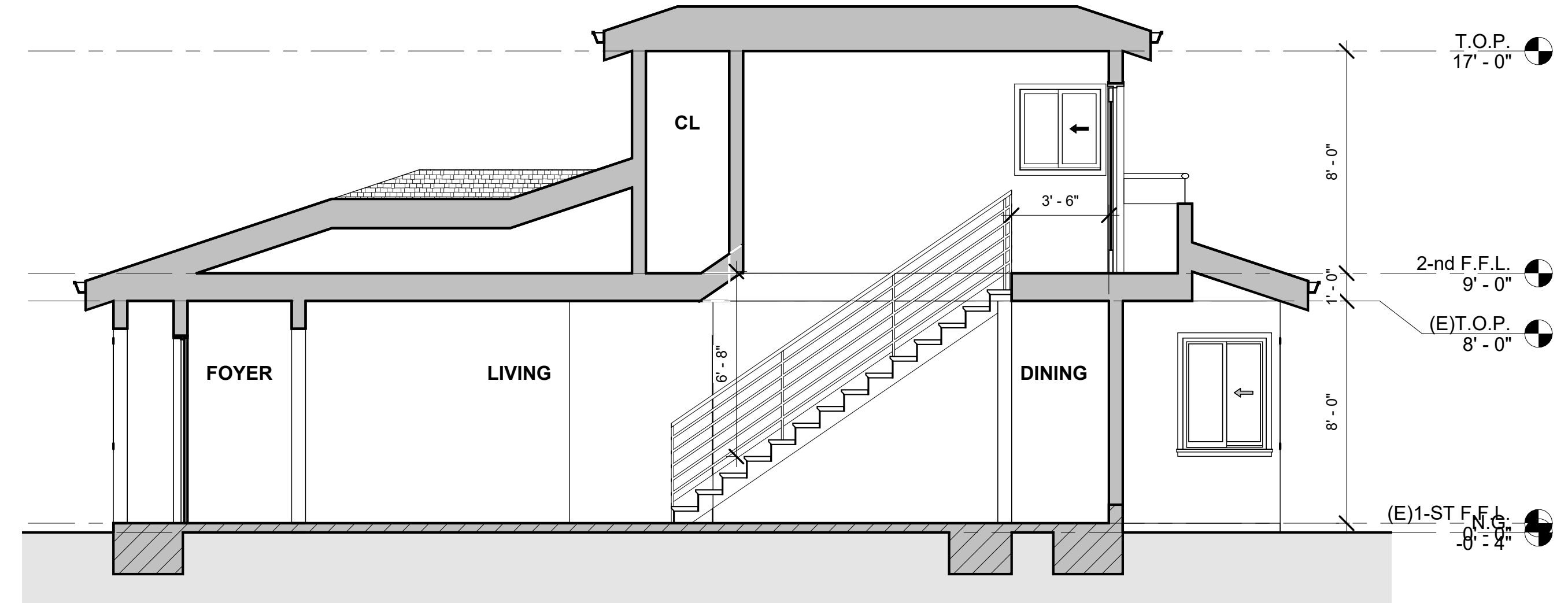
JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	COLORED PROPOSED ELEVATIONS
SHEET NUMBER	A-4.1
SHEETS OF	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

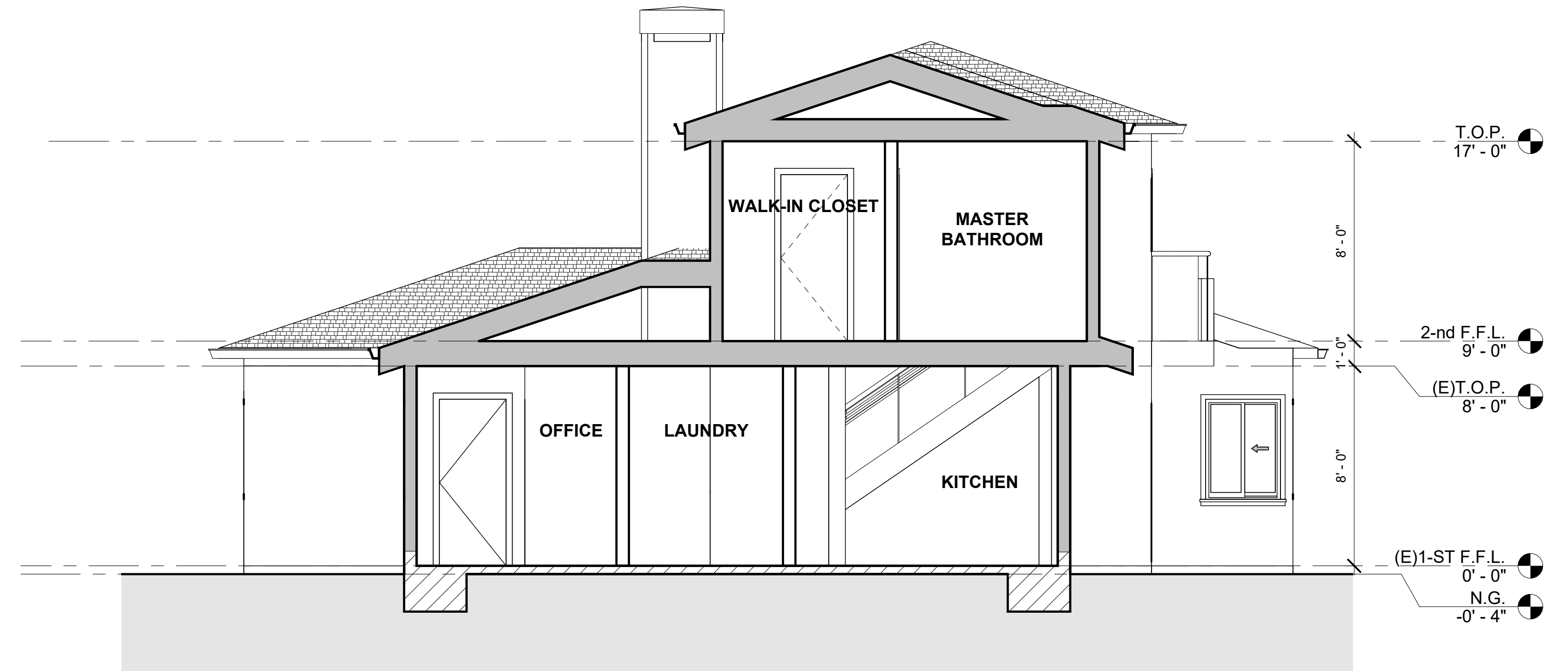
Q
P
O
N
M
L
K
J
H
G
F
E
D
C
B
A

LEVELS LEGEND

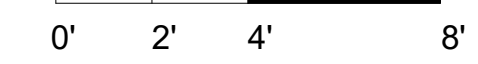
- N.G. NATURAL GRADE LEVEL
- (E)1-ST F.F.L. EXISTING FIRST FLOOR FINISHED FLOOR LEVEL
- 2-ND F.F.L. PROPOSED SECOND FLOOR FINISHED FLOOR LEVEL
- (E)T.O.P. EXISTING TOP OF DOUBLE PLATE
- T.O.P. PROPOSED TOP OF DOUBLE PLATE



1 Section 1
1/4" 1'-0"



2 Section 2
1/4" 1'-0"

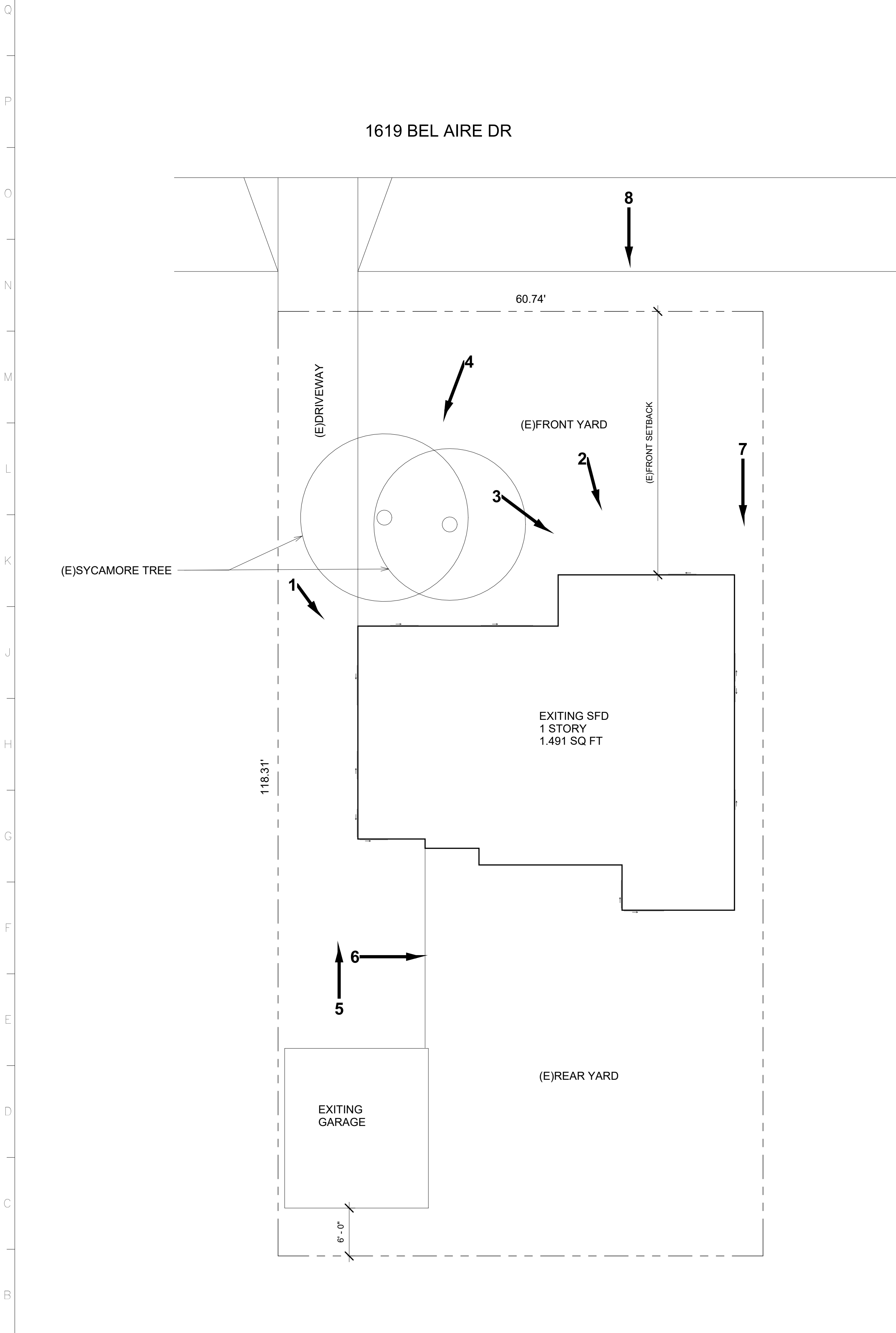


REVISIONS	BY

PROJECT OWNER: 1619 Bel Aire Dr, Glendale, CA 91201
PROJECT ADDRESS: 1619 Bel Aire Dr, Glendale, CA 91201

PROJECT TITLE: Project Name
1619 Bel Aire Dr, Glendale, CA 91201

JOB NO.: 2018-115	N.B.
DRAWN BY:	A.M.
CHECKED BY:	
DATE:	
SHEET TITLE: PROPOSED SECTIONS	



1 KEY PLAN
1/8" 1'-0"
0' 2' 4' 8'



REVISIONS	BY

PROJECT OWNER:
PROJECT ADDRESS:
1619 Bel Aire Dr,
Glendale, CA 91201

PROJECT TITLE:
Project Name

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	EXISTING PROPERTY PHOTO SURVEY



LOCATION MAP
1619 BEL AIRE DR
GLENDALE, CA 91201
APN: 5622-003-002
500' RADIUS
DATE: 06-06-2022

Centerpoint
 Radius Maps

SCALE: 1" = 200'



Survey List

Number	Address	Stories	Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	1600 Bel Aire Dr	2	65.7	0.15	2626	17292
2	1606 Bel Aire Dr	1	31.7	0.13	1137	8600
3	1610 Bel Aire Dr	2	30.9	0.27	3494	12958
4	1614 Bel Aire Dr	2	35.3	0.22	1863	8540
5	1618 Bel Aire Dr	2	34.9	0.25	2190	8713
6	1622 Bel Aire Dr	1	33.8	0.15	1512	9766
7	1630 Bel Aire Dr	2	34.9	0.26	2337	9009
8	1636 Bel Aire Dr	1	33.4	0.22	1794	8470
9	1640 Bel Aire Dr	1	34.1	0.16	1291	8284
10	1644 Bel Aire Dr	1	32.7	0.32	2759	8520
11	1643 Bel Aire Dr	1	40.8	0.22	1780	8183
12	1635 Bel Aire Dr	1	31.7	0.34	2983	8803
13	1633 Bel Aire Dr	1	41.4	0.15	1461	9558
14	1410 Winchester Ave	1	19.7	0.33	2116	6394
15	1625 Bel Aire Dr	1	33.2	0.2	1739	8565
16	1619 Bel Aire Dr	1	34.5	0.21	1491	7188.7
17	1611 Bel Aire Dr	2	33	0.25	1965	7988
18	1411 El Miradero Ave	1	25	0.29	1737	5971
19	1603 Bel Aire Dr	1	38.4	0.13	1605	11955
20	1555 Bel Aire Dr	2	54.2	0.15	2916	19159
21	1551 Bel Aire Dr	2	34.8	0.17	3210	18772
Averages			35.9	0.22	2096	9500