glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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February 3, 2016

Hamlet Zohrabians
3467 Ocean View Blvd., Suite B
Glendale, CA 91208

RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1522060
1217 N. Maryland Avenue

Dear Mr. Zohrabians,

On February 3, 2016, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application proposing to construct a 922 square-foot addition to the existing house at the rear and the front entry and a 60 square-foot detached accessory building behind the existing detached 400 square-foot garage on a 7,018 square-foot lot in the R1 (FAR District II) zone located at **1217 N. Maryland Avenue.**

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following condition of approval on this project:

Conditions:

1. That the operation of the front right bedroom window be fixed or casement, not sliding.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The existing building footprint will be modified with the new additions to the house and the new accessory building.
- The existing front setback will be reduced from 30 feet to approximately 25 feet to the new front entry expansion.
- The existing garage and driveway will remain unchanged.

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:

- The 34 square-foot addition to the existing one-story house will be located approximately 25 feet from the front property line along Maryland Avenue.
- The 888 square-foot addition to the rear of the house is setback 10 feet from the southerly property line and four feet from the northerly property line.
- The overall height of the building will be 18'-2". The maximum allowed is 25 feet for this zone.
- The roof pitches, building mass and proportions are consistent with the existing house and surrounding neighborhood.
- The facades are appropriately articulated through setbacks, fenestration, and breaks in the wall.
- Additional volumetric features have been incorporated in various areas, thereby accenting the roof parapet and articulating its horizontal appearance. The proposed low-profile massing is compatible with the existing house and its overall height. Also, it is compatible with the height and massing of nearby houses on the same side of the street.
- Building articulation, staggered building forms, and overall massing and scale help it to blend within the neighborhood context.

Building 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:

- The shed and flat-roofed volumes and recessed fenestration establish a straightforward and consistent modern aesthetic.
- The asymmetrical placement of the entry door and the larger corner window provide visual interest and enhance the clean, simple design.
- New smooth plaster throughout (white color) provides a crisp, minimalist appearance consistent with the modern style of the proposal.
- New standing seam metal roof (dark bronze) and aluminum frame dual glaze windows (dark bronze) reflect the clean lines of the modern design.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Milca Toledo, at 818-937-8181 or via email at mitoledo@glendaleca.gov.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

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 to the City Council 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 plans may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **February 18, 2016,** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:
http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp

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 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.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) 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 (2) 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 design review approval.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Milca Toledo, who acted on this case. This would include clarification and 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.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff
PL:JP:MLT