glendale california

City of Glendale
Community Development Department
Planning Division

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July 20, 2017

Aznive Baghdoyan
1235 South Adams Street
Glendale, CA 91205

RE: REASONABLE ACCOMMODATION
CASE NUMBER PRACCOM 1713966
1235 South Adams Street

Dear Mr. Baghdoyan:

On July 20, 2017, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.52, **APPROVED WITH CONDITIONS** your application for a Reasonable Accommodation to construct a one-story, 400 square-foot rear addition to an existing detached front dwelling unit without providing the required second off-street parking space on a lot that exceeds the maximum allowable density of one unit per lot and located in the "R1R" Restricted Residential Zone, Floor Area District II, addressed at **1235 South Adams Street.**

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 will be used 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 applicant's mother is a disabled person who lives in the dwelling unit with the applicant. She lives under the care of the applicant and suffers from a disability that interferes with her major daily living activities. Specifically, the disability interferes with the disabled resident's circulation within the subject dwelling unit.

B. The disabled resident at the subject property suffers from a mobility-hindering disability, and is aided by a walker to maintain balance and stability for walking around the dwelling unit. The subject dwelling unit consist of a single bathroom that is very limited in size (approximately 49 square-feet) and can only be accessed via a narrow two-foot, nine-inch wide hallway. The requested accommodation will convert an existing bedroom into a dining room, and allow the construction of a rear 400 square-foot bedroom and bathroom addition. Interior access to the new bedroom and bathroom will be directly from the new dining room. The proposed floor plan will provide an enhanced interior circulation pattern by eliminating the narrow hallway and adding a larger bedroom and bathroom.

C. The proposed 400 square-foot addition will improve the dwelling unit's floor plan with a new bedroom and bathroom that will be directly accessible from the reconfigured dining room. The existing floor plan of the dwelling unit is constrained by a two-foot, nine-inch hall way and a

compact bathroom approximately 48 square-feet (7'-6" x 6'-5") that is occupied by a shower, sink, toilet and small linen cabinet. The new bathroom will be approximately 80 square-feet (8'-4" x 9'-7"), approximately 75 percent larger than the existing bathroom, and will include a 60 inch in diameter unobstructed area between the shower, toilet and sink to accommodate a circulation area for a person with a disability.

D. The requested accommodation will not impose an undue financial or administrative burden on the City. The applicant will be required to obtain permits from the Building and Safety Division for the construction of the rear addition. The applicant will pay for all construction work, materials and permits and will impose no financial or administrative burden on the city.

E. The subject lot is located in the "R1R II" Restricted Residential Zone, Floor Area District II, and is improved with two existing dwelling units that were constructed in 1924 and 1949, respectively. While the amount of dwelling units on the lot exceeds the maximum density allowed within the R1R zone, the proposed 400 square-foot rear addition to the front unit is relatively minor in size, and will not cumulatively increase the amount of bedrooms. The land use will remain residential and the minor addition will enhance the floor plan of the front dwelling with accommodations for a disabled person to move about the dwelling more freely. As a result, the request will not require a fundamental alteration in the overall land use and zoning program for the city.

F. The location of the one-story, 400 square-foot addition will be at the rear of the dwelling unit and approximately 46 feet away from Adams Street. The expanded area will have very limited to no visibility from the street. As a result, the neighborhood character and prevailing street front setback of the neighborhood will largely remain unchanged.

G. Traffic on South Adams Street will not be affected by the proposed request. The amount of dwelling units on the property and the cumulative bedroom count within the subject dwelling unit will not increase. The amount of occupants on the property will remain unchanged.

H. The requested modification shall run with the land, as the requested modification to the building will be integrated into the existing front dwelling unit. The rear 400 square-foot addition will be constructed with a permanent foundation, wood framing, stucco finished sidings and roof composition shingles and cannot be easily removed.

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

1. 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.

2. 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.

3. A Design Review Board approval/exemption for the proposed 400 square-foot rear addition shall be obtained prior to the issuance of a building permit.

4. That this approval (Case No. PRACCOM 1713966) supersedes the previous approval (Case No. 1619643) approved March 8, 2017.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62 and Ordinance No. 5582, 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. Any appeal must be filed within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Section upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **August 4, 2017,** in the Permit Services Section, 633 E. Broadway, Room 101.

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.

Sincerely,

Erik Krause
Interim Deputy Director of Planning

EK/dj

cc: Dennis Joe, Planner