

# **NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING VARIANCE CASE NO. PVAR 1824584**

LOCATION: **850 EAST GLENOAKS BOULEVARD**

APPLICANT: Shoghig Yepremian – Yepremian Consulting, Inc.

ZONE: “R1” - (Low Density Residential) Zone, Floor Area District II

LEGAL DESCRIPTION: Lot 55 in Bellehurst Park Tract

## **PROJECT DESCRIPTION**

**An application for a Standards Variance to maintain an existing nonconforming driveway width of seven foot, five inches where nine feet is required in conjunction with an addition of approximately 492 square feet to an existing 1,126 square-foot single family dwelling.**

## **CODE REQUIRES**

### **Standards Variance**

- 1) Minimum nine foot driveway width

## **APPLICANT'S PROPOSAL**

### **Standards Variance**

- 1) To construct a 492 square foot addition while maintaining an existing non-conforming driveway width of seven feet, five inches.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from environmental review as a Class 1 “Existing Facility” exemption (Section 15301(e) (1) of the State CEQA Guidelines) because this application is for the maintenance of an existing nonconforming driveway width in conjunction with a 492 square foot addition (190 square feet at the front and 302 square feet at the rear).

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **January 30, 2019**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.43. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. If you desire more information on the proposal, please contact the case planner, **Brad Collin**, in the Community Development Department at (818) 548-3210. The files are available in the Planning Division. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Planning Hearing Officer. ***Staff reports are accessible prior to the meeting through hyperlinks in the “Agenda and Minutes” section. Website internet address: [http : // www . ci . glendale . ca . us / government / agenda . asp](http://www.ci.glendale.ca.us/government/agenda.asp)***

Ardashes Kassakhian, The City Clerk of the City of Glendale