

**NOTICE OF PLANNING COMMISSION 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

Standards Variance Application 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).

PUBLIC HEARING: The Planning Commission will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **AUGUST 21, 2019, AT 5:00 P.M. or as soon thereafter as possible.**

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.43 and 30.62. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental 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 or (email: bcollin@glendaleca.gov). The files are available in the Planning Division. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the “Agendas and Minutes” section. Any person having any interest in the Project described above may appear at the above hearing either in person or by counsel or both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Planning Commission. “Acknowledged” shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing.

Ardashes Kassakhian, The City Clerk of the City of Glendale