



**CITY OF GLENDALE, CA
DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY**

September 10, 2020 <i>Decision Date</i>	3104 Sparr Boulevard <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5613-022-039 <i>APN</i>
PDR 2007050 <i>Case Number</i>	Traci Ozzimo <i>Applicant</i>
Vista Ezzati, Planner <i>Case Planner</i>	Traci L. and Nance E. Ozzimo Trust <i>Owner</i>

Project Summary

The applicant is proposing to demolish the existing garage and to add a new 478 square-foot, attached, two-car garage and a 179 square-foot addition to the front of the existing one-story, 1,933 square-foot single-family residence (originally constructed in 1936) on a 7,686 square-foot interior lot, located in the R1R (FAR District II) Zone. The new two-car garage will be located in a similar location but closer to the street.

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to Section 15301 (e)(1) of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 50% of floor area before the addition, or 2,500 square-feet of floor area, whichever is less.

Existing Property/Background

Originally developed in 1936, the project site is a 7,686 square-foot, irregularly shaped, interior lot with frontage on Sparr Boulevard. The site is currently developed with a 1,933 square-foot single-family residence with an attached two-car garage located at the front of the house and directly facing the street. Access to the existing garage is from a driveway located along Sparr Boulevard that will be maintained. The lot is relatively flat, and there are four sycamore trees located on the adjacent lot in the rear yard, away from the area of the site where work is proposed.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: II

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	12,763 sq. ft.	7,260 sq. ft. – 55,300 sq. ft.	7,686 sq. ft.
Setback	43'-10"	4 feet – 240 feet	18 feet
House size	2,175 sq. ft.	1,100 sq. ft. – 3,057 sq. ft.	2,165 sq. ft.
Floor Area Ratio	0.20	0.05 – 0.26	0.28
Number of stories	12 homes are 1-story & 6 homes are 2-stories	1 to 2-stories	1-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

The plans indicate that the existing driveway hardscape will be removed, and a new concrete driveway is proposed. No other information is provided related to the driveway hardscape. The design guidelines call for decorative driveway paving materials and permeable paving systems are strongly encouraged. A condition of approval requires that the driveway be repaved with a decorative material consistent with the design with consideration given for a permeable paving material.

Landscape Design

- 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

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

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:

- The proposed additions modify the original building footprint in an appropriate manner with the existing house centrally sited on the lot.
- The location of the garage will be similar to the existing conditions, except it will be brought closer to the street. The new street front setback will be 18'-0" and the Code-required minimum is 15'-0".

- The majority of the homes in the immediate neighborhood feature attached garages, located at the front of the residence, and directly facing the street. Additionally, there is no prevailing setback established in this neighborhood. For these reasons, the applicant's proposal to add to the house and build a new attached, two-car garage closer to the street is appropriate.
- Access to the new garage will be taken from the existing driveway apron, and the project includes replacing the existing driveway hardscape. A condition of approval requires the driveway to be repaved with a decorative paving material with consideration given to a permeable paver.
- The existing landscaping is proposed to be maintained as part of the proposal.
- The project also includes replacing an existing wood gate along the east side, and extending the existing wood fence and installing a new gate along the west side. The location and design of the fencing and gates is appropriate.

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 proposal is consistent with the existing residence.
- The project's massing is broken up by changes in the façade planes, with the addition to the house setback an additional 1'-3" from the garage wall along the west elevation.
- The immediate neighborhood features a combination of one- and two- story single-family residences and the subject property will remain one-story.
- The design will maintain the existing hipped-roof design with a 3:12 roof pitch for the addition.

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

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

A condition is added requiring that the proposal incorporate decorative paving at the driveway subject to staff review and approval.

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

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 is compatible with the appearance of the house and its design and detailing are consistent with the existing style through the use of materials, windows and colors.
- The existing entry will be maintained and the existing entry door will be replaced. The design of the new entry door is compatible with the traditional style of the residence.
- The new windows are fiberglass-clad and single-hung. The two new windows will also feature the same vertical bar (external grid) as the other windows on the house. The new windows will be recessed in the opening with a wood frame and sill to match the existing house. Additionally, the existing shutters will be replaced, and new flat panel shutters are proposed.
- The project also includes removing existing windows in Bedroom #1 and replacing them with French doors that open out to the entry courtyard. These new doors are perpendicular to the street, and the design is compatible with the house.
- The proposed materials also include a composition shingle roof and a smooth stucco finish which is compatible with the style and the existing conditions.
- Currently the house is beige in color with white and brown accent colors. The project also includes changing the colors of the house as seen in the elevation drawings and material sample sheets included with Attachment 1. Overall, the proposed colors (dark browns and dark greens) are appropriate.

Recommendation / Draft Record of Decision

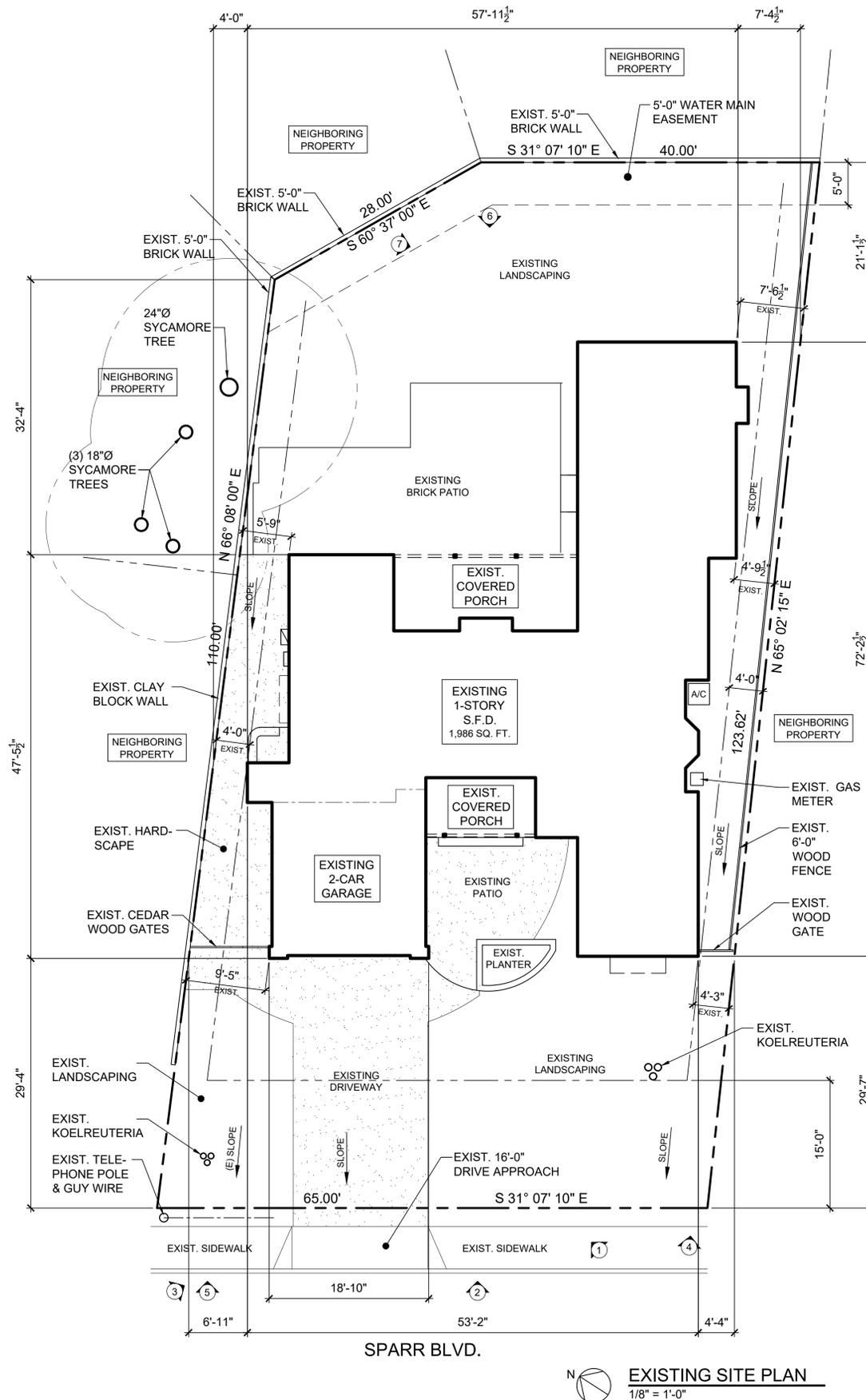
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. The driveway shall be repaved with a decorative material consistent with the design with consideration given for a permeable paving material.

Attachments

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



OZZIMO RESIDENCE
3104 SPARR BLVD., GLENDALE, CA

PROJECT DESCRIPTION

DEMOLISH EXISTING ATTACHED GARAGE AND ADD NEW 1-STORY ATTACHED GARAGE (478 SQ. FT.) AND LAUNDRY ROOM AND BUTLER'S PANTRY (179 SQ. FT.) TO EXISTING 1-STORY SINGLE FAMILY DWELLING.

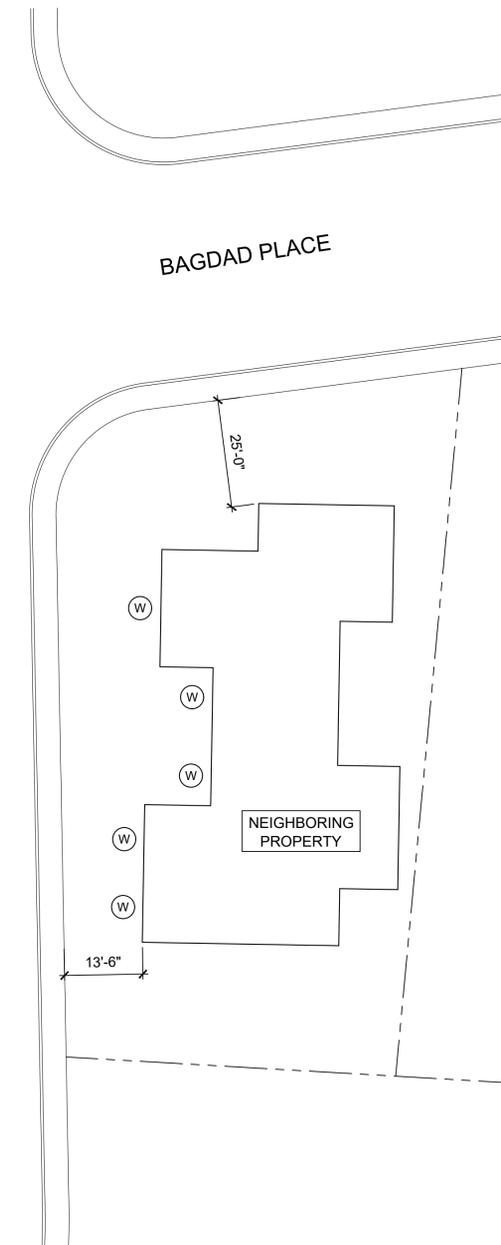
PROJECT DATA

LEGAL DESCRIPTION:	SPARR HEIGHTS TRACT, LOT 12, BLK 61
ACCESSOR'S PARCEL NO.:	5613-022-039
OCCUPANCY:	R3
BUILDING TYPE:	V-B
ZONE:	R1R-II
LOT AREA:	7,686 SQ. FT.
EXIST. FLOOR AREA:	1,986 SQ. FT.
NEW FLOOR AREA:	179 SQ. FT.
TOTAL FLOOR AREA:	2,165 SQ. FT.
FLOOR AREA RATIO:	28.1%
EXIST. COVERED AREAS:	284 SQ. FT.
NEW GARAGE AREA:	478 SQ. FT.
TOTAL COVERAGE AREA:	2,927 SQ. FT.
LOT COVERAGE:	38.0%
LANDSCAPED AREA:	3,149 SQ. FT.
LANDSCAPING RATIO:	40.9%

EXISTING SITE PLAN

7/31/2020

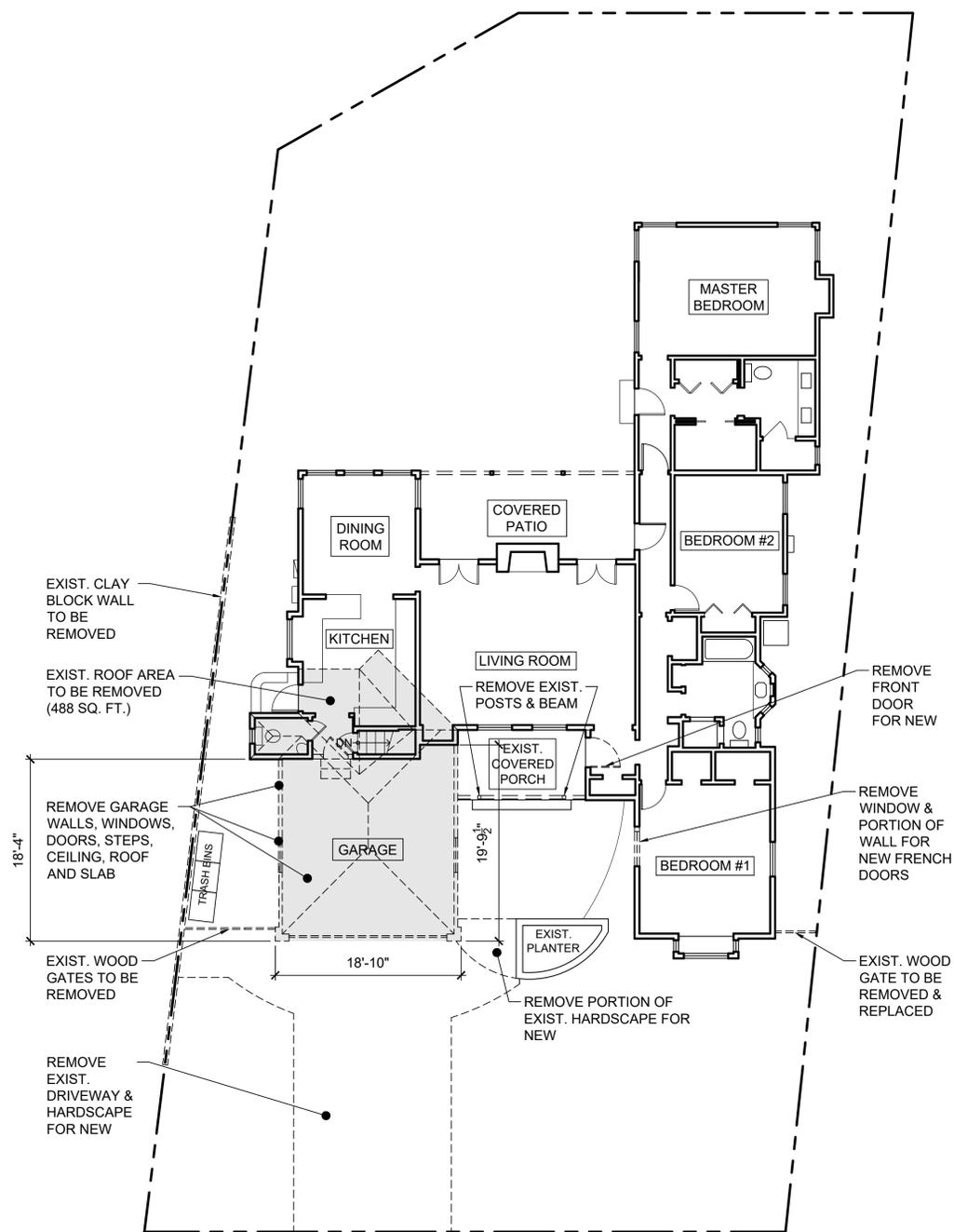
DR 1.0



SPARR BOULEVARD

OZZIMO RESIDENCE
 3104 SPARR BLVD., GLENDALE, CA

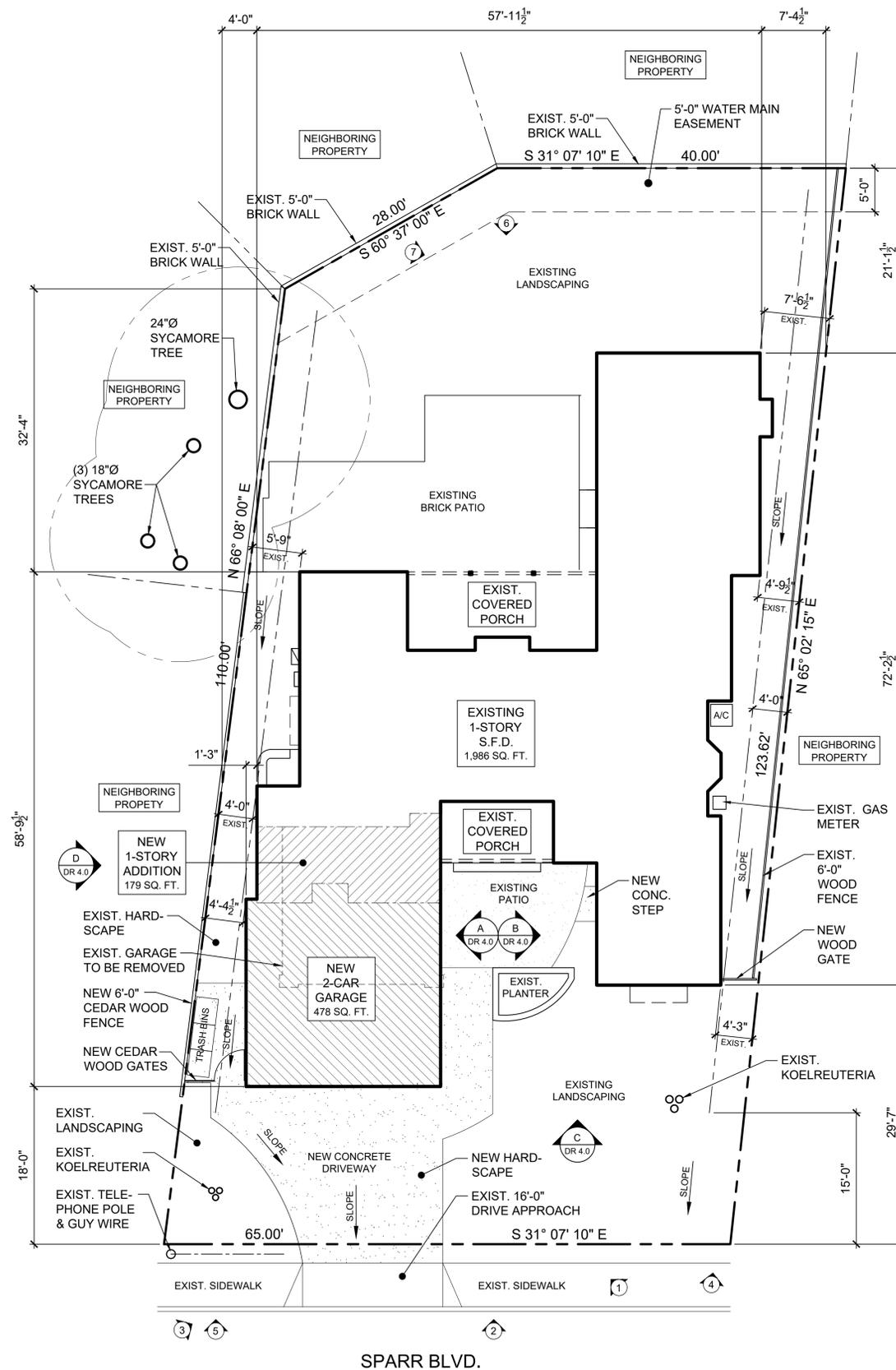
DEMOLITION AREA CALCULATIONS	
AREA OF EXISTING EXTERIOR WALLS:	2,910 SQ. FT.
AREA OF EXISTING ROOF:	2,581 SQ. FT.
TOTAL:	5,491 SQ. FT.
AREA OF EXIST. WALLS TO BE DEMOLISHED:	536 SQ. FT.
AREA OF EXIST. ROOF TO BE DEMOLISHED:	488 SQ. FT.
TOTAL:	1,024 SQ. FT.
1,024/5,491 = 19% < 50%	



SPARR BLVD.

WALL LEGEND	
	EXIST. WALL TO BE REMOVED
	EXIST. WALL TO REMAIN

DEMOLITION PLAN
1/8" = 1'-0"



SPARR BLVD.

NEW SITE PLAN
1/8" = 1'-0"

OZZIMO RESIDENCE
3104 SPARR BLVD., GLENDALE, CA

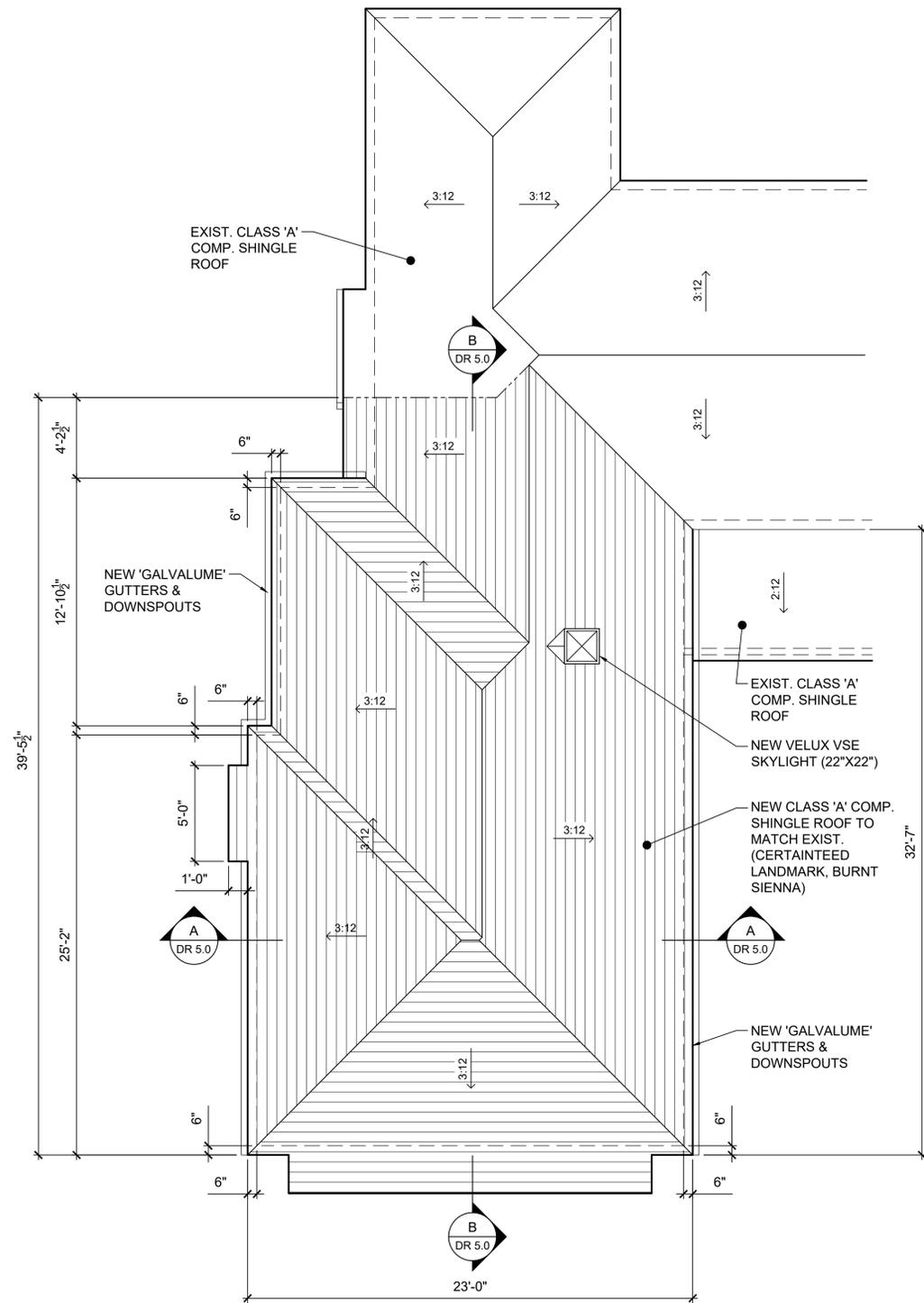
DEMO. PLAN
NEW SITE PLAN

7/31/2020

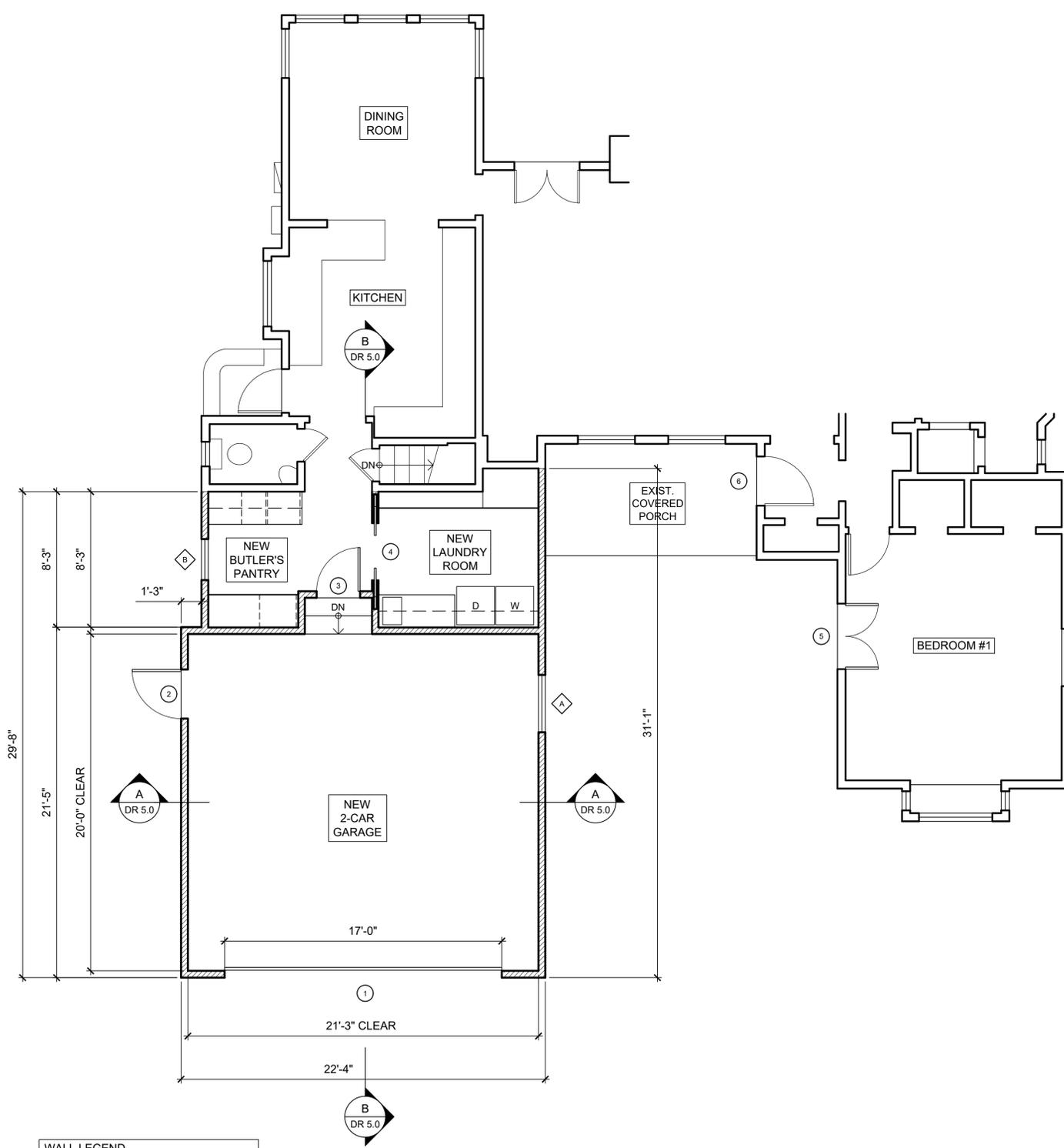
DR 2.0

DOOR SCHEDULE						WINDOW SCHEDULE						
SYM.	SIZE	TYPE	MATERIAL	FINISH	GLAZING	REMARKS	SYM.	SIZE	TYPE	GLAZING	LITES	REMARKS
①	17'-0" X 7'-0"	GARAGE	FIR	STAINED	-	SECTIONAL	△	3'-6" X 4'-6"	FIXED	DUAL; SDL	2 OVER 2	TEMPERED ONE SIDE
②	3'-0" X 6'-8"	1-PANEL	WOOD	PAINT	-		◇	3'-0" X 3'-6"	DBL. HUNG	DUAL; SDL	2 OVER 2	TEMPERED ONE SIDE
③	2'-8" X 6'-8"	SOLIC CORE	WOOD	PAINT	-	20 MINUTE; SELF CLOSING						
④	4'-0" X 6'-8"	DBL. POCKET	WOOD	PAINT	-							
⑤	4'-0" X 6'-8"	FRENCH PAIR	WOOD	PAINT	DUAL; TDL	TEMPERED ONE SIDE						
⑥	3'-0" X 6'-8"	SOLID CORE	FIR	STAINED	DUAL	TEMPERED ONE SIDE						

NOTES:
1. ALL NEW WINDOWS TO BE 'MARVIN ELEVATE' WOOD-ULTREX W/ SIMULATED DIVIDED LITES.
2. ALL NEW WINDOWS TO HAVE PAINTED CUSTOM 2" REDWOOD SILLS TO MATCH EXISTING ON THE EXTERIOR.
3. NEW FRENCH DOORS TO HAVE TRUE DIVIDED LITES.



NEW ROOF PLAN
1/4" = 1'-0"



WALL LEGEND

	EXIST. WALL TO REMAIN
	NEW 2X4 STUD WALL

NEW FLOOR PLAN
1/4" = 1'-0"

O Design
Traci Ozzimo
818-618-9848
traci@ozzimodesign.com

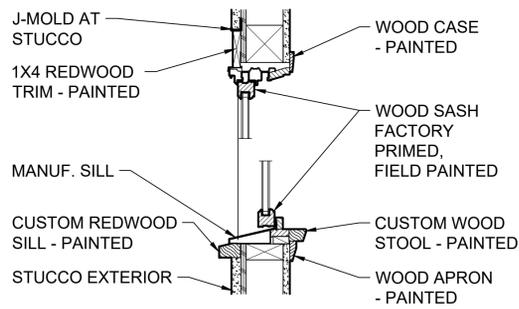
OZZIMO RESIDENCE
3104 SPARR BLVD., GLENDALE, CA

SCHEDULES
NEW ROOF PLAN
NEW FLOOR PLAN

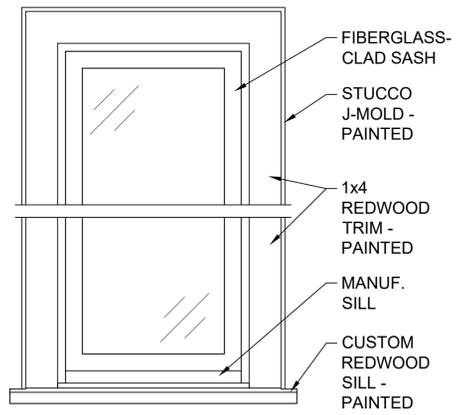
7/31/2020
DR 3.0

MATERIAL KEY NOTES

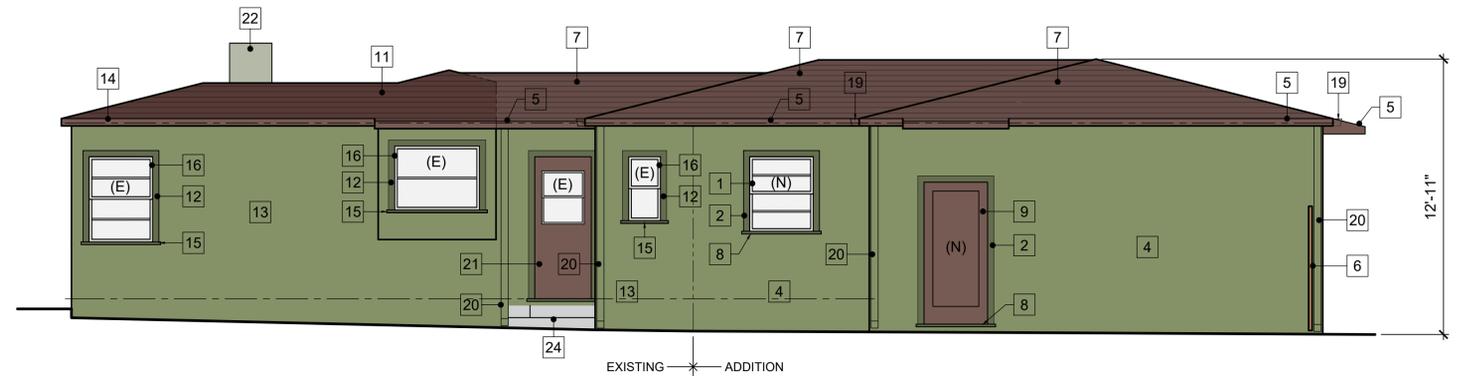
- | | | |
|---|---|---|
| <p>1 NEW MARVIN 'ELEVATE' FIBERGLASS-CLAD TRADITIONAL WINDOW; STONE WHITE EXTERIOR; 5/8" SDL W/ SPACE BAR; WHITE SCREEN</p> <p>2 NEW 1X WOOD TRIM TO MATCH EXISTING - PAINTED (DUNN EDWARDS DET 519 SHUTTERS)</p> <p>3 NEW WOOD SHUTTER - PAINTED (DUNN EDWARDS DET630, RENWICK BROWN)</p> <p>4 NEW SMOOTH OR FINE SAND STUCCO FINISH W/ INTEGRAL CUSTOM COLOR OVER NEW WALL - (SHERWIN WILLIAMS SW2861, AVOCADO)</p> <p>5 NEW WOOD BOXED EAVE TO MATCH EXISTING - PAINTED (DUNN EDWARDS DE 6070 CHOCOLATE CHUNK)</p> <p>6 NEW PROPERTY LINE DOG-EARED WOOD FENCE - STAINED</p> <p>7 NEW CLASS 'A' COMPOSITION SHINGLE ROOFING TO MATCH EXISTING (CERTAINTEED LANDMARK, BURNT SIENNA)</p> <p>8 NEW CUSTOM 2X WOOD SILL TO MATCH EXISTING - PAINTED (DUNN EDWARDS DET 519 SHUTTERS)</p> <p>9 NEW WOOD 1-PANEL DOOR - PAINTED (DUNN EDWARDS DE 6070 CHOCOLATE CHUNK)</p> <p>10 NEW SECTIONAL FIR WOOD GARAGE DOOR - STAINED</p> | <p>11 EXISTING COMPOSITION SHINGLE ROOFING (CERTAINTEED LANDMARK, BURNT SIENNA)</p> <p>12 EXISTING 1X WOOD TRIM - PAINTED (DUNN EDWARDS DET 519 SHUTTERS)</p> <p>13 NEW SMOOTH OR FINE SAND STUCCO FINISH W/ INTEGRAL CUSTOM COLOR OVER EXISTING WALL - (SHERWIN WILLIAMS SW2861, AVOCADO)</p> <p>14 EXISTING WOOD BOXED EAVE - PAINTED (DUNN EDWARDS DE 6070 CHOCOLATE CHUNK)</p> <p>15 EXISTING 2X WOOD SILL - PAINTED (DUNN EDWARDS DET 519 SHUTTERS)</p> <p>16 EXISTING WOOD WINDOW - PAINTED TO MATCH EXISTING MARVIN 'ELEVATE' WINDOWS</p> <p>17 NEW BEAM - STAINED</p> <p>18 EXISTING RAFTERS & CEILING - PAINTED (SHERWIN WILLIAMS SW 2826 COLONIAL REVIVAL GREEN)</p> <p>19 NEW 'GALVALUME' GUTTER - PAINTED TO MATCH BOXED EAVE</p> | <p>20 NEW 'GALVALUME' DOWNSPOUT PAINTED TO MATCH STUCCO</p> <p>21 EXISTING WOOD DOOR - PAINTED (DUNN EDWARDS DE 6070 CHOCOLATE CHUNK)</p> <p>22 EXISTING EXPOSED BRICK CHIMNEY - PAINTED (SHERWIN WILLIAMS SW 2826 COLONIAL REVIVAL GREEN)</p> <p>23 EXISTING MARVIN 'ELEVATE' FIBERGLASS-CLAD TRADITIONAL WINDOW; STONE WHITE EXTERIOR; 5/8" SDL W/ SPACE BAR; WHITE SCREEN</p> <p>24 EXISTING CONCRETE STEPS AND LANDING</p> <p>25 NEW CONCRETE STEP</p> <p>26 EXISTING CONCRETE PATIO, STEPS AND PORCH</p> <p>27 NEW WOOD FRENCH DOOR PAIR - PAINTED (DUNN EDWARDS DE 6070 CHOCOLATE CHUNK)</p> <p>28 WOOD GATE - STAINED</p> <p>29 NEW SKYLIGHT - VELUX VSE (22"X22")</p> <p>30 NEW FIR WOOD FRONT DOOR - STAINED</p> |
|---|---|---|



2 DETAIL: WINDOW HEAD & SILL
1 1/2" = 1'-0"



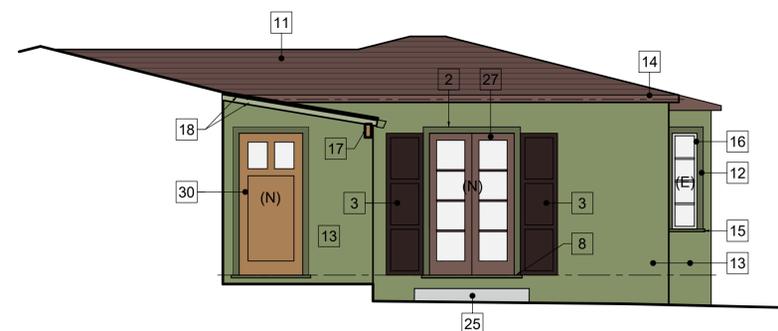
1 DETAIL: WINDOW EXTERIOR
1 1/2" = 1'-0"



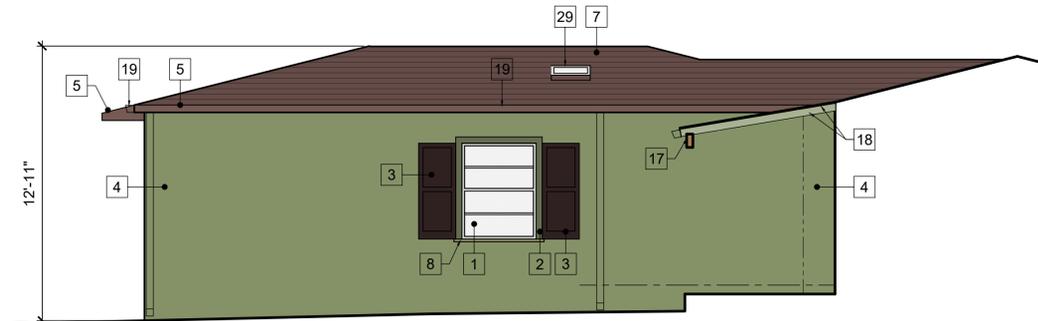
D ELEVATION
1/4" = 1'-0"



C ELEVATION
1/4" = 1'-0"



B ELEVATION
1/4" = 1'-0"



A ELEVATION
1/4" = 1'-0"

O Design

Traci Ozzimo
818-618-9848
traci@ozzimodesign.com

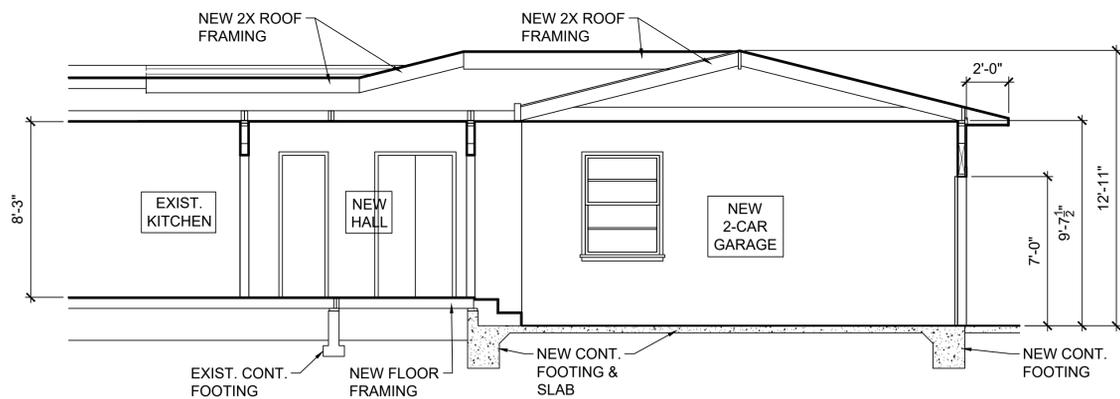
OZZIMO RESIDENCE
3104 SPARR BLVD., GLENDALE, CA

ELEVATIONS

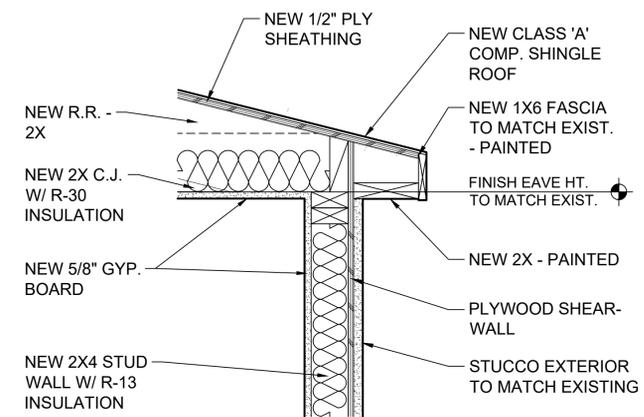
7/31/2020

DR 4.0

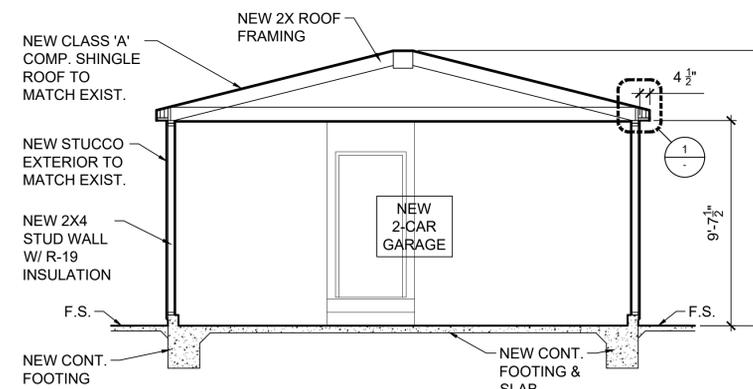
OZZIMO RESIDENCE
3104 SPARR BLVD., GLENDALE, CA



B SECTION
1/4" = 1'-0"



1 DETAIL: NEW EAVE
1 1/2" = 1'-0"



A SECTION
1/4" = 1'-0"

O Design

Traci Ozzimo
818-618-9848
traci@ozzimodesign.com

OZZIMO RESIDENCE
3104 SPARR BLVD., GLENDALE, CA

PERSPECTIVE

7/31/2020

DR 6.0



PERSPECTIVE VIEW
N.T.S.

1

MARVIN 'ELEVATE' FIBERGLASS-CLAD WINDOW; STONE WHITE EXTERIOR, SDL, WHITE SCREEN



DUNN EDWARDS DE6070, RENSWICK BROWN
NEW WOOD BOXED EAVE TO MATCH EXIST.

5



SHERWIN WILLIAMS SW2861, AVOCADO
NEW SMOOTH OR FINE SAND STUCCO FINISH

4



DUNN EDWARDS DET 519, SHUTTERS
NEW 1X WOOD TRIM TO MATCH EXIST. (ALL)

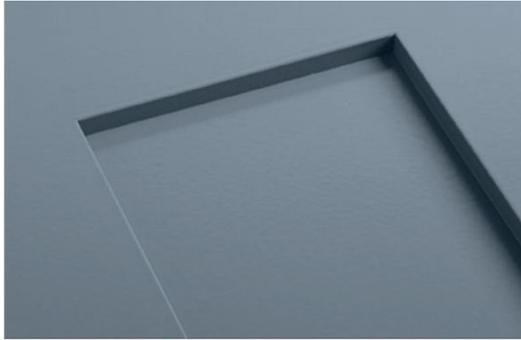
2

8

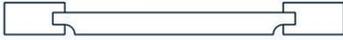
NEW 2X CUSTOM WOOD SILL TO MATCH EXIST.

MATERIAL SAMPLE BOARD

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



FP3 - Flat Panel with no Trim



DUNN EDWARDS DET 630, RENWICK BROWN

3

NEW WOOD SHUTTERS - PAINTED



DUNN EDWARDS DE 6070, CHOCOLATE CHUNK

27

NEW WOOD FRENCH DOORS, TDL

MATERIAL SAMPLE BOARD

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



7

NEW CLASS 'A' COMPOSITION SHINGLE
ROOFING TO MATCH EXISTING (CERTAINEED
LANDMARK, BURNT SIENNA)



29

NEW VELLUX VSE 22'X22" SKYLIGHT

MATERIAL SAMPLE BOARD

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



1) SUBJECT PROPERTY: Front

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



2) SUBJECT PROPERTY: Front

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



3) SUBJECT PROPERTY: Front

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



4) SUBJECT PROPERTY: Right Side

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



5) SUBJECT PROPERTY: Left Side

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



6) SUBJECT PROPERTY: Rear

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



7) SUBJECT PROPERTY: Rear

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



ORTION OF
 & CATALINA VERDUGO
 ACRE ALLOTMENT OF THE
 ANCHO SAN RAFAEL
 RICT COURT CASE 1621
 C.F.M. 61

LOCATION

**3104 SPARR BLVD.
 APN: 5613-022-039**

500' Radius

Property Owner: TRACI L & NANCE E OZZIMO



Prepared by Williams Land Use Services 818-542-4109

1"=200'

Key	Address	Sq. Ft. Lot	Sq. Ft. House		F/A %	Stories	Set Back	Roof
Subject Property	3104 Sparr Blvd.	7,686	Floor Area	Garage	28%	1	18'-0"	Comp Shingle
			2,165	478				
			2,165					
1	3100 Sparr Blvd.	8,890	1,944		22%	1	30'-0"	Comp Shingle
2	3090 Sparr Blvd.	7,970	1,994		25%	1	32'-0"	Concrete Tile
3	3080 Sparr Blvd.	13,330	2,594		19%	2	35'-0"	Clay Tile
4	3068 Meno Dr.	9,000	2,389		27%	2	51'-0"	Clay Tile
5	3065 Menlo Dr.	9,790	2,342		24%	2	15'-0"	Comp Shingle
6	3085 Sparr Blvd.	13,730	2,993		22%	1	27'-6"	Comp Shingle
7	3105 Sparr Blvd.	8,400	2,078		25%	1	13'-6"	Comp Shingle
8	3111 Sparr Blvd.	9,840	1,746		18%	1	40'-0"	Comp Shingle
9	3113 Sparr Blvd.	20,030	2,727		14%	2	240'-0"	Clay Tile
10	3117 Sparr Blvd.	16,300	3,057		19%	2	4'-0"	Clay Tile
11	3123 Sparr Blvd.	55,300	2,744		5%	1	144'-0"	Comp Shingle
12	3131 Sparr Blvd.	8,300	2,131		26%	2	10'-0"	Comp Shingle
13	3128 Sparr Blvd.	6,990	1,100		16%	1	18'-0"	Comp Shingle
14	1901 El Arbolita Dr.	7,260	1,529		21%	1	20'-0"	Comp Shingle
15	1900 El Arbolita Dr.	10,500	2,203		21%	1	36'-0"	Comp Shingle
16	1910 El Arbolita Dr.	11,900	2,028		17%	1	27'-0"	Comp Shingle
17	3111 Menlo Dr.	7,680	1,523		20%	1	44'-0"	Comp Shingle
18	3103 Menlo Dr.	9,600	2,039		21%	1	28'-0"	Comp Shingle
Neighborhood Average		12,763	2,175		20%	1	43'-10"	Comp Shingle

NEIGHBORHOOD KEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



1) 3100 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



2) 3090 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



3) 3080 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



4) 3068 Menlo Dr.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



5) 3065 Menlo Dr.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



6) 3085 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



7) 3105 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



8) 3111 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



9) 3113 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



10) 3117 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



11) 3123 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



12) 3131 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



13) 3128 Sparr Blvd.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



14) 1901 El Arbolita Dr.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



15) 1900 El Arbolita Dr.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



16) 1910 El Arbolita Dr.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



17) 3111 Menlo Dr.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale



18) 3103 Menlo Dr.

PHOTO SURVEY

Owner & Applicant: Traci Ozzimo – 3104 Sparr Blvd., Glendale