

# NOTICE OF PUBLIC HEARING

## VARIANCE CASE NO. PVAR 1620648

LOCATION: **318 BROCKMONT DRIVE**  
Glendale, CA 91202

APPLICANT: Marc Homes, LLC  
c/o Suzie Aceves

ZONE: "R1R" - (Restricted Residential) Zone,  
Floor Area District II

LEGAL DESCRIPTION: Lot 5, Block 6, Tract 8280

### **PROJECT DESCRIPTION**

**STANDARDS VARIANCE application to allow a single family dwelling to be re-constructed on a lot with less than 7,500 square feet, to allow a less than required driveway length of one-foot three-inches, and SETBACK VARIANCES to allow a street front setback of one-foot three-inches where 15 feet is required and interior setbacks of five-feet and three-feet eight-inches where 10 feet is required.**

### **CODE REQUIRES**

#### Standards Variance

- 1) Minimum lot area of 7,500 square feet.
- 2) Minimum driveway length of 18 feet.

#### Setback Variance

- 1) Minimum street front setback of 15 feet.
- 2) Minimum interior setback of 10 feet.

### **APPLICANT'S PROPOSAL**

#### Standards Variance

- 1) To construct a single-family residence on a property with a lot area of 5,880 square feet.
- 2) To provide a driveway length of one-foot three inches.

#### Setback Variance

- 1) To provide a one-foot three-inch street front setback.
- 2) To provide interior setbacks of five feet and three feet eight inches.

**ENVIRONMENTAL RECOMMENDATION:** The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to State CEQA Guidelines Section 15301

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **November 30, 2016**, 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 (email: [bcollin@glendaleca.gov](mailto:bcollin@glendaleca.gov)). 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.glendaleca.gov/agendas>.

Ardashes Kassakhian, The City Clerk of the City of Glendale