

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

**APPEAL TO THE PLANNING COMMISSION**

**3440 LINDA VISTA ROAD – STANDARDS AND SETBACK VARIANCE CASE NO. PVAR 1602628**

NOTICE IS HEREBY GIVEN:

**Project Location/Description**

**Appeal of a standards and setback variance application to allow the construction of a new 2,350 square-foot, two-story single-family residence with an attached two-car garage on a lot located in the R1R Zone, described as Lot 6, Tract No. 100641, with a 3-foot, 10-inch street front setback, where a minimum of 15-feet is required, and to allow a driveway 3-foot, 10-inch in length, where a minimum of 18-feet is required.**

On August 3, 2016, the Planning Hearing Officer approved with conditions Standards and Setback Variance Case No. PVAR 1602628 to allow the construction of a new 2,350 square-foot, two-story single-family residence with an attached two-car garage in the R1R Zone with a modified reduced street front setback and driveway length of eight feet from the property line, as originally approved in 1977 by Variance Case No. 6344-S.

**CODE REQUIRES**

**Standards Variance**

1) Any driveway shall be a minimum of 18-feet in length in the “R1R” zone.

**Setback Variance**

2) The minimum required street front setback is 15-feet in the “R1R” zone.

**APPLICANT’S PROPOSAL**

**Standards Variance**

1) The applicant is proposing to construct a driveway 3-feet, 10-inches in length.

**Setback Variance**

2) The applicant is proposing to construct a new single-family residence with a 3-foot, 10-inch street front setback.

**Environmental Review**

The project is categorically exempt from CEQA review as a Class 3 (New Construction or Conversion of Small Structures) exemption, pursuant to State CEQA Guidelines Section 15303.

**Public Hearing**

The Project described above will be considered by the Planning Commission at a public hearing in the Municipal Services Building, 633 East Broadway, Room 105 Glendale, CA on **WEDNESDAY, DECEMBER 7, 2016, AT OR AFTER THE HOUR OF 5:00 PM.**

If you desire more information on the proposal, please contact the case planner, Dennis Joe, in the Community Development Department at (818) 548-2140 or (818) 937-8157 (email: [djoe@glendaleca.gov](mailto:djoe@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