

NOTICE OF PLANNING HEARING PUBLIC HEARING VARIANCE CASE NO. PVAR 1718831

LOCATION: 3455 DOWNING AVENUE
Glendale, CA 91208

APPLICANT: Mike Geragos

ZONE: "R1" – Low Density Residential Zone, Floor Area District II

LEGAL DESCRIPTION: Lot 14, Block 26, Sparr Heights Tract

PROJECT DESCRIPTION

To allow the construction of a new 1,066 square-foot second-story addition with an overall height of 28 feet while maintaining the existing three-foot, four-inch (3'-4") interior setback along the south side of the property where the Code requires five feet (5'-0") on a 6,500 square-foot lot in the "R1"- (Floor Area Ratio District II) Zone.

CODE REQUIRES

- 1) A 5'-0" interior setback is required for buildings or structures 20 feet and equal to or less than 30 feet in height (30.11.030 Table 30.11 B).

APPLICANT'S PROPOSAL

- 1) To construct a new second story addition to the existing one-story single-family house with an overall height of 28 feet, while maintaining the existing 3'-4" interior setback along the south side of the property.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review as a Class 1 "Existing Facility" pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing house will not result in an increase of more than 10,000 square feet and the project is in an area where all public services and facilities are available and is not located in an environmentally sensitive area.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **November 1, 2017**, 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, **Milca Toledo**, in the Community Development Department at (818) 937-8181 or mitoledo@glendaleca.gov where case files are available. 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/agenda>**

Ardashes Kassakhian
The City Clerk of the City of Glendale