



February 6, 2018

James F. Ellfeldt
1925 West Kenneth Road
Glendale, CA 91201

**RE: REASONABLE ACCOMMODATION
CASE NO. PRACCOM 1729607
1925 WEST KENNETH ROAD**

Dear Mr. Ellfeldt:

On February 6, 2018, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.52, **APPROVED WITH CONDITIONS** your application for a Reasonable Accommodation to allow a 152 square-foot addition to the first-floor of an existing 2,263 square-foot, two-story house, in order to create an accessible bedroom and bathroom, located on a 7,826 square-foot lot at **1925 West Kenneth Road** in the R1, FAR District I Zone. The proposed addition of 152 square-feet would exceed the maximum allowable Floor Area Ratio (FAR) of thirty percent for the project site. Based on the size of the lot, the maximum allowed FAR on this property is 30% (2,347 square-feet), and the applicant's request would exceed this limit by resulting in an FAR of 30.8% (2,415 square-foot house).

After considering the evidence presented with respect to this application, the Director of Community Development has granted, with conditions, your application based on the following findings.

- A. The dwelling is occupied by a person with a disability, as defined under the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, herein known as the "Acts". The disabled individual lives in the dwelling unit under the care of the property owner and meets the definition of disabled under the Act. Specifically, the disability interferes with the disabled resident's circulation within the subject dwelling unit.
- B. The requested accommodation is necessary to make the dwelling/property available to an individual with a disability protected under the Acts. As noted in Finding A, an individual residing at the residence meets the definition of disabled under the Act. The request will allow for the existing bedroom and bathroom on the ground floor to be expanded to provide better accessibility throughout the existing residence.
- C. The requested addition that would exceed the maximum allowable FAR is an accommodation that is directly and reasonably related to the disability, and is necessary to help accommodate the disabled individual's circulation within the residence.

- D. The requested accommodation will not impose an undue financial or administrative burden on the City. The applicant will be required to obtain a building permit from the Building and Safety Division for the first-floor addition. The applicant will pay for all construction work, materials and permits, and will impose no financial or administrative burden on the city.
- E. The requested accommodation will not require a fundamental alteration in the nature of the City's overall land use and zoning program. The subject lot is located in the "R1" Low Density Residential Zone, FAR District I, and is improved with one dwelling unit, and one detached garage. While the proposed FAR will exceed the maximum allowable in this zone by 68 square-feet, the proposed 152 square-foot addition is relatively minor in size, and will not cumulatively increase the amount of bedrooms, or parking demand. The land use will remain single-family residential and the minor addition will enhance the floor plan of the dwelling with accommodations for a disabled person to move about the dwelling more freely. As a result, the request will not require a fundamental alteration in the overall land use and zoning program for the City.
- F. The location of the 152 square-foot addition to the existing one-story house will be at the rear of the dwelling unit. The addition will not be visible from West Kenneth Road and will have very limited to no visibility from the street-side along Linden Avenue. As a result, the neighborhood character and prevailing street-front setback of the neighborhood will largely remain unchanged. Additionally, traffic on West Kenneth Road and Linden Avenue will not be affected by the proposed request. The single-family dwelling unit will remain on-site, and there is no expansion in the number of bedrooms in the house, or increase in the parking demand.
- G. The requested accommodation shall run with the land, as the requested modification to the building will be integrated into the existing single-family dwelling. The rear 152 square-foot addition to the first-floor will be constructed with a permanent foundation, wood framing, stucco finished exterior walls, and Spanish tile roofing and cannot be easily removed.

APPROVAL of this Reasonable Accommodation shall be subject to the following conditions:

- 1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Community Development Department.
- 2. That all necessary permits shall be obtained from the Building and Safety division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- 3. That any expansion or modification of the dwelling unit which is different than what is represented as part of this approval shall require a new application as determined by the Director of Community Development.
- 4. That Design Review approval shall be obtained prior to issuance of a building permit.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **February 21, 2018** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

The rights and privileges granted by this Reasonable Accommodation will expire two years from the date of this grant unless exercised in good faith prior to such time.

If you should have any questions regarding this matter, please do not hesitate to contact the case planner, Vista Ezzati, at 818-937-8180 or vezzati@glendaleca.gov.

Sincerely,



Philip Lanzafame
Director of Community Development

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