



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

February 19, 2019

Shoghig Yepremian
P. O. BOX 583
Sierra Madre, CA 91025

**RE: 850 EAST GLENOAKS BOULEVARD
VARIANCE CASE NO. PVAR 1824584**

Dear Applicant:

On January 30, 2019, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, on your application for a Standards Variance to maintain an existing nonconforming driveway width of seven feet, five inches, where nine feet is required in conjunction with an addition of approximately 492 square feet to the front and rear of an existing 1,126 square-foot single family dwelling, located at 850 East Glenoaks Boulevard, in the "R1" - Low Density Residential Zone, Floor Area District II, described as Lot 55 in Bellehurst Park Tract, located at **850 East Glenoaks Boulevard**, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

Standards Variance

(1) Minimum nine-foot driveway width.

APPLICANT'S PROPOSAL

Standards Variance

(1) To construct a 492 square-foot addition while maintaining an existing non-conforming driveway width of seven feet, five inches.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301(e) (1) of the State CEQA Guidelines) because this application is for the maintenance of an existing nonconforming driveway width in conjunction with a 492 square-foot addition (190 square feet at the front and 302 square feet at the rear).

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to the Standards Variance application for **Case No. PVAR 1824584**, the Planning Hearing Officer has **DENIED** your application based on the following:

A. The strict application of the provisions of the ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.

The strict application of the zoning ordinance in this circumstance would not result in practical difficulties and unnecessary hardship inconsistent with the general purposes and intent of the ordinance. The applicant is requesting to maintain a nonconforming driveway width of seven feet, five inches, for the existing single family house in conjunction with the additions currently under construction. Had the applicant prepared a survey prior to submitting the project for Building and Safety's plan check review, the actual driveway width would have been revealed and the project could have been designed differently. Since the survey was not done until the project was well into construction a self-imposed hardship was created. The additions could have been modified such that a nine-foot wide driveway could have been accomplished. There is no hardship as it relates to the additions, other than the construction has already begun.

B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The applicant is proposing to maintain an existing nonconforming driveway width of seven feet, five inches, adjacent to the existing house as well as next to the additions to the front and rear of the house. There are exceptional circumstances as it relates to the driveway width next to the house as this was the approved driveway when the house was built in 1947; however, the additions could have met the code requirement had a survey been done prior to submitting plans into building plan check and there are no exceptional circumstances relating to the driveway width adjacent to the additions.

C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The requested variance as it relates to the portion of the driveway adjacent to the addition at the front and rear of the house will be detrimental to the public welfare because to allow this driveway width will be precedent setting and should not be encouraged due to difficulties created by not being able to access detached garages at the rear of the properties.

D. The granting of the variance will not be contrary to the objectives of the ordinance.

The standards variance will be contrary to the objectives of the ordinance. The zoning ordinance has minimum dimensions for driveway widths that ensure vehicles will be able to access the detached garages located at the rear of the lot. While a minimum width is nine feet, provided there is access to the back of the house without walking down the driveway to enter at the front, eight feet is the smallest width acceptable. In order to maintain a driveway width of less than eight feet, approval of an administrative exception would be required. In this situation, the existing driveway width adjacent to the existing house could be acceptable; however, any new work should meet the minimum nine-foot dimension as there are no site constraints preventing compliance.

APPEAL PERIOD

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 **March 6, 2019**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: <http://www.glendaleca.gov/appeals>

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Brad Collin at (818) 548-3210 or bcollin@glendaleca.gov.

Sincerely,



Laura Stotler
Planning Hearing Officer
LS:BC:sm

cc: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (Larry Tan/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (Rene Sada); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner Brad Collin.