

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING
APPEAL OF VARIANCE CASE NO. PVAR1722701**

LOCATION: 521 NOLAN AVENUE
APPLICANT: Rodney V. Khan / Khan Consulting, Inc.
ZONES: "R1R" - (Restricted Residential) Zone, Floor Area Ratio District II
LEGAL DESCRIPTION: Portion of Lot 70, Tract No. 4881
APPELLANT: Alexander Jackson
STAFF: Kathy Duarte

PROJECT DESCRIPTION

An appeal of the Planning Hearing Officer's approval of an application for a variance to allow the construction of a new 2,486 square-foot single family house and attached two-car garage on an 8,790 square-foot vacant hillside lot without providing the required minimum street front setback and driveway length, and with uncovered stairs projecting into the front setback greater than what is permitted in the R1R (Restricted Residential) Zone.

CODE REQUIRES

1. A minimum 15-foot street front setback. (GMC 30.11.030)
2. Any driveway serving a parking area shall be a minimum of eighteen (18) feet in length in the R1R zones, from the back of the sidewalk or the property line where no sidewalk exists. (GMC 30.32.130)
3. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps, ramps, and landings may project into the required setback area for a distance of three (3) feet in the ROS, R1R and R1 zones. (GMC 30.11.070)

APPLICANT'S PROPOSAL FOR A STANDARDS VARIANCE

1. A 5-foot street front setback.
2. A 6-foot, 1 3/4-inch driveway length.
3. Uncovered stairs projecting into the street front setback area for a length of 11 feet.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption, pursuant to Section 15303 of the State CEQA Guidelines because it is a new dwelling unit in a residential zone.

PUBLIC HEARING: The Planning Commission will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **APRIL 3, 2019, AT 5:00 P.M. or as soon thereafter as possible.**

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.43 and 30.62. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns.

If you desire more information on the proposal, please contact the case planner, Kathy Duarte, in the Community Development Department at (818) 548-2140 or (818) 937-8163 (email: kduarte@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