



September 5, 2019

REVISED

Suren Vardanyan
1555 Glenmont Drive
Glendale, CA 91207

**Re: 1555 GLENMONT DRIVE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1911648**

Dear Mr. Vardanyan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Section 30.44.020(E), the Community Development Department has processed your application for an Administrative Exception to maintain the existing 4'-2" interior setback (17 percent deviation), where a minimum 5'-0" interior setback is required per Section 30.11.030, Table 30.11-B of the Glendale Municipal Code, in conjunction with construction of a new two-story, 1,480 square-foot addition to the existing 3,110 square-foot, one-story single-family residence, located at **1555 Glenmont Drive**, in the "R1R" - Restricted Residential zone, Floor Area Ratio District II, and described as Lot 5 of Tract No. 13155, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review as a Class 1 "Existing Facility" per Section 15301(e)(1) of the State CEQA Guidelines because the project involves addition to an existing single-family residence.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, all of the required three findings can be made in support of the application. The Director of Community Development has **GRANTED WITH CONDITIONS** your application based on the following findings:

- A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.**

The proposal consists of a new two-story, 1,480 square-foot addition to the existing 3,110 square-foot, one-story single-family residence, located on a 16,950 square-foot, irregularly-shaped lot, originally developed in 1947. The minimum interior setback in the "R1" zone for a house constructed prior to May 2, 1991, is four (4) feet for buildings 20 feet or lower in height, and five (5) feet for buildings over 20 feet and equal to or less than 30 feet in height. The applicant is requesting an Administrative Exception for a 17 percent deviation from the

Zoning Code requirement of a 5'-0" minimum interior setback per GMC 30.11.030, Table 30.11-B of the Zoning Code. This request is in order to maintain the existing interior setback along the north property line in conjunction with the proposed two-story, 1,480 square-foot addition along the southerly property line. The existing interior setback along the north side of the existing one-story residence varies, with 4'-2" as the closest distance between the building wall and northerly property line; this setback currently complies with Code. The proposed addition is located on the opposite side of the house, at the southeast corner facing the street, infilling the existing open space area outside of the street front setback. Given the proposed two-story addition, the overall height of the house exceeds 20 feet thereby triggers the required, minimum five foot interior setback on all sides. The addition will feature a 6'-2" interior setback from the southerly property line, so the interior setback directly adjacent to the addition would comply with today's Code. The addition includes a new attached, one-car garage in order to meet the three-car garage requirement for residences greater than 3,500 square feet; the residence currently has a two-car, attached garage; a condition of approval ensures that the new garage and complies with the minimum one-car garage standards.

There are space restrictions on the site that preclude full compliance with the Code requirements without hardship. In order to comply with the Zoning Code requirement of minimum 5'-0" interior setback, the portion of the existing residence featuring the subject interior setback of 4'-2" would have to be demolished in order to provide the required 5'-0" interior setback, even though the building at this location is only one story. This demolition would create a hardship and negatively affect the existing building wall and roof above at this location. Furthermore, the proposed two-story addition at the other side of the residence seems to be reasonably sited, due to the layout of the existing residence in relation to the site's down-sloping topography on the south, the existing pool to the west and the remaining up-sloped rear yard, and the remaining available open spaces on the site. Given the constraints of the existing site plan and building layout, maintaining a residence less than 20 feet in height would entail splitting up the proposed two-story, 1,480 square-foot addition into two, separate one-story additions that would take up all of the flat areas on the hillside lot, leaving no flat yard space. Therefore, approval of the requested administrative exception to maintain the existing interior setback seems reasonable.

B. The granting of the exception 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.

Granting the administrative exception to maintain the existing 4'-2" interior setback along the north side of the residence in conjunction with a two-story, 1,480 square-foot floor area addition at the southeast corner of the house will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood. The existing residence was built in 1947 with the existing minimum interior setback of 4'-2" at the closest point to the north property line. The proposed addition will be located on the southeast side of the existing house and will not alter the interior setback on the north side where the 4'-2" setback is located. The massing of the two-story addition will be towards the southerly side of the residence, where the setback will be greater than required by Code. The existing 4'-2" setback for the one-story portion of the house and the 6'-2" setback for the new two-story portion will provide for adequate open space, light and ventilation for the subject residence, as well as adjacent residences. Therefore, the administrative exception for 17 percent deviation from the code-required interior setback to maintain the existing setback will not be detrimental to the public welfare or surrounding properties.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

The proposed development will comply with the zoning requirements of the R1R Zone, Floor Area Ratio District II, with the exception of the required minimum interior setback in relation to the height increase of the existing residence. The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from Code standards. These standards have been developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. Granting the administrative exception to maintain the existing first story building footprint with its existing minimum 4'-2" interior setback, while requiring the new addition to comply with the current minimum interior setback, will allow a reasonable development of the property without difficulties and unnecessary hardship. No changes are proposed along the north side of the residence where the substandard setback is proposed, and this portion with the 4'-2" setback will remain a one-story building form. Therefore, granting the exception to maintain the existing setback will not be contrary to the objectives of the applicable regulations.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

- 1) That the development shall be in substantial accord with the plans presented in conjunction with the application for the Administrative Exception, except any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer, or as approved by the Design Review Board for the two-story addition.
- 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 significant modification of the dwelling which is different than what is represented as part of this Administrative Exception application, shall require a new application as determined by the Planning Hearing Officer.
- 4) That Design Review Board approval shall be obtained prior to issuance of a building permit. Any conditions required by the Design Review Board shall be reviewed by the Planning Hearing Officer to ensure that the intent of this approval is met.
- 5) That the premises shall be maintained in a clean orderly condition, free of weeds, trash, and graffiti.
- 6) The interior walls of the new one-car garage shall be adjusted to provide the minimum required garage width of 12 feet.

APPEAL PERIOD

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 **September 23, 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 www.glendaleca.gov/appeals

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by an Administrative Exception shall terminate two years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

CESSATION

An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

EXTENSION

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative exception.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCACTION


Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Aileen Babakhani during normal business hours at her direct line (818) 937-8331 or ababakhani@glendaleca.gov, between 8:30 a.m. to 5:30 p.m. weekdays.

Sincerely,



Vilia Zemaitaitis, AICP
Planning Hearing Officer

VZ:AB:sm

cc: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); 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 – Aileen Babakhani.