

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING  
VARIANCE CASE NO. PVAR 1923322**

LOCATION: **318 BROCKMONT DRIVE**

APPLICANT: George Avetisyan

ZONE: "R1R" - (Restricted Residential) Zone, Floor Area District II

LEGAL DESCRIPTION: Lot 5, Block 6, Tract 8280

**PROJECT DESCRIPTION**

**An application for a Standards Variance to allow a single family dwelling to be re-constructed on a lot with less than 7,500 square feet, to allow a less than required driveway length of one-foot three-inches, and Setback Variances to allow a street front setback of one-foot three-inches where 15 feet is required and interior setbacks of six feet six inches and three-foot nine-inches where 10 feet is required.**

**CODE REQUIRES**

Standards Variance

- 1) Minimum lot area of 7,500 square feet.
- 2) Minimum driveway length of 18 feet.

Setback Variance

- 1) Minimum street front setback of 15 feet.
- 2) Minimum interior setback of 10 feet.

**APPLICANT'S PROPOSAL**

Standards Variance

- 1) To construct a single-family residence on a property with a lot area of 5,880 square feet.
- 2) To provide a driveway length of one-foot three inches.

Setback Variance

- 1) To provide a one-foot three-inch street front setback.
- 2) To provide interior setbacks of six-feet six inches and three-feet nine inches.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to State CEQA Guidelines Section 15301 because this request is to rebuild a single family home in its same approximate location as what was previously built.

**HEARING INFORMATION:**

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **July 15, 2020 at 9:30 a.m.**, or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.43.

**NOTE:** Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Hearing Officer meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

**The meeting can be viewed:On local cable: Charter Cable Channel 6.**

**Streaming Online:** <https://www.glendaleca.gov/government/public-meeting-portal>

**For public comments and questions during the meeting call 818-937-8100.** City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Hearing Officer meeting.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**If you desire more information on the proposal, please contact the case planner Brad Collin in the Planning Division at [bcollin@glendaleca.gov](mailto:bcollin@glendaleca.gov) or (818) 548-3210.** The staff report and case materials will be available before the hearing date at <https://www.glendaleca.gov/government/public-meeting-portal>

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, and may be heard in support of his/her 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 Hearing Officer. "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. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

When a final decision is rendered, a decision letter will be posted online at [www.glendaleca.gov/planning/decisions](http://www.glendaleca.gov/planning/decisions). An appeal may be filed within 15 days of the final decision date. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

The City Clerk of the City of Glendale