

**NOTICE OF PLANNING HEARING OFFICER HEARING
VARIANCE CASE NO. PVAR-001449-2023**

LOCATION: 1541 ARD EEVIN AVENUE

APPLICANT: Nareg Ghazarian

ZONE: "R1" FAR District I

LEGAL DESCRIPTION/APN: Lot 6, Tract No.1576 (APN: 5629-015-018)

PROJECT DESCRIPTION

The applicant is requesting the approval of a standards variance application to allow the construction of a new 100 square foot addition to an existing 3,231 square foot single-family dwelling on a 10,890 square foot lot, zoned R1 (Low Density Residential) Floor Area Ratio District I. The applicant is requesting to construct the second story addition, directly above the existing building envelope of the first floor.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15301 "Existing Facilities," because the proposed project consists of an addition to an existing structure that will not result in an increase of more than 10,000 square feet.

PUBLIC HEARING

The Planning Hearing officer will conduct a public hearing regarding the above project at 633 E. Broadway (Municipal Services Building) Room 105, Glendale, CA 91206, on **OCTOBER 25, 2023**, at 9:30 AM 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. and 30.44.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream> .

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 Hearing. You may also testify in person at the hearing if you wish to do so.

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

The staff report and case materials will be available a week before the hearing date at

www.glendaleca.gov/agendas.

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Sadie Gropen in the Planning Division at SGropen@glendaleca.gov, or (818) 937-8178, or (818) 548-2140. The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

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. An appeal may be filed within 15 days of the final decision date appearing on the decision letter. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>

Dr. S. Abajian
The City Clerk of the City of Glendale