



CITY OF GLENDALE, CALIFORNIA
Community Development

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Glendale, CA 91206-4311
Tel. (818) 548-2140
glendaleca.gov

June 11, 2024

Arman Abgaryan
336 N Central Avenue Suite 9
Glendale, CA 91203

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR-000945-2023
1334 N. MARYLAND AVENUE**

Dear Mr. Abgaryan:

On June 11, 2024, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to construct a 581 square-foot addition to the first floor and a 135 square-foot addition to the second floor of an existing two-story, 2,420 square-foot single-family residence. The subject site at 1334 N. Maryland Avenue is zoned R1, FAR District II with an HD (historic district overlay) and it is located in the Casa Verdugo Historic District. The existing residence was built in 1919 and is a non-contributor in the historic district. The existing detached garage and swimming pool will remain.

CONDITIONS OF APPROVAL:

1. The applicant shall provide landscape plans for the street front and street side yard, which complement the style of the residence and utilize drought tolerant plants.
2. The style of the front door, gates and garage doors shall be revised to reflect the architectural style of the existing residence. The existing front door can remain, if the applicant desires.
3. The applicant shall revise the elevations of the residence to include siding within the eaves to bring in a second façade facing material.
4. The applicant shall restudy the sizes of the second floor north elevation windows for better proportionality.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The site planning of the site remains similar to the existing conditions. The first floor addition is located in the southern portion of the site. The second floor addition is located immediately east of the existing second floor above the existing first floor. The entry to the residence and the garage remain in their present locations.
- As conditioned, the applicant shall provide landscape plans for the street front and street side yards, which complement the style of the residence and utilize drought tolerant plants.
- The existing large trees and rock wall that surround the street front and street side yards will remain.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The first floor addition is not in-line with the existing front (Maryland) façade of the house, which helps to break the appearance of mass from the street. The minimal second floor addition, which extends the building façade to the east 6.5 ft., is in-line with the existing second floor to the east.
- The scale and proportion of the residence does not change significantly due to the location of the first floor addition and the modest size of the second floor addition.
- Roof forms as a result of the proposed additions are appropriate. The recession of the first floor addition from the remainder of the front façade allows for a logical roofline, which reduces the mass from Maryland Avenue. The second floor roof extension over the addition follows the existing roofline on this floor.

Building Design and Detailing – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The applicant is proposing hung windows with sill and frame, recessed within the façade of the residence, appropriate for the style of the residence and an improvement from existing conditions. As conditioned, the applicant shall restudy the sizes of the two windows on the second floor north elevation for better proportionality.
- As conditioned, the style of the front door, gates and garage doors shall be revised to reflect the architectural style of the existing residence. The existing front door can remain, if the applicant desires.
- As conditioned, the applicant shall revise the elevations of the residence to include siding within the eaves to bring in a second façade facing material.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Roger Kiesel, at 818-937-8152 or via email: RKiesel@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

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 Design Review Board 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, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **JUNE 26, 2024 at 5:00 PM.** All appeals must be filed using the City's online permitting and licensing portal, please visit www.GlendalePermits.org to submit the application.

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

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

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 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.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) 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 (2) 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 design review approval.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Roger Kiesel**, who acted on this case. This

would include clarification and 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.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Roger Kiesel, for stamp and signature prior to submitting for Building plan check. Please contact Roger Kiesel directly at 818-937-8152 or via email at RKiesel@glendaleca.gov.

Sincerely,

Bradley Calvert
Director of Community Development



Roger Kiesel, AICP
Senior Planner

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