



# VARIANCE APPLICATION

All applications and submittal requirements must be discussed with a planner at the Permit Services Center (633 E. Broadway, Rm. 101) prior to submittal. After you have completed your application packet and are ready to submit it, schedule an appointment with your contact planner (as noted on the Application Instructions). A case planner will be assigned after the application is officially submitted.

**FOR STAFF USE ONLY**

- |  |                            |
|--|----------------------------|
| <input type="checkbox"/> EIF/EIR on file, Case No. _____ | Date _____                 |
| <input type="checkbox"/> Previous EIF/EAF/EIR applicable | No. _____ (mins. attached) |
| <input type="checkbox"/> Project Exempt (forms attached) | Initials _____             |

- CASE NO. \_\_\_\_\_
- DATE \_\_\_\_\_
- ☒ Setback
- ☐ Standards
- ☐ Use

Please PRINT or TYPE all information

## PART 1 - PROPERTY INFORMATION

- A. Street address of premises for which the variance is requested 521 Nolan Avenue, Glendale, CA 91202
- B. Zone(s) / District(s) R1R II
- C. Listed on Glendale Register? ☐ Yes ☒ No In a Historic District? ☐ Yes ☒ No
- D. Legal description of the property AIN 5630-011-035; Tract 4881 (MB 140-32-35) - that part southwest of a line parallel with and dist southwest at R/A, 4 feet from northeast line of Lot 70; in the city of Glendale, county of Los Angeles, state of California

## PART 2 - APPLICANT INFORMATION

- A. Rodney V Khan / Khan Consulting Inc  
(First Name) (Last Name)
- B. 1111 North Brand Boulevard - Suite 403 Glendale CA 91202 (818) 507-1605  
(Street Address) (City) (State) (Zip Code) (Area Code - Phone Number)
- C. Check one box - ☐ Architect ☐ Builder/Developer ☒ Consultant ☐ Owner ☐ Other \_\_\_\_\_

## PART 3 - VARIANCE INFORMATION

- A. Project description Construction of a new single family home.
- B. Applicant requests The construction of a new single family house with less than the required street front setback. Also the height of the house and retaining walls exceed Code Requirements. Similar to other properties in the immediate area, the steepness of the lot is the reason for the code modification requests.
- as regulated by Section/s Table 30.11-B ( Street Front Setback)  
of the Glendale Municipal Code.
- C. Present use Vacant land

**PART 4 - FINDINGS OF FACT (per Glendale Municipal Code Title 30, Chapter 30.43.030)**

A variance shall be granted **ONLY** if each of the following four findings exists:

- A. How will the strict application of the provisions of any such ordinance (noted above) result in practical difficulties or unnecessary hardships (related to the property) inconsistent with the general purpose and intent of the ordinance? \_\_\_\_\_  
(see attached)
- B. What exceptional circumstances or conditions apply to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood? \_\_\_\_\_  
(see attached)
- C. Why will granting of the variance NOT be detrimental to the public welfare? \_\_\_\_\_  
(see attached)
- D. Why will granting of the variance be in keeping with the objective/s of the ordinance? \_\_\_\_\_  
(see attached)
- F. Statement of additional facts related to the variance request \_\_\_\_\_

**Note: Failure to furnish the above information will delay action on the request. Three (3) copies of this application are to be submitted. Attach additional pages as needed.**

**ALL PROPERTY OWNERS MUST SIGN THIS APPLICATION:**

- |  |  |
|--|--|
| 1. Matilda Hartounian                            | 2. _____   |
| Property Owner's Name - <b>Please Print</b>      | Property Owner's Name - <b>Please Print</b>      |
| Property Owner's Signature/s                     | Property Owner's Signature/s                     |
| 438 W Dryden Street - Unit 3                     | Property Owner's Street Address if not applicant |
| Property Owner's Street Address if not applicant | City State Zip Code                              |
| Glendale CA 91202                                | City State Zip Code                              |
| City State Zip Code                              | City State Zip Code                              |
| Contact (818) 507-1605                           | Phone No. Date                                   |
| Phone No. Date                                   | Phone No. Date                                   |

**SIGNATURE AND NAME OF APPLICANT IF OTHER THAN PROPERTY OWNER:**

- |   |  |
|---|--|
| 1. Rodney V. Khan / Khan Consulting, Inc. | 2. _____                               |
| Applicant's Name - <b>Please Print</b>    | Applicant's Name - <b>Please Print</b> |
| Applicant's Signature                     | Applicant's Signature                  |
| Date                                      | Date                                   |

**FOR STAFF USE ONLY**

Date received in Permit Services Center \_\_\_\_\_ Received by \_\_\_\_\_ Date Stamp \_\_\_\_\_  
Fee paid \_\_\_\_\_ Receipt No. \_\_\_\_\_



**521 Nolan Avenue**  
**Setback Variance**

**I. The strict application of the provisions of the ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

The subject property is a downhill lot located on Nolan Avenue. The terrain of the site adjacent to Nolan Avenue is steep and slopes at a substantial angle from the street. The average current slope of the property is 84.5%. The lot size is 8,790 square feet and is currently vacant. We are proposing to construct a new 2,486 square foot single family house with an attached two-car garage. The house will have a floor area ratio of 28.2%. Other project statistics include a front setback of 5'-0" and an overall building height of 36'. The house was designed to be sensitive to the adjacent neighborhood by limiting its physical impact while still providing a functional floor plan.

Due to the lot having an average current slope exceeding 40% (our site is 84.5%) the maximum floor area ratio allowed is 30% for the first 10,000 square feet of lot area. In this case, that would allow the house size to 2,637 square feet – we are proposing 2,486 square feet. When compared to other homes in the area which average 2,994 sq. ft. on similar sloping lots, our house size would be compatible with and fit in nicely with the other single-family homes.

The intent of the ordinance was to prevent massive buildings on hillside lots. In our case, we are actually reducing the visible mass of the building by pulling the house closer to the front property line. It is important to note, other nearby homes, such as the property located at 515 Nolan Avenue, directly next door to our property has a 7 foot existing street front setback. Also, other immediate properties along Nolan Avenue have reduced street front setbacks which vary from 4 feet to 14 feet.

The degree of deviation from the zoning ordinance, for the new single family house, is necessary in order to have a functional floor plan and comply with other aspects of the Zoning Ordinance.

**II. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

The site is unique in its arrangement and topography. The combination of site topography and street configuration dictate the location and general design of the house. The site is a through lot with frontage on Nolan Avenue and Valentine Drive. Access to the site is along Nolan Avenue with unobstructed visual ingress and egress to the site - so that it is easily located for vehicles traversing the street.

The lot steepness, 85.5%, is unique to the subject property. The justification for the requested variance relates to this condition. As previously mentioned, the street front setback intrusion is necessary in order to provide access from the street to the main house on the south side of the property – similar to other houses in the immediate area. Access is limited, on the north side of the property, due to the steepness of the slope on Valentine Drive.

Alternative designs were explored for upgrading the subject site – however, those designs had a significant impact on the environment. The final design, which is the one proposed, takes into consideration the topography of the site, eliminates excessive use of retaining walls and minimizes grading while complimenting the natural hillside environment.

**III. The granting of the variance 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.**

The proposed Single-Family house will be proportional in size and scale to the existing houses in the neighborhood. (See attached information regarding neighborhood house survey). The average size home in the immediate area is 2,994 square feet where we are proposing a 2,486 square foot house. The location of the building on the site minimizes the impacts of the project on the environment by minimizing the amount of grading necessary to construct the project and maximizing the amount of natural open space. The design also maintains the natural hillside character and creates a uniformity and conformity between old and new development.

The new construction will comply with all applicable requirements as established in the International Building Code, Engineering Code and the Glendale Municipal Code. Similar uses exist in the area and have not proven to be detrimental to the public welfare or injurious to property in the same zone or neighborhood.

**IV. The granting of the variance will not be contrary to the objectives of the ordinance.**

As designed, the proposed Single-Family house minimizes the physical and visual impacts of the project on the natural environment by limiting the building footprint. The relationship of the existing building to the site width, length and slope dictated the planning and design of the project.

The degree of deviation from the Code for street front setback is insignificant and allows reasonable flexibility in project design. The project is consistent with the surrounding neighborhood – and built in a similar manner to many of the homes in this hillside area. The single-family house design incorporates many of the principles present in the City of Glendale's Hillside Design Guidelines, and is in keeping with the elements and objectives of the General Plan.