



AGENDA
GLENDALE ZONING HEARING OFFICER
WEDNESDAY, FEBRUARY 10, 2010
633 EAST BROADWAY, ROOM 105, GLENDALE, AT 9:30 A.M.

Welcome to the meeting of the Zoning Hearing Officer. Meetings are broadcast live on cable channel 6 (GTV6) and rebroadcast throughout the week. Call (818) 548-4013 for program schedules. DVDs and Videotapes of the proceedings are available for purchase in the City Clerk's Office by calling (818) 548-2090.
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In compliance with the Americans with Disabilities Act (ADA) of 1990, auxiliary hearing aids, sign language translation, and Braille transcripts are available upon request. Assisted listening devices are available same-day upon request. At least 48 hours (or two business days) notice is required for requests regarding sign language translation and Braille transcription services.

All documents related to open session items on this agenda that are received less than 72 hours prior to this meeting, and are public records, will be available for review in the Planning Department, 633 East Broadway, Room 103, Glendale, CA 91206.

If you have any question about matters on the agenda, or requests for assistance, please contact Planning Department at (818) 548-2115 during regular business hours.

(1) LOCATION: **1141 ESMERALDA DRIVE** (CONTINUED FROM DECEMBER 23, 2009)

CASE NOS. **PCUP 2008-039 & PVAR 2008-031**

APPLICANT: Rodney Khan, Khan Consulting, Inc.

OWNER: Souren Pirjanian

CASE PLANNER: Rathar Duong

PROJECT DESCRIPTION

Application for a **CONDITIONAL USE PERMIT** to construct a new 16,813 square-foot single-family residence and a detached 494 square-foot guesthouse on a vacant lot located in the R1R (Restricted Residential) Zone with an average current slope exceeding fifty percent (50%) and where greater than 1,500 cubic yards of earth material are proposed to be moved, located at 1141 Esmeralda Drive, in the 'R1R' - Restricted Residential Zone; Floor Area Ratio District II, described as Lot 209, Bellehurst Hillslopes Tract.

Application for a **STANDARDS VARIANCE** is proposed in order to gain access to the subject site from an adjoining property (driveway not located completely on the same lot), located at 1141 Esmeralda Drive, in the 'R1R' - Restricted Residential Zone; Floor Area Ratio District II, described as Lot 209, Bellehurst Hillslopes Tract.

Date Agenda Posted: February 3, 2010
HM:sm