



City of Burbank – Planning Division  
**SINGLE FAMILY RESIDENTIAL  
 PERMIT APPLICATION**

150 North Third Street  
 Burbank, California 91502  
 www.burbankca.gov  
 T: 818-238-5250  
 F: 818-238-5150  
 E: planning@burbankca.gov

**Project Address:** 1521 E. Alameda Ave., Burbank, CA 91501

**Application Type (check all that apply):**

- Hillside Development Permit
- Minor Exception to Setback Requirements
- Minor Fence Exception
- Major Fence Exception
- Accessory Structure Covenant

- Administrative Use Permit (Home Occupation)
- Variance
- Conditional Use Permit
- Other Permits \_\_\_\_\_

*\*For ADUs, see separate application form*

**Property Owner Name**

Ara Abrahamian and Anita Moradian

**Applicant Name (if different from owner)**

James V. Coane

**Mailing Address**

P.O. Box 47  
 Burbank, CA 91503

**Mailing Address**

30 N. Raymond Ave., Ste. 611  
 Pasadena, CA 91103

**Telephone**

[REDACTED]

**Telephone**

(626) 584-6922

**Email**

[REDACTED]

**Email**

jamesvcoane@gmail.com

I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form full power to sign all documents related to this application, including any conditions or mitigation measures as may be deemed necessary. I declare under penalty of perjury that the foregoing is true and correct.

I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application made by me. I declare under penalty of perjury that the foregoing is true and correct.

*The Planning Division cannot accept an application without property owner signature.*

**Property Owner Signature** (must be original wet signature)

*[Handwritten Signature]*

Date 5/10/2022

**Applicant Signature**

*[Handwritten Signature]*

Date 5/11/2022

**For Planning Division Use:**

PL #: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**Date Submitted:**



City of Burbank  
 Planning and Transportation Division  
**CONDITIONAL/ADMINISTRATIVE USE PERMIT**  
 Application

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**TO ALL APPLICANTS:** There is no guarantee, expressed or implied, that any permit or application will be granted. The applicant shall understand that each matter must be carefully investigated and the resulting decision may be contrary to a position taken or implied in any preliminary discussions. Also note the burden of proof regarding this application rests upon the applicant.

**PLEASE PROVIDE THE FOLLOWING:**

1. Application Fees. A Los Angeles County Clerk filing fee for CEQA may be required at time of application and another fee may be necessary depending on the type of environmental review required
2. A general application, radius map, and labels (in accordance with attached requirements)
3. 18 full sized copies of site plan, floor plans, and elevations to show alterations or new construction proposed, drawn to scale and adequately dimensioned and one reduced copy of the plans (11" x 17"). (See attached plan requirements)
4. 18 copies of any supporting documents that are in color
5. Evidence to support the required findings. The required findings must be made in order for the Planning Board to approve your request. You may use the following section, or provide separate sheets as necessary

**REQUIRED CONDITIONAL USE PERMIT FINDINGS (ATTACH ADDITIONAL SHEETS AS NECESSARY):**

Is the proposed use authorized through a conditional use permit by Title 10 of the Municipal Code?

Yes, per the conditions of 10-1-603 C, height may be measured from the average grade in lieu of being measured from grade to an imaginary plane located the allowed number of feet (30 feet), per CUP approval.

Is the use detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located?

No, the proposed use will not be detrimental to existing uses.

Will the use be compatible with other uses on the same lot, and in the general area in which the use is proposed to be located?

The subject site is designated as Single Family Residential. The use of the site would remain a single-family residence; therefore, the character of the existing residence and neighborhood would be maintained. The proposed project will comply with all applicable design guidelines and zoning regulations as required.

Is the site for the proposed use adequate in size and shape to accommodate the use and are all of the yards, setbacks, walls, fences, landscaping and other features required to adjust the use to the existing or future uses permitted in the neighborhood?

Yes, the site for the proposed use is adequate in size and shape to accommodate the use. All yards, setbacks, landscaping and other features are permitted and compatible with the neighborhood.

Is the site for the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use? Are the conditions imposed necessary to protect the public health, convenience, safety and welfare?

Yes, the proposed design will include a 3-car garage and new driveway to accommodate parking and egress.

The project will be required to obtain building permits that meet all applicable building and fire codes, ensuring that the construction will be safe.

Statement of additional facts:

Project No. \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_