IFliPro Property Development Report

11492 Albers St, North Hollywood, CA 91601

Existing Structure: Duplex



Maximum Buildable Structure:

This shows what you can legally build per zoning data from LADBS (Zimas)*



Maximum Build Size By Right:

Max Unit Count: 4 units

Based on the Zone, 4 units(quadplex) would be allowed by right.

Max Build Size: **11,610sqft**

Based on the Zone, a max build size of 11,610 sqft would be allowed, this is the combined size allowed for all livable structure area.

Property Details:

This shows what you can legally build based on zoning code*

Zone: RD1.5-1VL TOC Zone: Tier 3

APN: 2350009056

Height Limit: 3 stories (45ft)

Maximum Build Size per TOC Bonus:

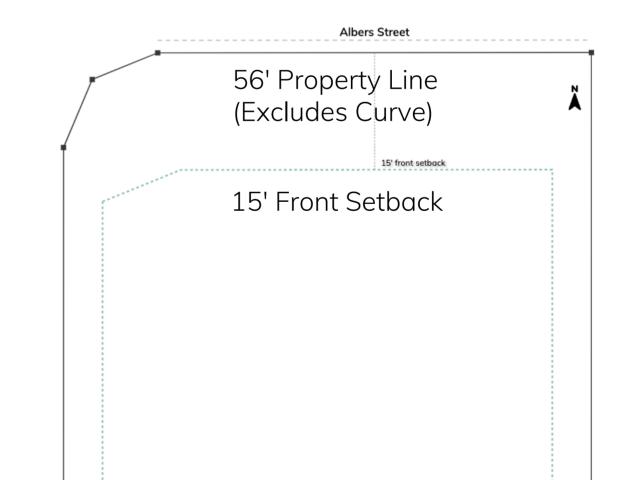
Max Unit Count: 7 units

No change in unit allowances.

Max Build Size: 19,351sqft

Based on the TOC Tier 3 Bonus max build size of 19,351 sqft but keep in mind potential affordable housing requirements.

Height Limit: 5 stories(67ft)



Lot Size: 6,580sqft Building Size: 2,086sqft

Year Built: 1940

Hillside: No

Historic Zone: No

Specific Plan: No

Setbacks

Front: 15'

Sides: 6'

Back: 15'

The zoning information on this report is provided as a guideline only and is subject to change without notice. FliPro does not guarantee the accuracy, completeness, or timeliness of the information and is not responsible for any errors or omissions. The zoning information on this report does not constitute legal advice and should not be relied upon for any purpose. FliPro is not liable for any damages or losses arising from the use of or reliance on the zoning information on this report. Users of this report are advised to verify the zoning information with the relevant authorities before making any decisions based on it.

For more information: support@flipro.com

118' Property Line (Excludes Curve)	6' Side Setback ^{Maximum} 6' Side Setback Max Footprint Size: 3,870sqft	118' Property Line
e accuracy, does not or reliance ore making	15' Rear Setback ^{15' back setback} 56' Property Line	