

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.

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)**



Property Details:

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

Zone: RD1.5-1VL

TOC Zone: Tier 3

APN: 2350009056

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'

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