

3203 Tareco Dr, Los Angeles, CA 90068

Existing Conditions

APN:	5579035025
Zone:	RE15-1-H
Lot Size:	30,470 sq.ft.
Building Size:	2,712 sq.ft.
Year Built:	1953
Hillside:	Yes
Historic Zone:	No
Specific Plan:	Mulholland Scenic Parkway (Outer Corridor)



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Maximum Single Family Residence Design Parameters

Max Residential Floor Area [1]

Allowed Per Zone 8,483 sq.ft. (Estimated)

New Construction

Design Bonus Up to 1,697 sq.ft. using available Bonus options.

Max Area **10,180 sq.ft.**

Addition / Remodel

Addition Area You may add 5,771 sq.ft. of floor area to this property

Max Area **8,483 sq.ft.**

Design Guidelines

Garage Rear - 400, Front - 200 sq.ft.

Basement Any area with a ceiling of 3 ft or more above grade for more than 40% of walls will count towards FA

Height With Sloped Roof: 36 ft., With Flat Roof: 30 ft.

Lot Coverage NaN sq. ft.

Setbacks [2]

Front 20% lot depth not to exceed 25 ft but not less than prevailing

Sides 10% lot width but not less than 5 ft + 1 ft for each 10 ft over 18 ft

Back 25% but no more than 25 ft

1] Maximum Residential Floor Area is a measurement of what is permitted by current zoning regulations. However, you may increase your livable area through thoughtful design by adding square feet exempt from this calculation, ie a habitable basement etc. Please contact your local architect for more information.

2] Does not apply to Corner, Key, or Flag lots

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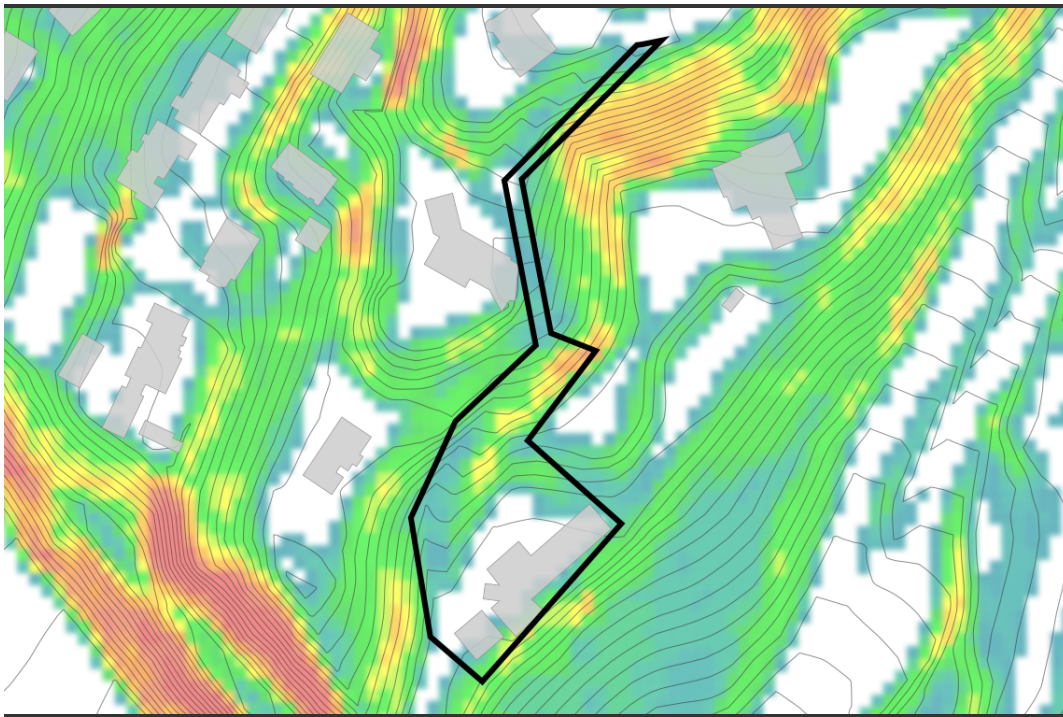
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Residential
Mixed-Use
Commercial
Multi-Family

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Please Note: This property requires a professional slope analysis. Our estimate is below and not guaranteed.




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