

7833 Denrock Ave, Los Angeles, CA 90045

Existing Conditions

APN: 4109028014
 Zone: R1V2
 Lot Size: 5,785 sq.ft.
 Building Size: 1,233 sq.ft.
 Year Built: 1948
 Hillside: No
 Historic Zone: No
 Specific Plan: Los Angeles Coastal Transportation Corridor
 New R1 Zone: Kentwood



61% UnderBuilt®

Maximum Single Family Residence Design Parameters

Max Residential Floor Area ^[1]

Allowed Per Zone 3,182 sq.ft. (55% of Lot Size)
 Design Bonus No Design Bonus for this Zone
 Max Area **3,182 sq.ft.**

Addition / Remodel

Addition Area You may add 1,949 sq.ft. of floor area to this property
 Max Area **3,182 sq.ft.**

Design Guidelines

Garage Rear - 400, Front - 200 sq.ft.
 Basement Any area with a ceiling of 2 ft or more above grade will count towards FA
 Height Max 30 ft.
 Encroachment Plane Origin Height of 22 ft. at 45°
 Lot Coverage 5,785 sq. ft.

Setbacks ^[2]

Front 20% lot depth not to exceed 20 ft but not less than prevailing
 Sides 5ft + 1ft for each story above second. 10% lot width if lot is less than 50 ft wide but not less than 3 ft. Portions exceeding 14ft high with length of 45ft shall have an offset break min depth of 5ft and min length of 10ft. New construction may alter this requirement.
 Back 15 ft

[1] Maximum Residential Floor Area is a measurement of what is permitted by current zoning regulations. This property is located in a new R1 Variable Mass variation zone and is governed by regulations designed to halt the proliferation of out-of-scale development. It must follow the zone code amendments found in Los Angeles Municipal Code ordinance 184802. Please contact your local architect for more information.

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



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Residential
Mixed-Use
Commercial
Multi-Family

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