

# Land For Sale

- 7506 Willow Glen Road, Los Angeles, California, 90046



**UnderBuilt**  
build it better

7506 WILLOW GLEN RD LOS ANGELES, CA 90046  
March 22, 2017

**Existing Conditions**

APN: 5659014017  
Tract/Lot: 1  
Zone: RE 11-1  
Lot Area: 15,106 sqft  
Building: 0 sqft  
Year Built: 0  
Hillside: Yes  
Historic Zone: No  
Specific Plan: Multi-Use Scenic Parkway (Other Condsr)

**100% UnderBuilt®**

**Maximum Single Family Residence Design Parameters**

**Max Residential Floor Area\***  
Sqft Allowed Per Zone: 3,079 sqft (Estimated)  
For Addition/Remodel: You can add 3,079 sqft of floor area to this property.

**New Construction**  
Design Bonus: 20% increase for new construction = 616 sqft  
Max: 3,695 sqft

**Design Guidelines**

Garage: Rear - 400, Front - 200 sqft (anything over this is used against FA)  
Roofline: Any area with a ceiling of 3 ft or more above grade for more than 40% of walls will count towards FA  
Height: 30 ft tall with sloped roof, 30 ft tall with flat roof  
Setbacks: (Does not apply to Corner, Side or Flag lots)  
Front: 20% lot depth not to exceed 28 ft but not less than prevailing  
Sides: 7 ft + 1 ft for each 10 ft over 18 ft; 10% lot width if lot is less than 70 ft wide but not less than 3 ft  
Back: 25% but no more than 25 ft

\*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 if a habitable basement etc. Please contact your local architect for more information.



## Basic Details

Status:	Active
Listing Type:	For Sale
Property Type:	Land
Property SubType:	Single Family Residence
Price:	\$449,000
Price Per Square Foot:	\$30
Lot Area:	0.35 Sqft
View:	Mountain(s)
Country:	US
State:	California
County:	Los Angeles
City:	Los Angeles
Zipcode:	90046
Listing ID:	21798910

## MLS Addon

Zoning: LARE11

## Features

<input checked="" type="checkbox"/> View:	Canyon
Senior Community:	0

Parcel Number:	<b>5569014017</b>
Lot Size Square Feet:	<b>15,182 Sqft</b>
TaxAnnualAmount:	<b>\$0</b>
TaxYear:	<b>0</b>
Taxes:	<b>\$0</b>
Guest House SqFt:	<b>0 Sqft</b>
Approx Lot SqFt:	<b>0 Sqft</b>
<input checked="" type="checkbox"/> Special Listing Conditions:	<a href="#">Standard</a>

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## Agent [Info](#)



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