

0 94 188 Feet

# 17545 Parthenia Street

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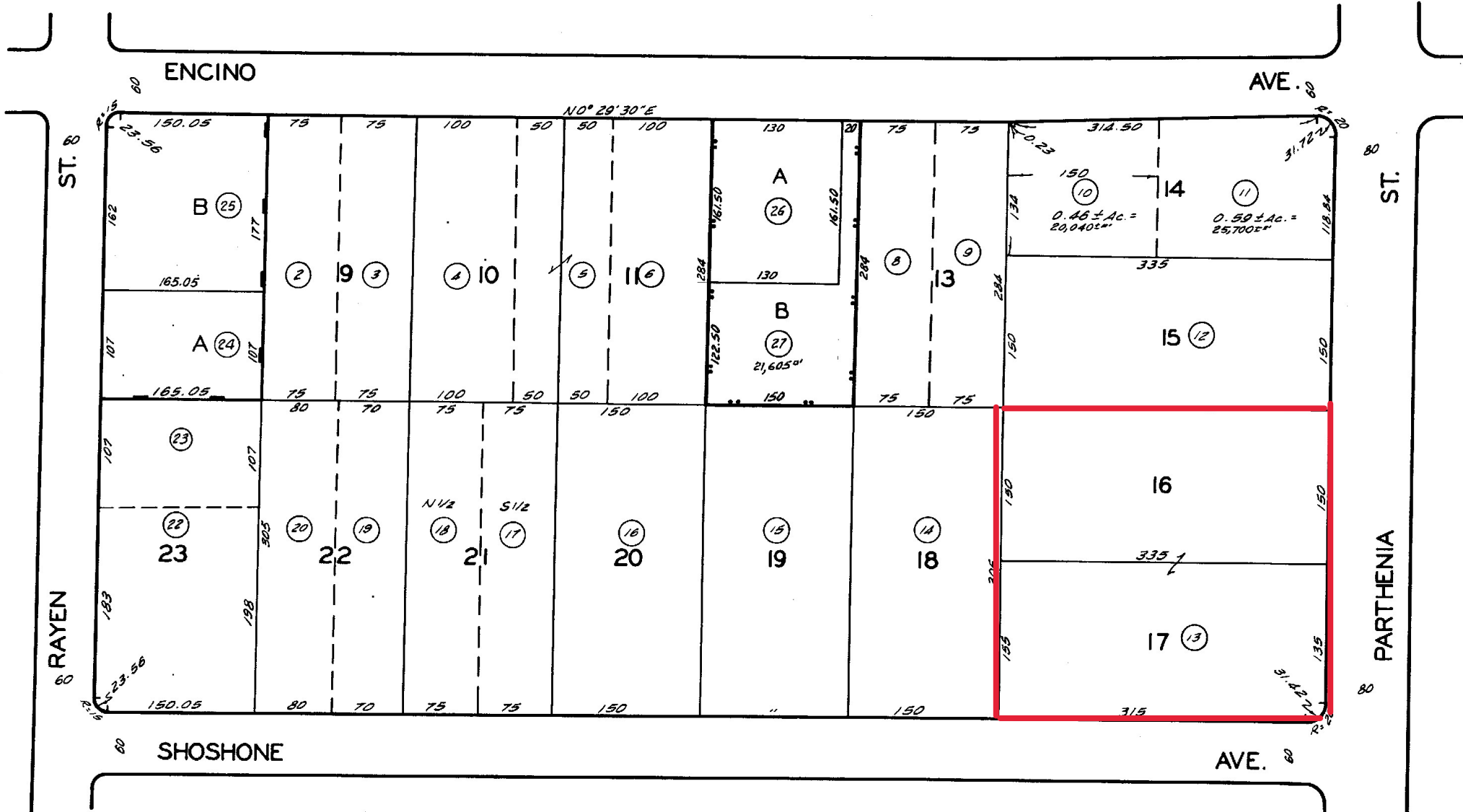
Printed: 2/23/23



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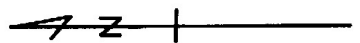




TRACT NO. 12338  
M. B. 231-39-41

PARCEL MAP  
P.M. 93-49

PARCEL MAP  
P.M. 163-8-9





17545 Parthenia Street  
Sherwood Forest, CA 91325

### Space Breakdown:

Area	Square Footage
Living Area	9,201
Attached Garage	1,156
Lattice Patio Cover	801
Carport	299
Covered Porch	340
Finished Basement	307

#### THE AGENCY

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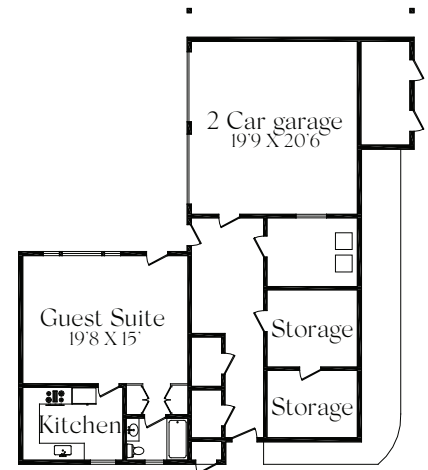
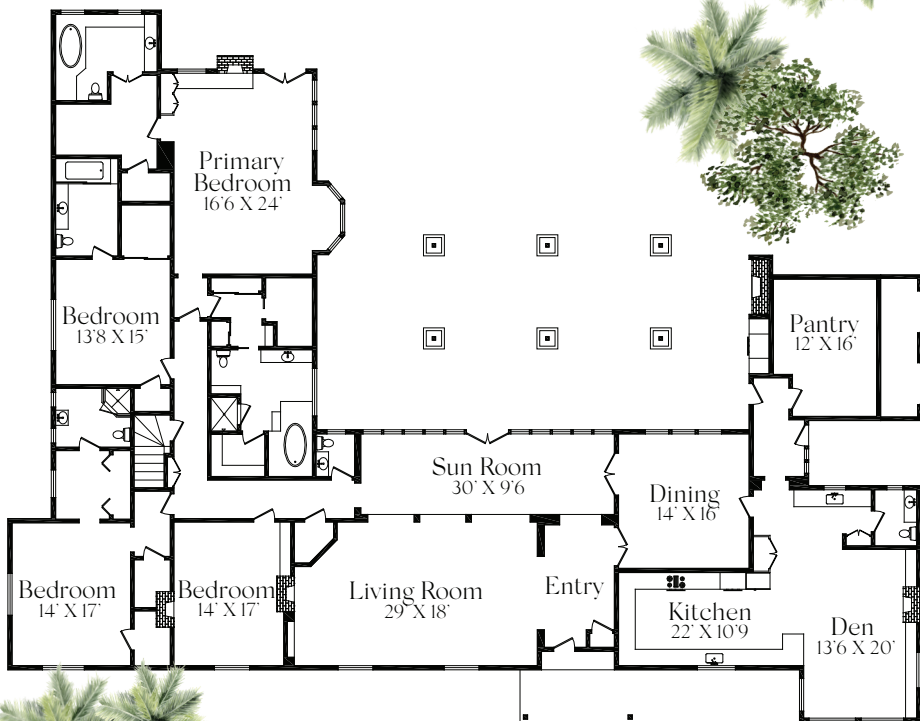
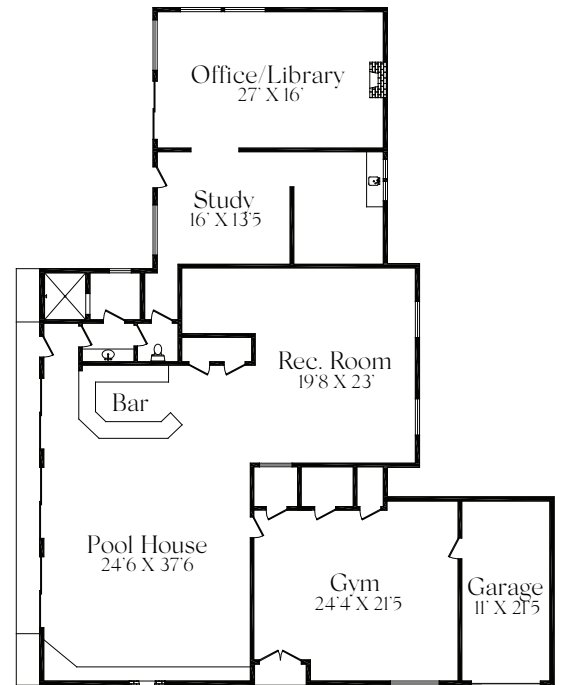
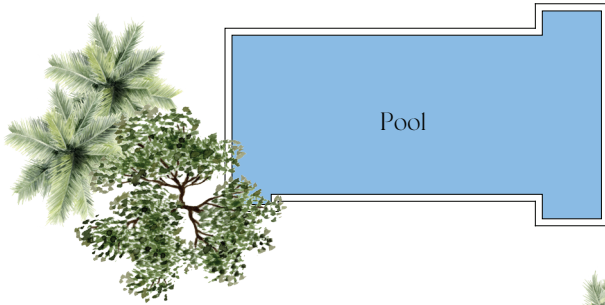
Sherwood Forest, CA 91325





# 17545 Parthenia Street

Sherwood Forest, CA 91325





17545 Parthenia St, Los Angeles, CA 91325

**Existing Conditions**

APN: 2768014013  
 Zone: RA-1  
 Lot Size: 102,089 sq.ft.  
 Building Size: 5,028 sq.ft.  
 Year Built: 1941  
 Hillside: No  
 Historic Zone: No  
 Specific Plan: No



**79% UnderBuilt®**

**Maximum Single Family Residence Design Parameters**

<b>Max Residential Floor Area [1]</b>	
Allowed Per Zone	20,418 sq.ft.
<b>New Construction</b>	
Design Bonus	Up to 4,084 sq.ft. using available Bonus options.
Max Area	<b>24,501 sq.ft.</b>
<b>Addition / Remodel</b>	
Addition Area	You may add 15,390 sq.ft. of floor area to this property
Max Area	<b>20,418 sq.ft.</b>
<b>Design Guidelines</b>	
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	With Sloped Roof: 36 ft., With Flat Roof: 30 ft.
Lot Coverage	102,089 sq. ft.
<b>Setbacks [2]</b>	
Front	20% lot depth not to exceed 25 ft but not less than prevailing
Sides	10 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

[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



Ames-Peterson International

9255 W. Sunset Blvd., #1000, West Hollywood, CA 90069 info@ames-peterson.com

Residential
Mixed-Use
Commercial
Multi-Family

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