

Tondro, Maximilian

From: LeGrant, Matt (DCRA)
Sent: Tuesday, July 11, 2017 8:52 AM
To: Tondro, Maximilian
Subject: FW: Difference between Balconies and rooftop decks
Attachments: Rooftop Deck vs Balcony Graphic - 12-20-16.pdf

Max- Here is the interpretation I issued in December:

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From: LeGrant, Matt (DCRA)
Sent: Thursday, December 22, 2016 10:05 AM
To: DCRA - Zoning (DCRA)
Cc: Steingasser, Jennifer (OP); Lawson, Joel (OP); Tondro, Maximilian; Bailey, Christopher (DCRA)
Subject: Difference between Balconies and rooftop decks

Zoning Staff-

Our office has been presented with several instances of applications where a portion of a top of a building is being used as an open balcony or deck which is adjacent to a partial top story at the same level. In order to distinguish a rooftop deck, in which the railings would be subject to the setback provisions under C-1502.1 from a balcony, I have determined the following:

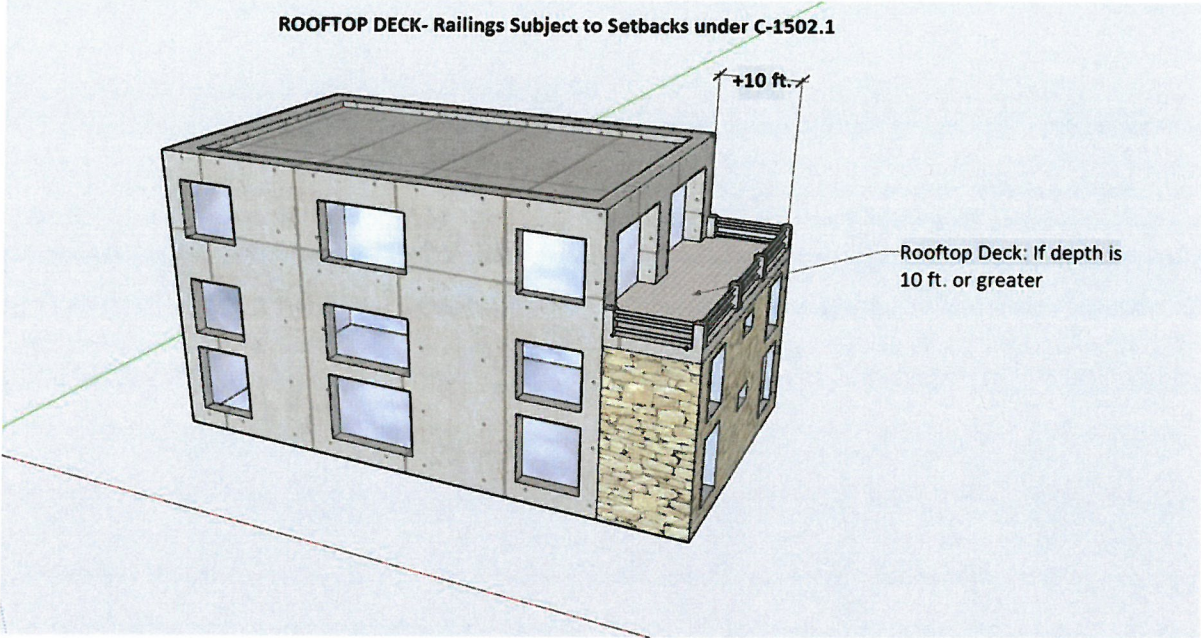
- If the depth of the space is 10 feet or greater, then the area is deemed a **rooftop deck** and would be subject to the setbacks.
- If the depth of the space is less than 10 feet, then the area is deemed a **balcony** and would not be subject to the setbacks.

Please see the attached drawing that illustrates the above interpretation, and see me if you have any questions.

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ROOFTOP DECK- Railings Subject to Setbacks under C-1502.1



ROOF TOP BALCONY: Railings Not Subject to setbacks

