

LOT PLAN:

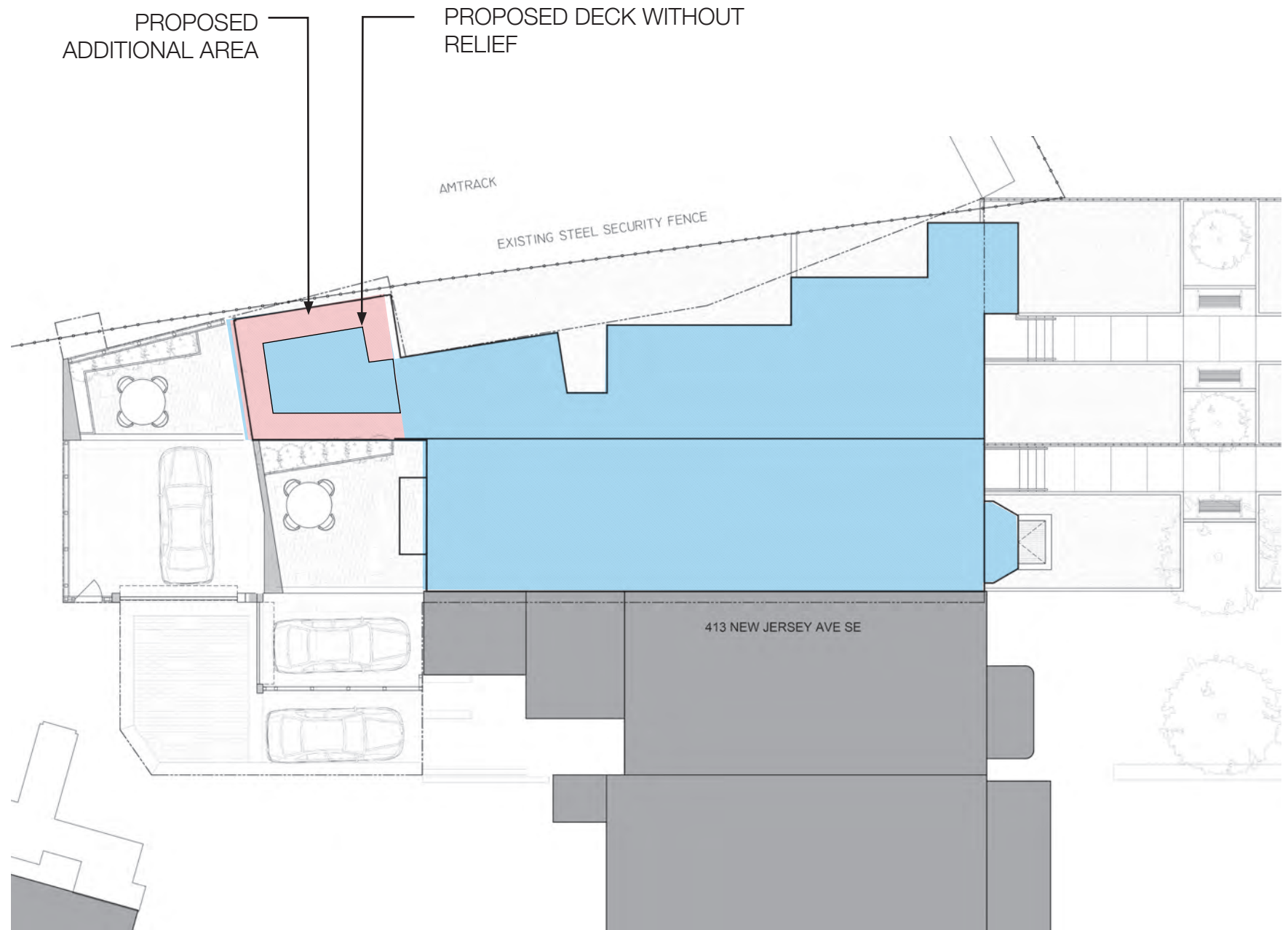
■ WITHOUT RELIEF
 ■ WITH RELIEF

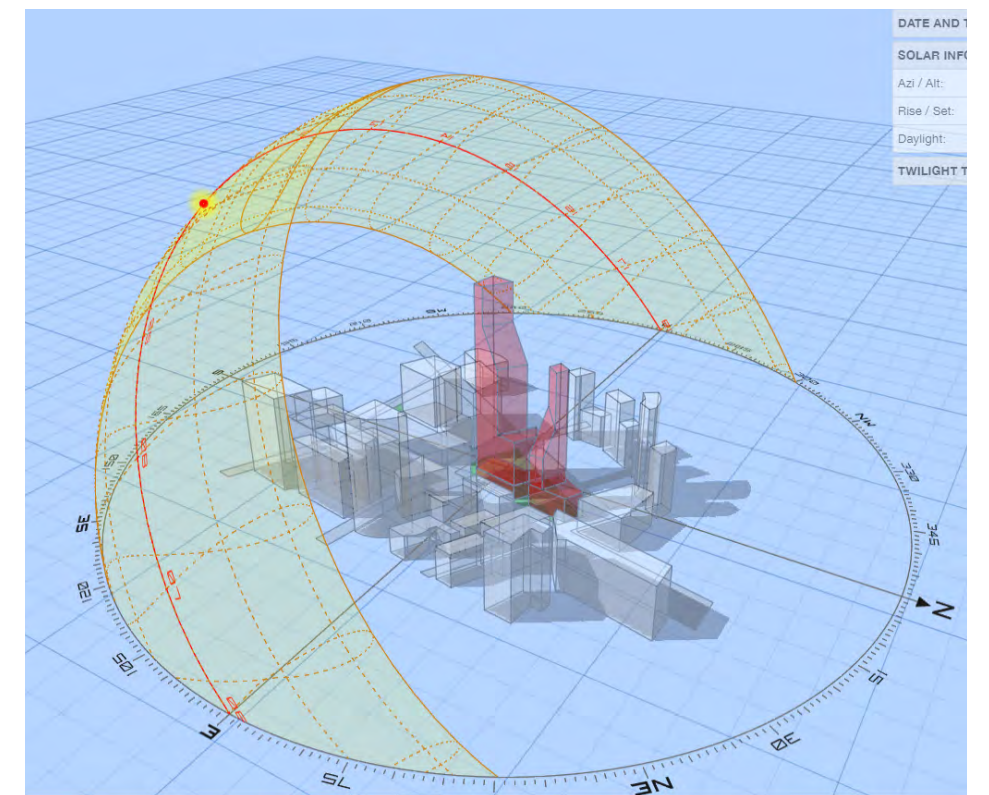
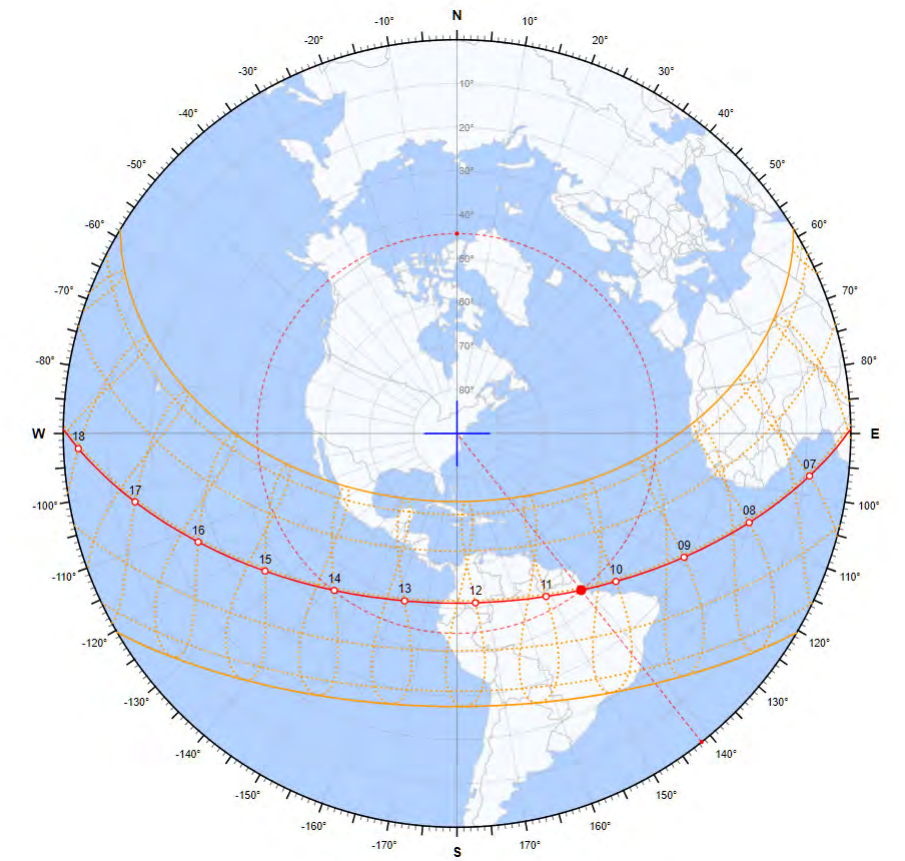
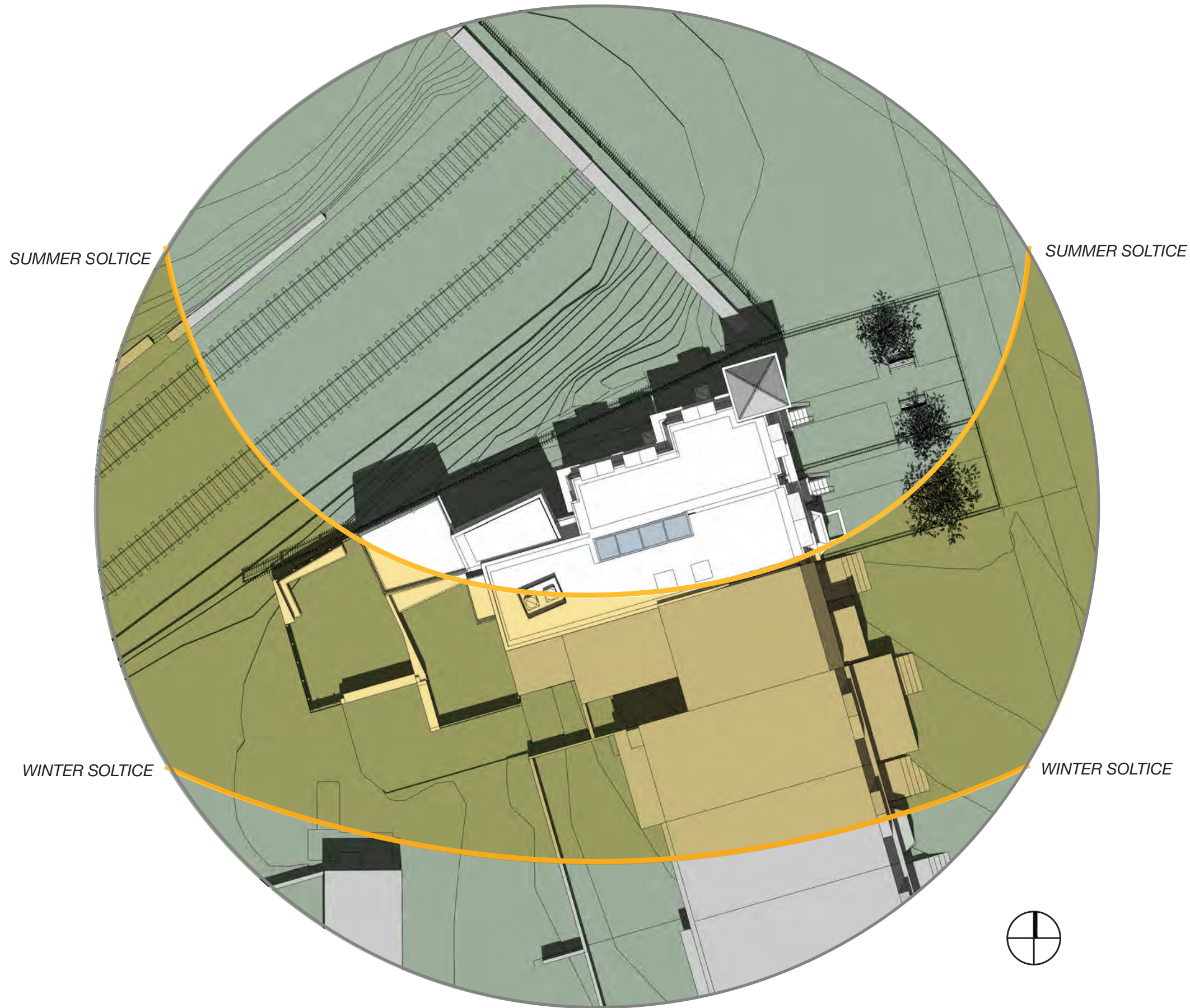
RELIEF BEING SOUGHT:

Relief from Zoning Administrator's guidance on railing setbacks

JUSTIFICATION:

1. Roof is open on 4 sides, 3' setback on all sides makes roof deck unusable
2. Deck is below the roofline, and not subject to any other penthouse guidelines
3. Reduces area from 240 sqft to 100 sqft





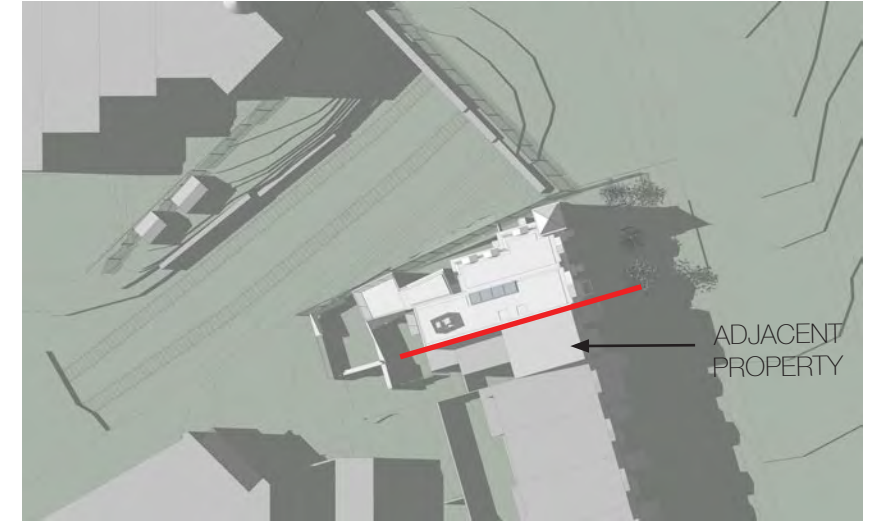
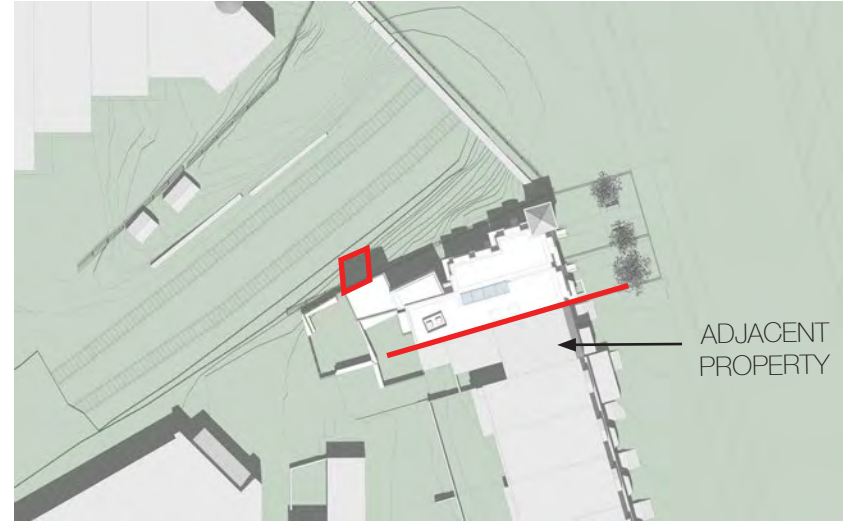
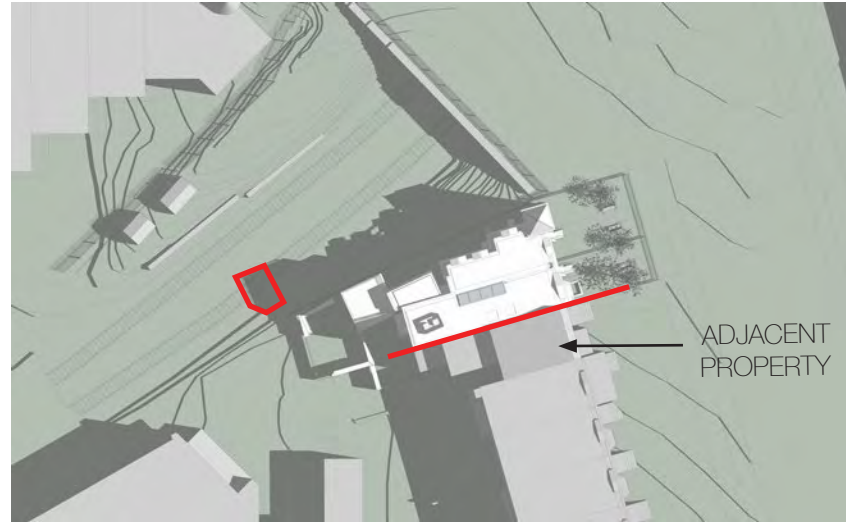
diagrams generated at andrewmarsh.com

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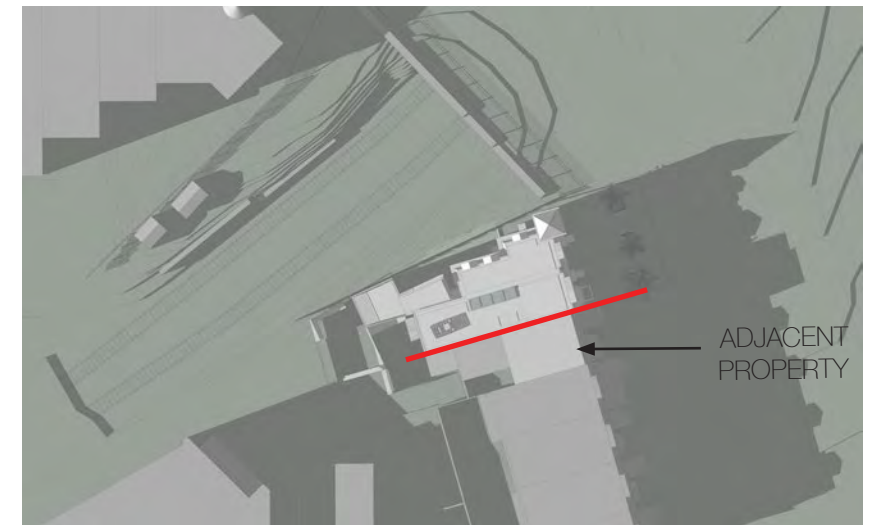
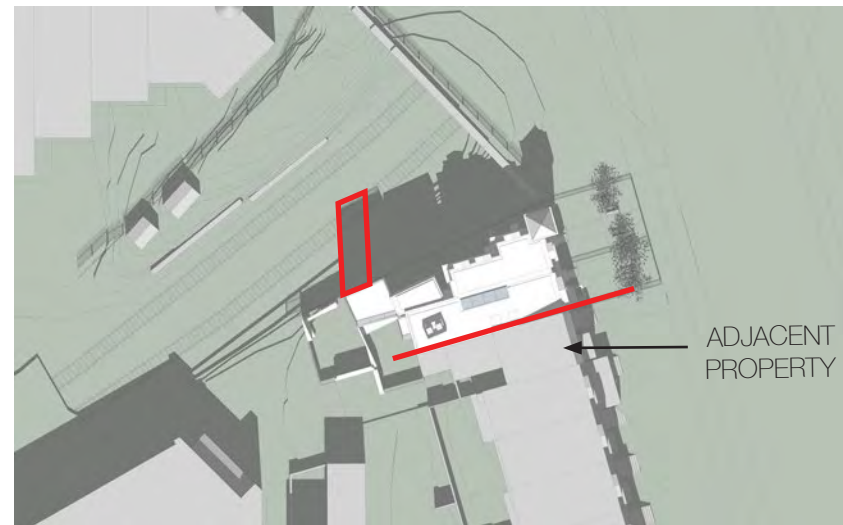
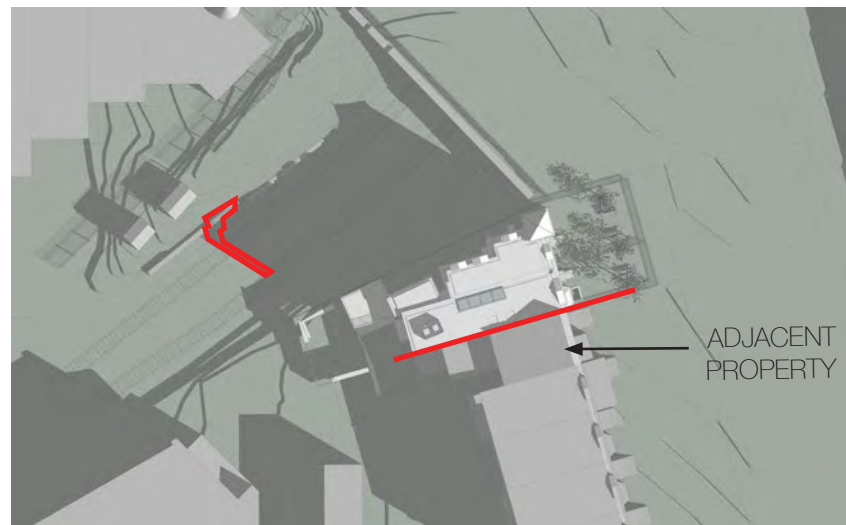
NOON

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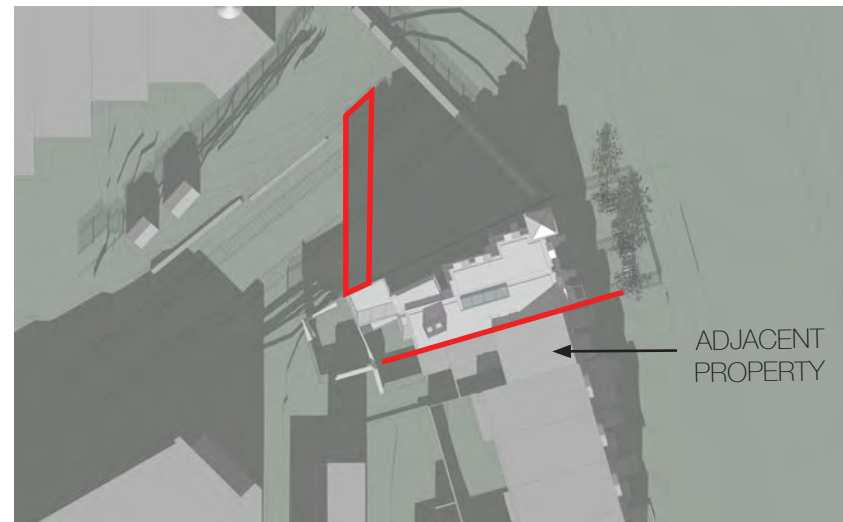
SUMMER SOLSTICE



SPRING/
FALL
EQUINOX



WINTER SOLSTICE

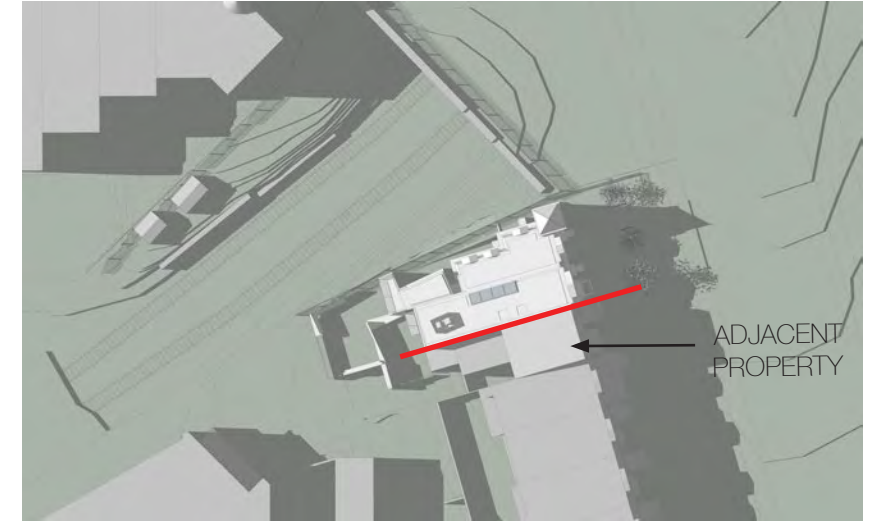
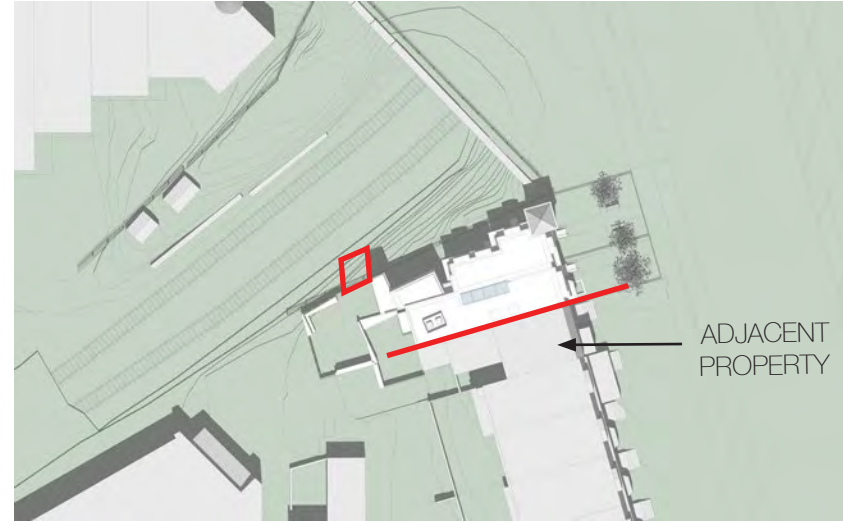
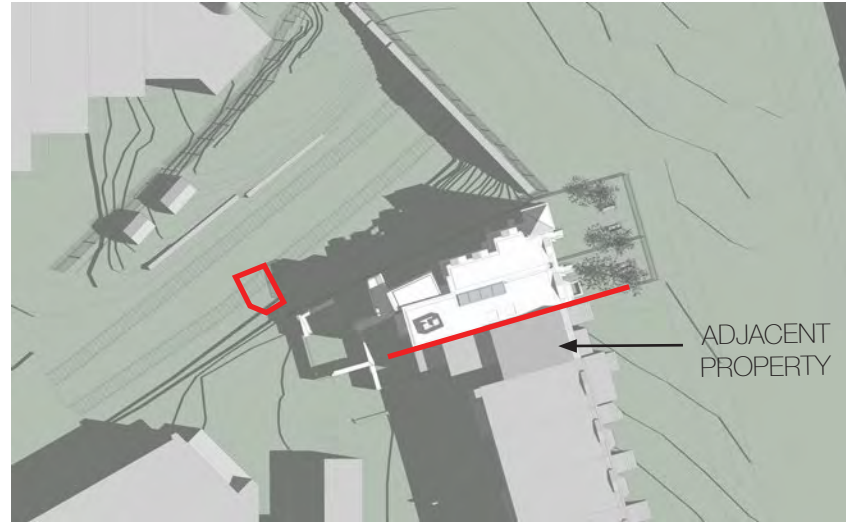


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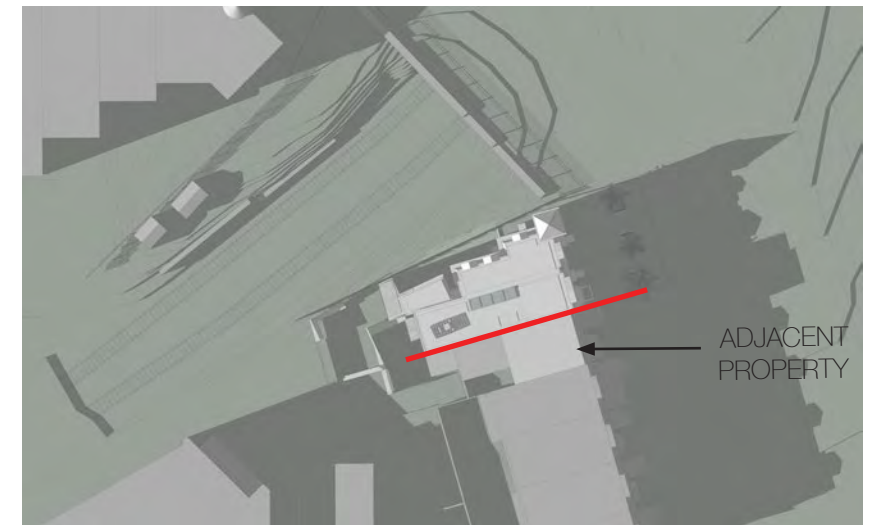
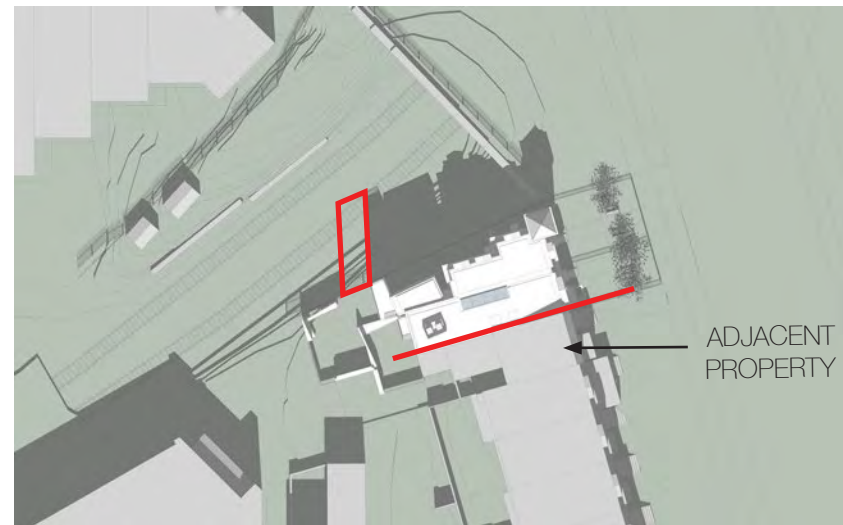
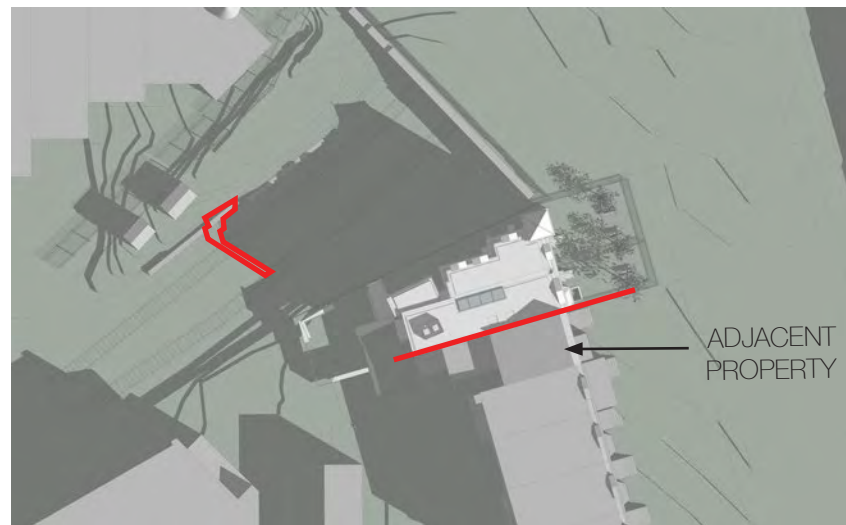
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