

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:

Matthew Le Grant
Zoning Administrator- DCRA
1100 4th ST SW, Washington DC
202 442-4652
Matthew.legrant@dc.gov

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:

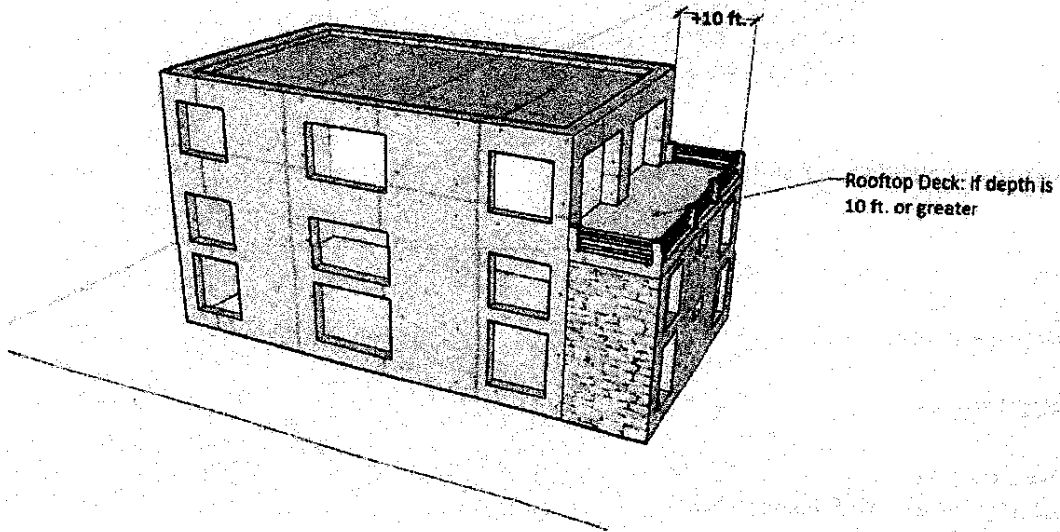
- If the depth of the space is 10 feet or greater, then the area is deemed a **rooftop deck** and would be subject to the setbacks.
- If the depth of the space is less than 10 feet, then the area is deemed a **balcony** and would not be subject to the setbacks.

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

Matthew Le Grant
Zoning Administrator- DCRA
1100 4th ST SW, Washington DC
202 442-4652
Matthew.legrant@dc.gov

DCRA actively uses feedback to improve our delivery and services. Please take a minute to share your feedback on how we performed in our last engagement. Also, subscribe to receive DCRA news and updates.

ROOFTOP DECK- Railings Subject to Setbacks under C-1502.1



ROOF TOP BALCONY: Railings Not Subject to setbacks

