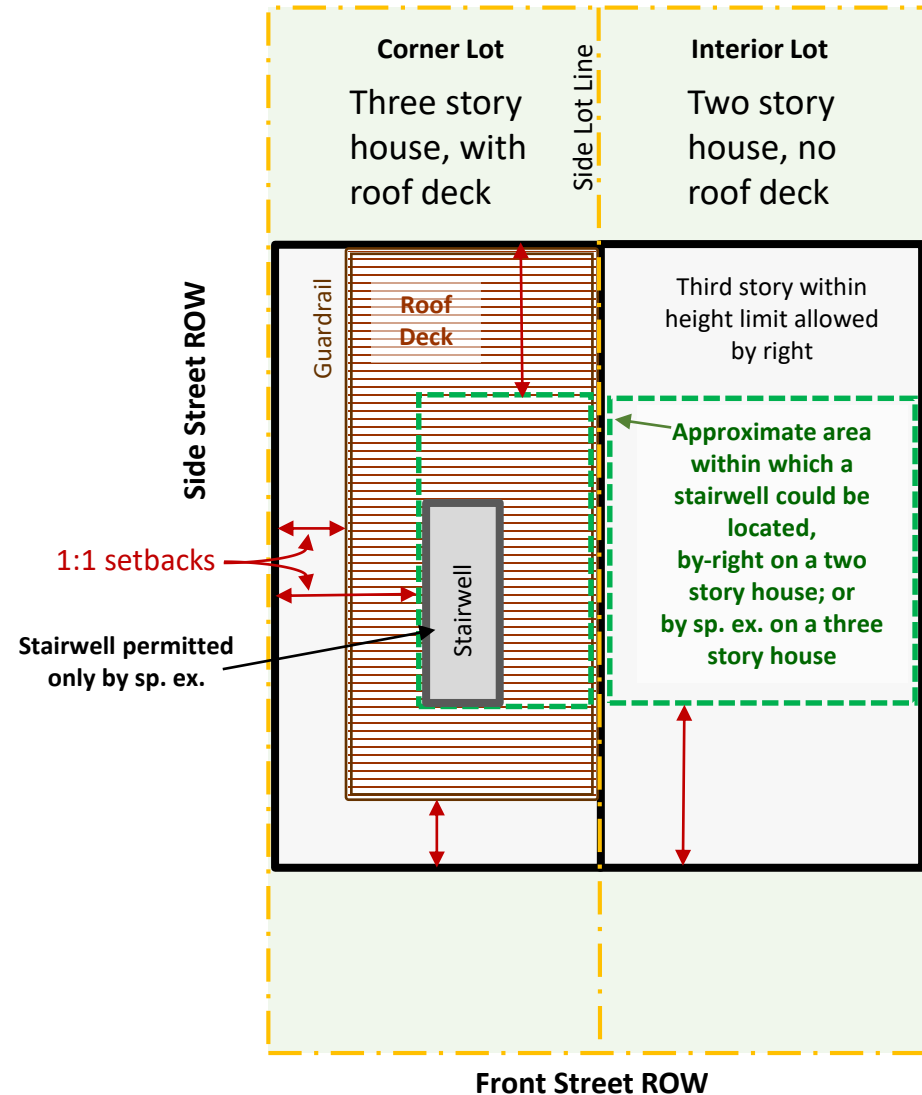


Illustration # 1



Stairwell penthouse (sp. ex.)  
Deck Guardrail



- Existing three story rowhouse located on a corner lot, with a street on one side and a two story rowhouse on the other side.
- A roof deck is permitted by right.
- A stairwell penthouse to the roof deck would be permitted only by special exception pursuant to Subtitle C § 1501.1 (a) and would have to conform to all setback requirements of Subtitle C § 1504. A roof hatch would be allowed by-right.
- Guardrails for the roof deck would also be required to provide a 1:1 setback from the front and street-side walls, pursuant to Subtitle C § 1504.3(a).



Front Street ROW

Plan View



- Two story rowhouse located on a corner lot, with a street on one side and another two story rowhouse on the other side.
- A third floor addition is permitted by right, and was added to the corner lot house; no setback from the side wall required; set back from the front facade.
- A roof deck on the new third floor would also be permitted by right.
- A stairwell penthouse to the roof deck would be permitted only by special exception pursuant to Subtitle C § 1501.1 (a) and would have to conform to all setback requirements of Subtitle C § 1504.
- Guardrails for the deck must also provide the required setbacks from the front and street-side walls, pursuant to Subtitle C § 1504.3(a).

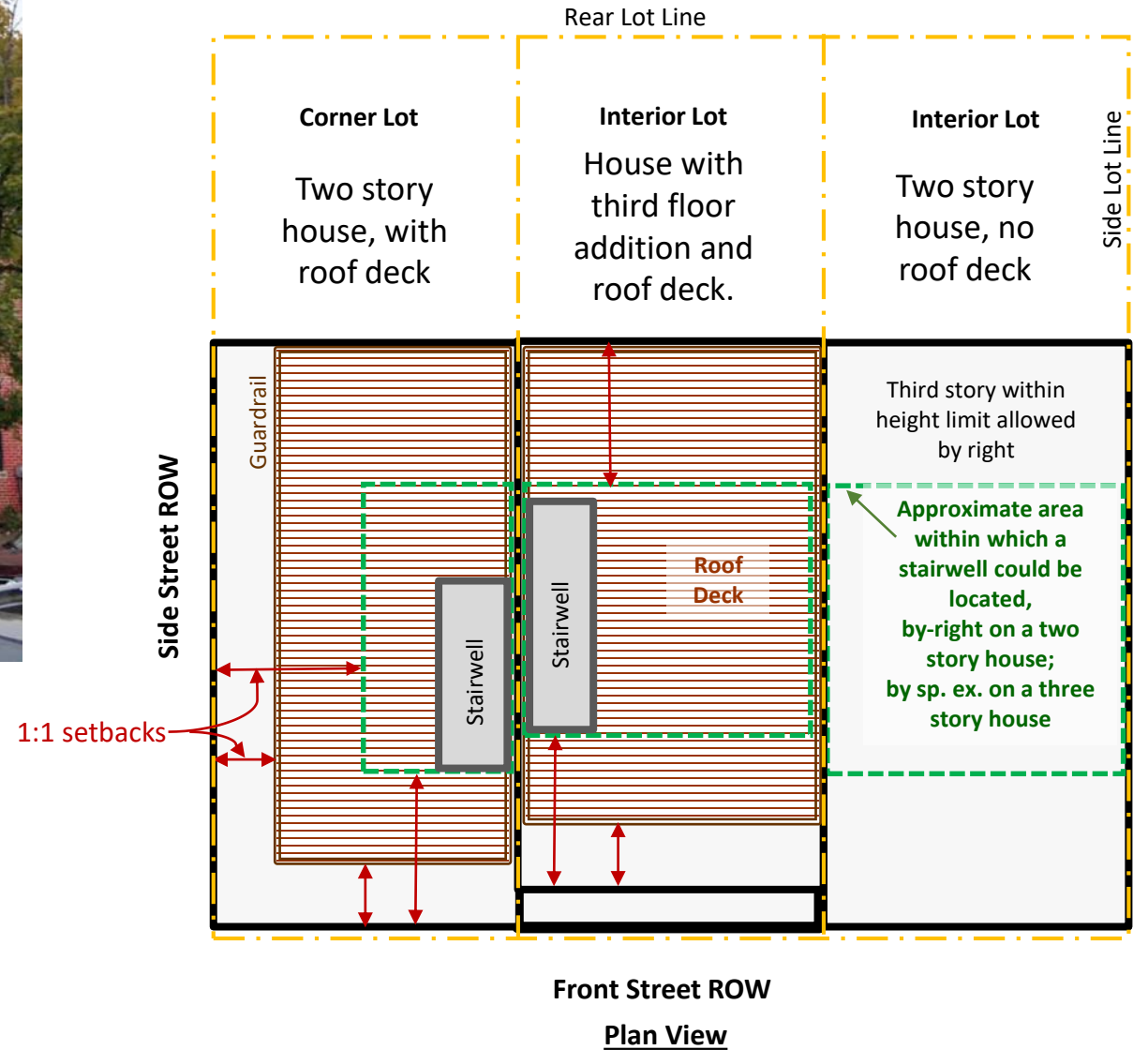
## Illustration # 2





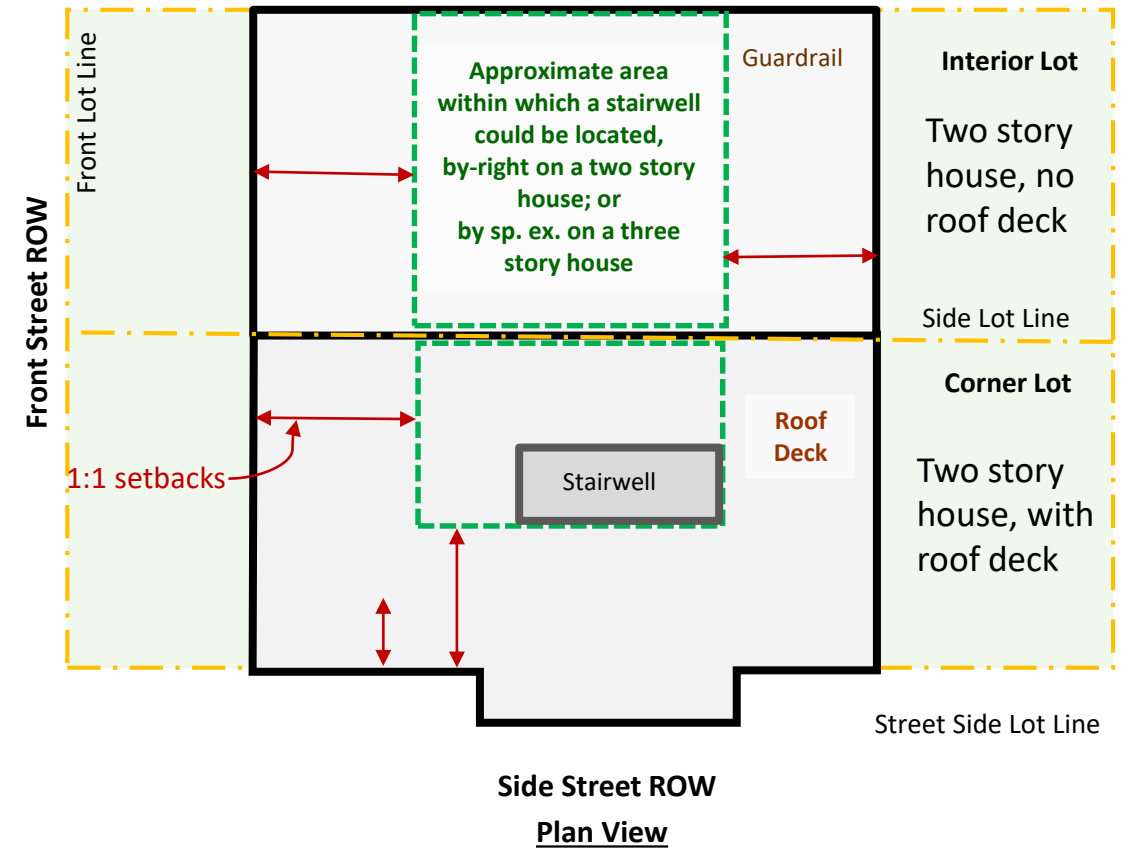
- Two story rowhouse located on a corner lot, with a street on one side and another two story rowhouse on the other side.
- **On the corner lot**, a roof deck and a stairwell penthouse meeting all setback requirements could be added, by right. A new third floor is also permitted by-right.
- **On the interior lot**, a third floor addition is added by right.
  - A roof deck on the new third floor would also be permitted by right.
  - A stairwell penthouse to the roof deck would be permitted only by special exception pursuant to Subtitle C § 1501.1 (a) and would have to conform to all setback requirements of Subtitle C § 1504.
  - Guardrails for the deck must also provide the required setbacks from the front building wall, pursuant to Subtitle C § 1504.3(a).

### Illustration # 3





## Illustration # 4



- Two story rowhouse located on a corner lot, with a street on one side and another two story rowhouse on the other side.
- **On the corner lot**, a stairwell penthouse meeting all setback requirements is added, by right. A new third floor would also be permitted by-right.
- The stairwell shows two options – one with the roof sloped (walls not of equal height as proposed), and with all walls at the same height (existing regulations).



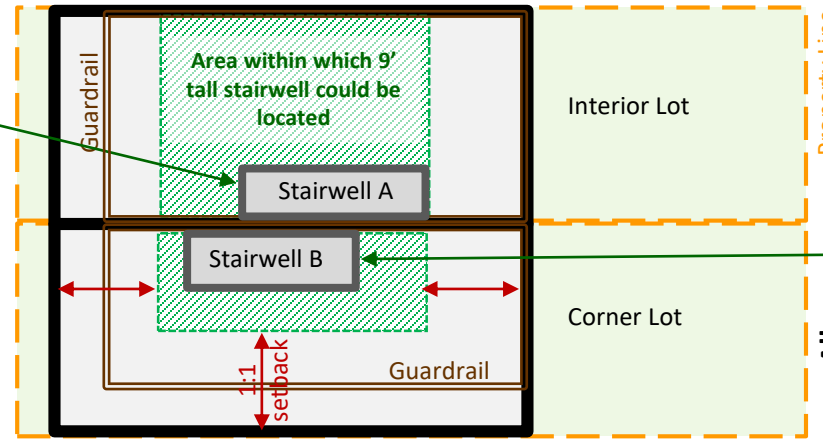
# Illustration # 5 – Showing Required Setbacks for Rooftop Stairwell on a Rowhouse

3 story building on interior lot  
3 story building on a corner lot

**Stairwell A - by sp.ex. only;  
Required to provide 1:1 setback from front and rear building walls**

Setback from Front	YES
Setback from Rear	YES
Setback from Side	NO
Sp. Ex for Use?	YES

1.



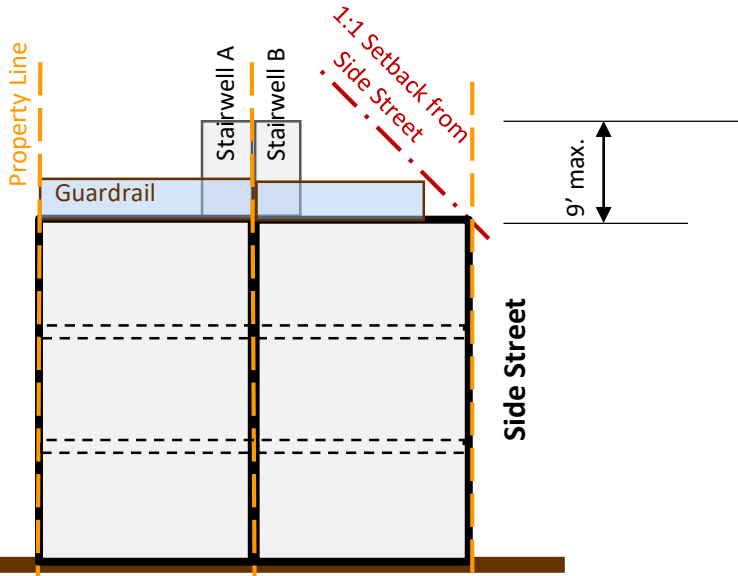
Plan View

Side Street

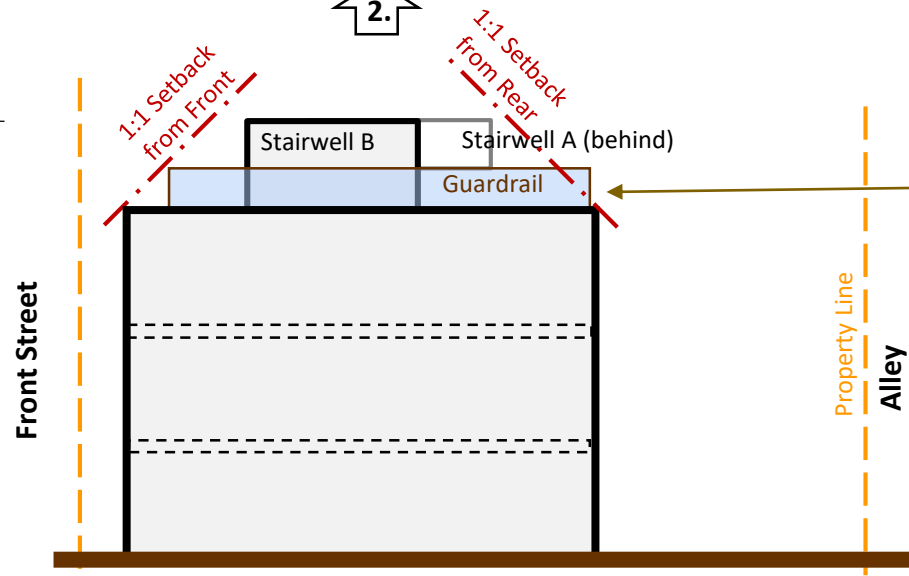
2.

**Stairwell B - by sp.ex. only;  
Required to provide 1:1 setback from front, rear, and street-fronting side building walls**

Setback from Front	YES
Setback from Rear	YES
Setback from Side (interior)	No
Setback from Side (Street)	YES
Sp. Ex for Use?	YES



1. Elevation View from the Front Street



2. Elevation View from the Side Street

**Required for Guardrail:**

Setback from Front	YES
Setback from Rear	NO
Setback from Side (interior)	No
Setback from Side (Street)	Yes
Sp. Ex. for Use?	NO

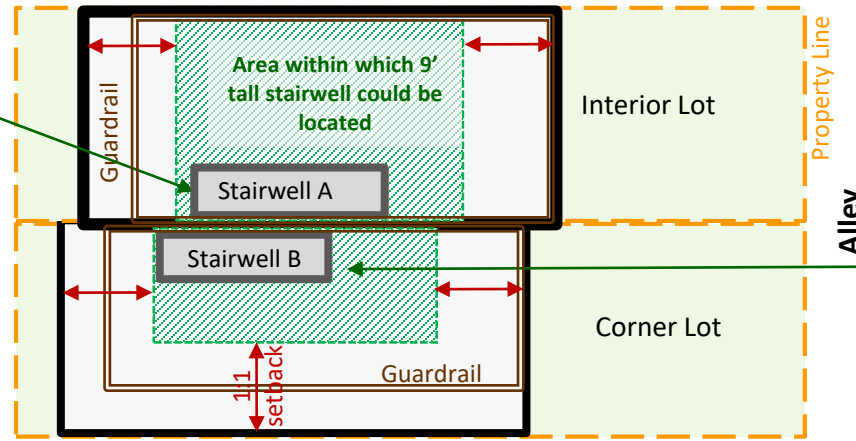
# Illustration # 6 – Showing Required Setbacks for Rooftop Stairwell on a Rowhouse

3 story building on interior lot  
2 story building on a corner lot

**Stairwell A (on 3 story) by sp.ex. only;  
Required to provide 1:1 setback from  
front and rear building walls**

Setback from Front	YES
Setback from Rear	YES
Setback from Side	NO
Sp. Ex for Use?	YES

1.



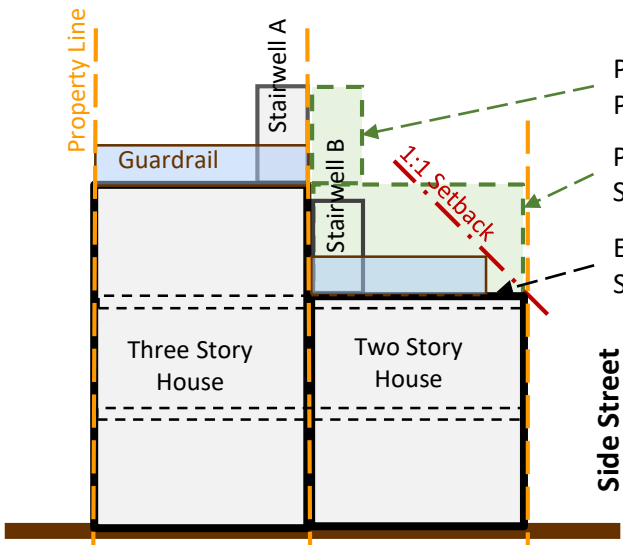
Plan View

Side Street

2.

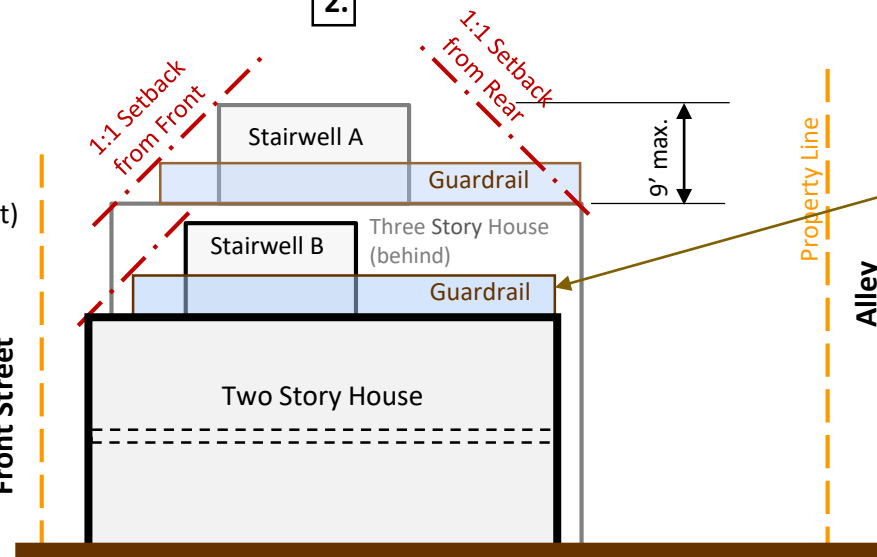
**Stairwell B (on 2 story) by right;  
Required to provide 1:1 setback from  
front, rear, and street-fronting side  
building walls**

Setback from Front	YES
Setback from Rear	YES
Setback from Side (interior)	NO
Setback from Side (Street)	YES
Sp. Ex for Use?	NO



1. Elevation View from the Front Street

Potential Penthouse (by sp.ex.)  
Permitted Third Story Addition (by right)  
Existing Second Story Roof



2. Elevation View from the Side Street

**Required for Guardrail:**

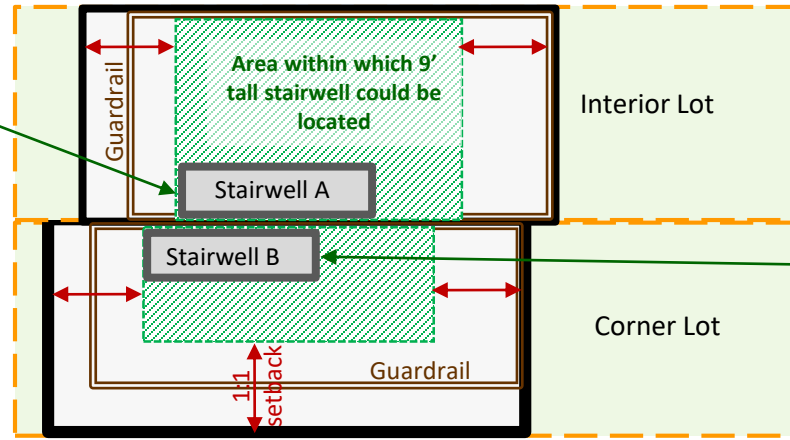
Setback from Front	YES
Setback from Rear	NO
Setback from Side (interior)	No
Setback from Side (Street)	Yes
Sp. Ex. for Use?	NO

# Illustration # 7 – Showing Required Setbacks for Rooftop Stairwell on a Rowhouse

2 story building on interior lot  
3 story building on a corner lot

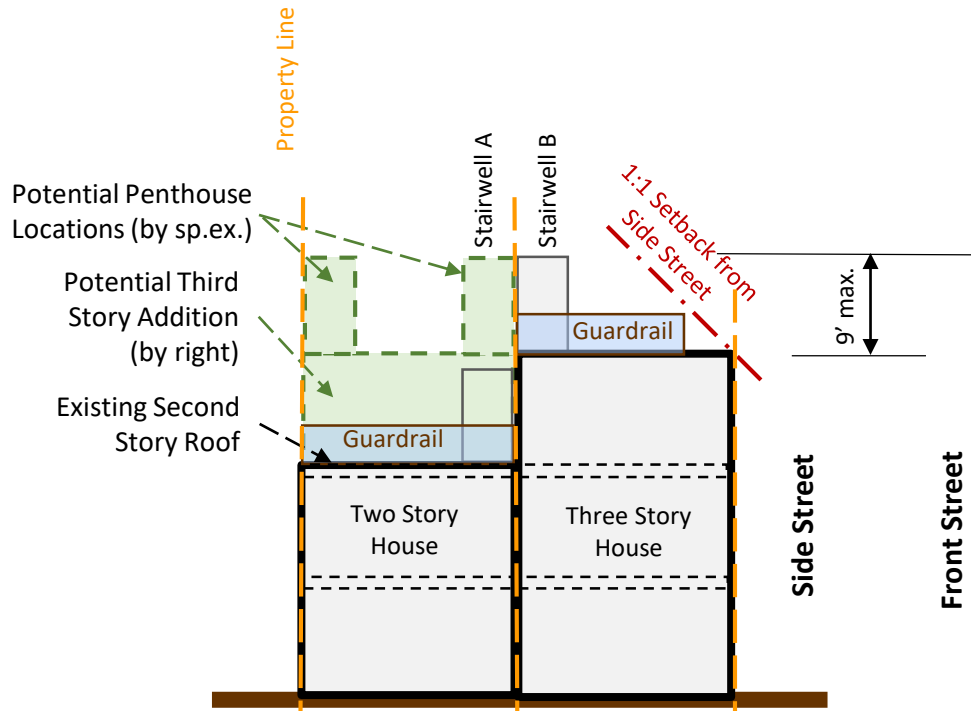
**Stairwell A (on 2 story) by right;  
Required to provide 1:1 setback from front and rear building walls**

Setback from Front	YES
Setback from Rear	YES
Setback from Side	NO
Sp. Ex for Use?	NO

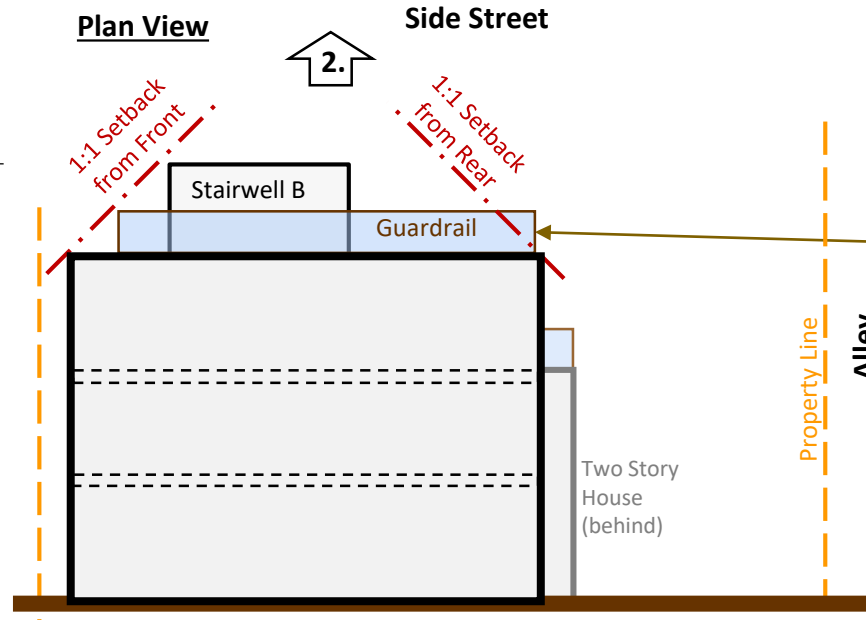


**Stairwell B (on 3 story) by sp. ex. only;  
Required to provide 1:1 setback from front, rear, and street-fronting side building walls**

Setback from Front	YES
Setback from Rear	YES
Setback from Side (interior)	NO
Setback from Side (Street)	YES
Sp. Ex for Use?	YES



1. Elevation View from the Front Street



2. Elevation View from the Side Street

**Required for Guardrail:**

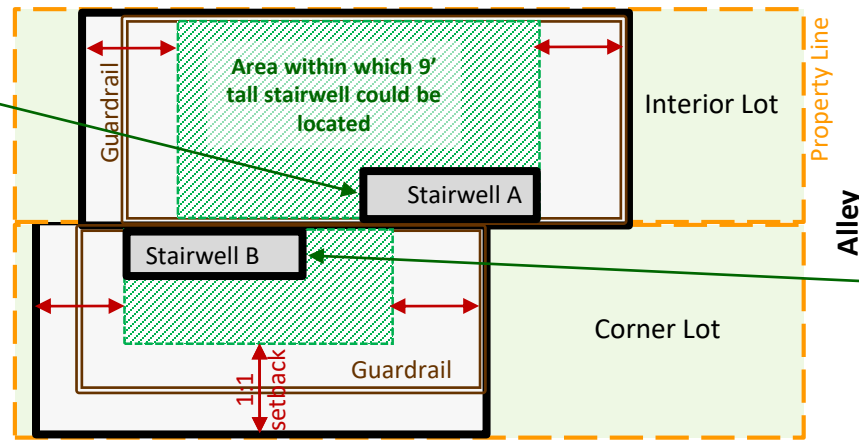
Setback from Front	YES
Setback from Rear	NO
Setback from Side (interior)	No
Setback from Side (Street)	Yes
Sp. Ex. for Use?	NO

# Illustration # 8 – Showing Required Setbacks for Rooftop Stairwell on a Rowhouse

2 story building on interior lot  
2 story building on a corner lot

**Stairwell A (on 2 story) by right;  
Required to provide 1:1 setback from front and rear building walls**

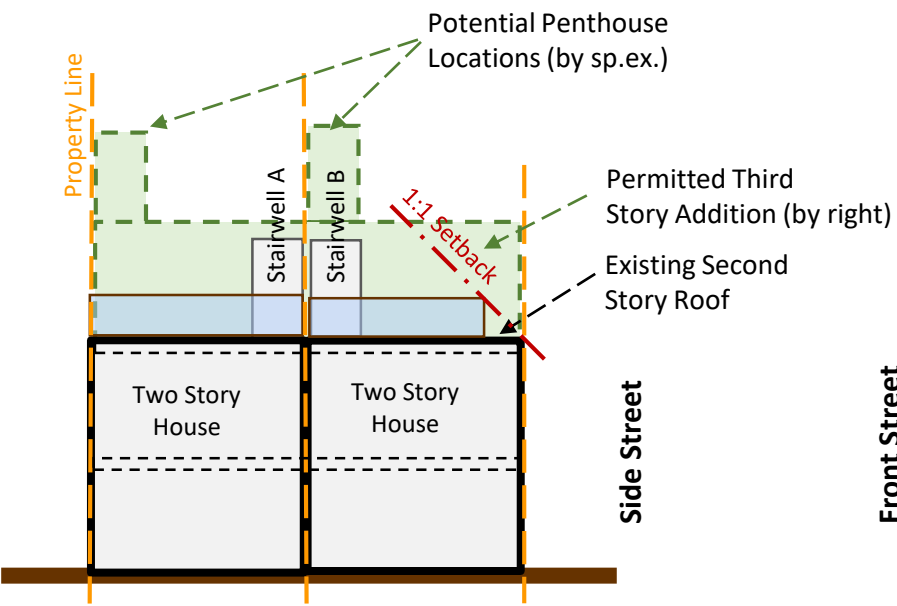
Setback from Front	YES
Setback from Rear	YES
Setback from Side	NO
Sp. Ex for Use?	NO



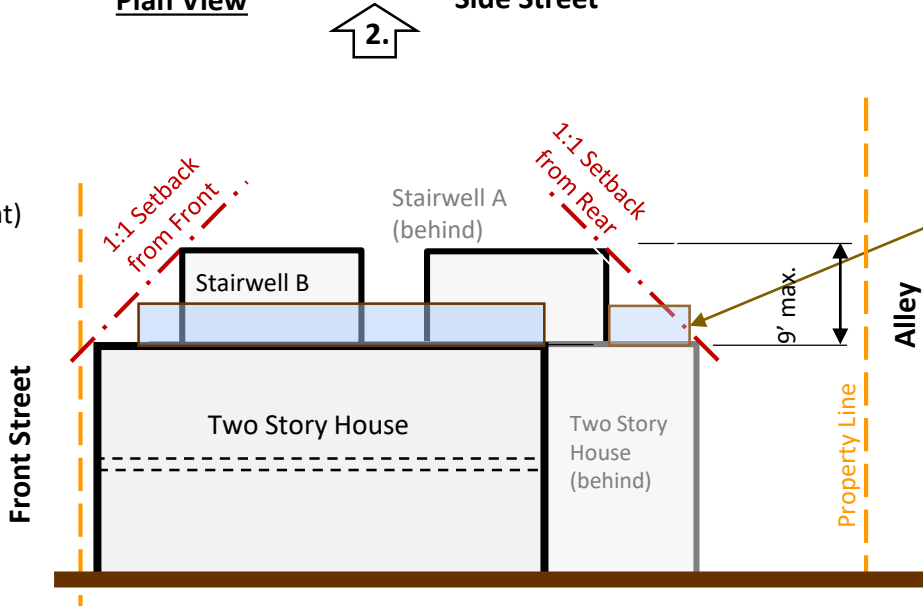
**Stairwell B (on 2 story) by right;  
Required to provide 1:1 setback from front, rear, and street-fronting side building walls**

Setback from Front	YES
Setback from Rear	YES
Setback from Side (interior)	NO
Setback from Side (Street)	YES
Sp. Ex for Use?	NO

Plan View Side Street



1. Elevation View from the Front Street



2. Elevation View from the Side Street

**Required for Guardrail:**

Setback from Front	YES
Setback from Rear	NO
Setback from Side (interior)	No
Setback from Side (Street)	Yes
Sp. Ex. for Use?	NO