

Building Code Administrative Interpretation

Administrative interpretation for additions that extend beyond the established building line for existing houses.

The Issue:

Does the Town allow front additions to houses, if the houses are built beyond the established building line?

From the Code:

(1)] (a) Front setback.

(1) No main building, or any part or projection thereof, [shall] may be erected or located nearer to any front lot line than the established building line or twenty five (25) feet, whichever results in a greater setback.

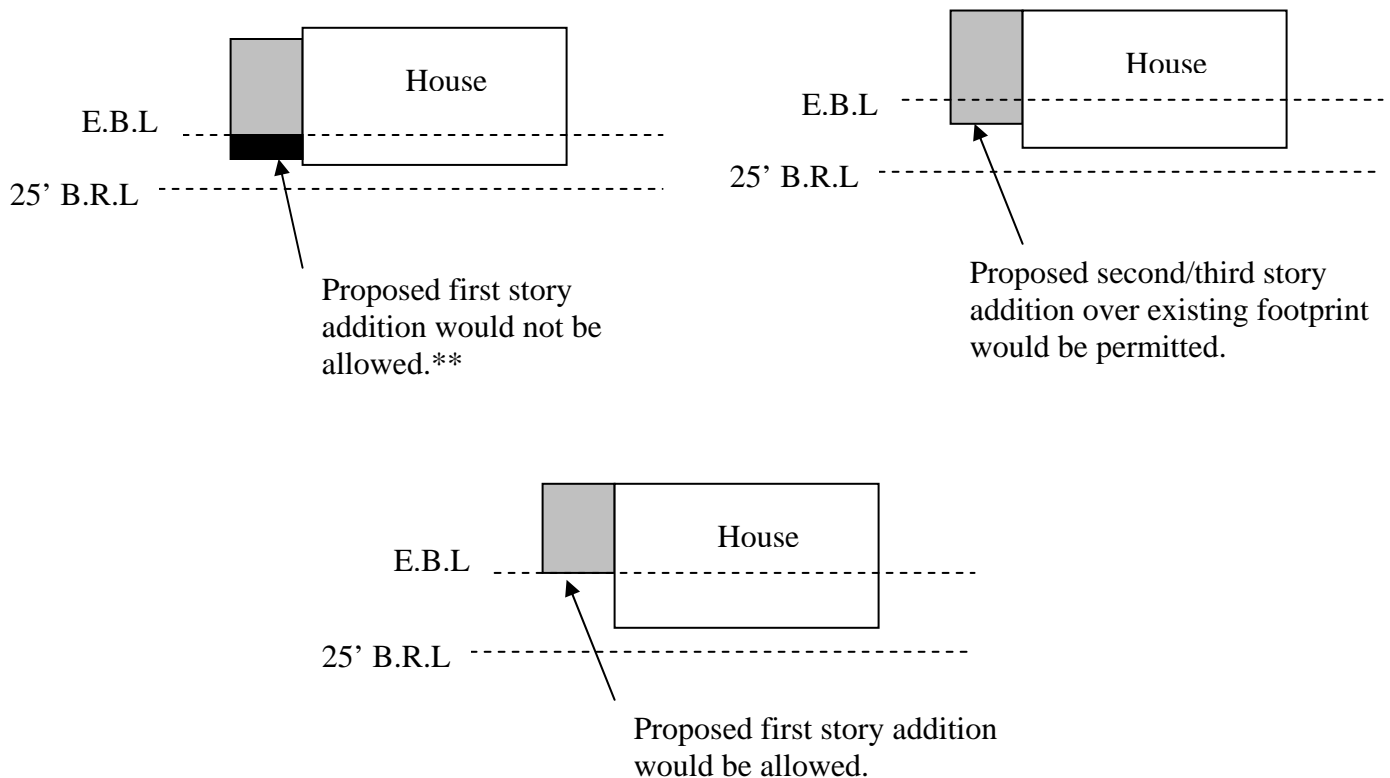
What Montgomery County Says:

The Town's interpretation of this portion of the building code is different than Montgomery County's. The County considers the existing front wall of the house (if located beyond the established building line) or a minimum of 25' to be the front building line when evaluating additions. The County permits additions that are forward of the established building line as long as they do not extend past the front of the current house (or the 25' B.R.L.).

What the Town Says:

The Town allows second and third story additions over existing footprint (not including projections) to be constructed forward of the established building line, as long as they are not constructed forward of the front wall of the house or beyond the 25' minimum setback. All side setback requirements for the new addition must be met.

Any addition that creates new footprint must be built behind the established building line, or 25', whichever results in a greater setback.



**A variance may be requested by an applicant if the provisions of Section 4-7 of the Town Code are satisfied.