

## Building Code Administrative Interpretation

Administrative interpretation for projections\* that extend beyond the established building line for existing houses.

### The Issue:

Does the Town allow front projections to houses that are built beyond the established building line?

### From the Code:

(f) Exemptions from yard requirements for projections.

(1) *Steps, stoops, decks, terraces and porches.*

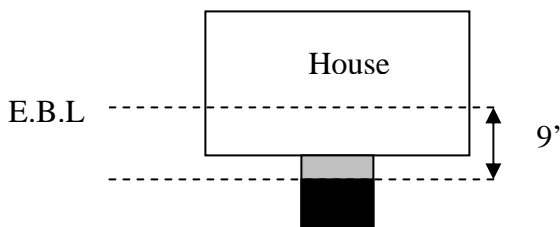
a. Open and uncovered steps, stoops, decks, terraces and porches may extend into any minimum front or rear yard not more than nine (9) feet.

### 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 projections. The County permits projections that originate forward of the established building line as long as they do not extend more than 9' past the front of the current house (or 9' past the 25' B.R.L.).

### What the Town Says:

The Town does not allow open and uncovered steps, stoops, decks, terraces and porches to extend more than 9' beyond the established building line, regardless of the location of the front wall of the house. The Town does not allow step, stoop, deck, terrace, or porch coverings to extend more than 3' beyond the established building line.



Proposed new or replacement 9' uncovered porch would not be allowed\*\* for the portion shown in black. Montgomery County would allow the porch with no variance. If the front of the house sits more than 3' past the established building line, no porch covering is allowed by the Town.

\*Please note that this interpretation also applies to bay windows, vestibules, chimneys, air conditioners, and any other projections (please refer to Town Code).

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