

2. Francine Cutura

19200 Frazier Dr

Variance: To construct a front yard patio that projects 15' into the front setback, vs the 5' that is permitted. Per Section: 1153.13 (b)

1153.13 PROJECTIONS INTO REQUIRED SETBACKS.

(a) A structural projection is a feature of a building that extends outside the enclosing walls as an integral and functional part of the plane, thus providing form and interest to the exterior design, and connections and protection to exterior spaces. Projections shall, however, be designed and constructed so as not to substantially interfere with the reception of sun, light, and air and the use of adjoining lots.

(b) Every part of a required yard shall be open to the sky and unobstructed except for accessory buildings, as set forth in Section [1153.15](#). Architectural features, such as chimneys, bay windows, cornices, and sills and hoods and shading devices may project from the principal building not more than two and one-half (2 ½) feet into any setback. **Entrance platforms and other open shelters may project into the front or side setback for a distance of five (5) feet.** Unroofed and unenclosed architectural features attached to the principal building, such as platforms, landings, steps, decks or other features, not extending above the first floor level of a dwelling, may extend into the rear setback, provided that such features shall not project more than ten (10) feet into such required setback.