

**BOARD OF ZONING APPEALS**  
**JULY 25, 2005**

**9:30**

**Calendar No. 05-181:            9103 West Tech Way**

**Ward 18**  
**Jay Westbrook**  
**37 Notices**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 22' x 41' single family dwelling in a 108' x 45' three-story, six unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech Way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets at 9103 West Tech Way; contrary to Section 355.04(b), a maximum gross floor area of 2,210 s/f is proposed instead of one-half the lot size, or 1,906 s/f; with a 32' lot width instead of 40' and street frontage of 20' is proposed, where the minimum for a one family dwelling is 25' with a 3,812 s/f minimum lot area instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar Nos. 05-182-85:    9107-9111-9115-9119**  
**West Tech Way**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 16' x 41' single family dwelling in a 108' x 45' three-story, six unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech Way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets at 9107; 9111; 9115; and 9119 West Tech Way; contrary to Section 355.04(b), a maximum gross floor area of 1,642 s/f is proposed instead of one-half the lot size, or 957 s/f; with a 16' lot width instead of 40' and street frontage of 20' is proposed, where the minimum for a one family dwelling is 25' with a 1,914 s/f minimum lot area instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-186:            9123 West Tech Way**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 22' x 41' single family dwelling in a 108' x 45' three-story, six unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets at 9123 West Tech Way; contrary to Section 355.04(b), a maximum gross floor area of 2,210 s/f is proposed instead of one-half the lot size, or 1,637 s/f; with a 27.33' lot width instead of 40'; and street frontage of 20' is proposed, where the minimum for a one family dwelling is 25' with a 3,273 s/f minimum lot area instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-187:            9127 West Tech Way**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 22' x 41' single family dwelling in a 108' x 45' three-story, six unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech Way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets at 9127 West Tech Way; contrary to Section 355.04(b), a maximum gross floor area of 2,210 s/f is proposed instead of one-half the lot size, or 1,637 s/f; with a 27.33' lot width instead of 40'; and street frontage of 20' is proposed, where the minimum for a one family dwelling is 25' with a 3,274 s/f minimum lot area instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-188-90: 9129-9133-9137  
West Tech Way**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 16' x 41' single family dwelling in a 108' x 45' three-story, six unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech Way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets at 9129; 9133 and 9137 West Tech Way; contrary to Section 355.04(b), a maximum gross floor area of 1,642 s/f is proposed instead of one-half the lot size, or 958 s/f; with a 16' lot width instead of 40'; and street frontage of 20' is proposed where the minimum for a one family dwelling is 25' with a 1,917 s/f minimum lot area instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-191: 9141 West Tech Way**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 16' x 41' single family dwelling in a 108' x 45' three-story, six unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech Way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets at 9141 West Tech Way; contrary to Section 355.04(b), a maximum gross floor area of 1,642 s/f is proposed instead of one-half the lot size, or 959 s/f; with a 16' lot width instead of 40'; and street frontage of 20' is proposed where the minimum for a one family dwelling is 25' with a 1,918 s/f minimum lot area instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar Nos. 05-192-93: 9145-9149 West Tech Way**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 22' x 41' single family dwelling in a 108' x 45' three-story, six unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech Way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets at 9145 and 9149 West Tech Way; contrary to Section 355.04(b) a maximum gross floor area of 2,210 s/f is proposed instead of one-half of the lot size, or 1,639 s/f; with a 27.33' lot width instead of 40'; and street frontage of 20' is proposed where the minimum for a one family dwelling is 25' with a 3,277 s/f minimum lot area instead of 4,800 s/f; and no building may be erected less than 10; from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar Nos. 05-194-95: 9153-9157 West Tech Way**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 16' x 41' single family dwelling in a 76' x 44' three-story, four unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech Way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets a 9153and 9157 West Tech Way; contrary to Section 355.04(b), a maximum gross floor area of 1,642 s/f is proposed instead of one-half the lot size, or 960 s/f; with a 16' lot width instead of 40' and street frontage of 20' is proposed where the minimum for a one family dwelling is 25'; with a 1,920 s/f minimum lot area instead of 4,800 s/f; and no building may be erected less than 10; from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-196: 9161 West Tech Way**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 22' x 41' single family dwelling in a 76' x 44' three-story, four unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the south side of West Tech Way between West 88<sup>th</sup> and West 93<sup>rd</sup> Streets at 9161 West Tech Way; contrary to Section 355.04(b), a 20' street frontage is proposed and the minimum required is 25' and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-197: 2130 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 26' x 43' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2130 Tuck's Track; contrary to Section 355.04(b), a maximum gross floor area of 1,995 s/f is proposed instead of one-half the lot size, or 1,677 s/f; and street frontage of 23' is proposed where the minimum for a one family dwelling is 25' and a 3,353 s/f minimum lot area is proposed instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-198: 2132 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 24' x 28' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2132 Tuck's Track; contrary to Section 355.04(b), a maximum gross floor area of 1,925 s/f is proposed instead of one-half the lot size, or 982 s/f; with a 24' lot width instead of 40' and street frontage of 22.69' proposed where 25' is required for a one family dwelling; with a 1,963 s/f minimum lot area proposed instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-199: 2134 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 24' x 28' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2134 Tuck's Track; contrary to Section 355.04(b), a maximum gross floor area of 1,925 s/f is proposed instead of one-half the lot size, or 982 s/f; with a 24' lot width instead of 40' and a 1,963 s/f minimum lot area is proposed instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-200: 2136 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 34' x 23' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2136 Tuck's Track; contrary to Section 355.04(b), a maximum gross floor area of 1,900 s/f is proposed instead of one-half the lot size, or 1,258 s/f; with a 34' lot width instead of 40' and a 2,516 s/f minimum lot area is proposed instead of 4,800 s/f; and no building shall be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-201: 2138 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 32' x 45' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2138 Tuck's Track; the proposed townhouse unit is contrary to the requirement that in a Two-Family District, the aggregate width of side yards on the same premises shall not be less than one-half the height of the main building but in no case, less than 10' from a main building on an adjoining lot within a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-202: 2131 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 21' x 43' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2131 Tuck's Track; contrary to Section 355.04(b), a maximum gross floor area of 1,995 s/f is proposed instead of one-half the lot size, or 1,677 s/f; and street frontage of 23' is proposed where the minimum for a one family dwelling is 25' and a 3,353 s/f minimum lot area is proposed instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-203: 2133 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 24' x 28' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2133 Tuck's Track; contrary to Section 355.04(b), a maximum gross floor area of 1,925 s/f is proposed instead of one-half the lot size, or 941 s/f; with a 24' lot width instead of 40' and street frontage of 22.69' proposed where 25' is required for a one family dwelling; with a 1,881 s/f minimum lot area proposed instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-204: 2135 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 24' x 28' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2135 Tuck's Track; contrary to Section 355.04(b), a maximum gross floor area of 1,925 s/f is proposed instead of one-half the lot size, or 947 s/f; with a 24' lot width instead of 40' and a 1,894 s/f minimum lot area is proposed instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-205: 2137 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 34' x 23' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 2137 Tuck's Track; contrary to Section 355.04(b), a maximum gross floor area of 1,900 s/f is proposed instead of one-half the lot size, or 1,623 s/f; with a 34' lot width instead of 40' and a 3,245 s/f minimum lot area is proposed instead of 4,800 s/f; and no building may be erected less than 10' from a main building on an adjoining lot in a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances.

**Calendar No. 05-206: 3139 Tuck's Track**

Rysar Properties, owner c/o Matthew Solomon, agent, appeal to construct a 32' x 45' single family dwelling in a 118' x 80' three-story, five unit townhouse building, to be situated on acreage located in a B1 Two-Family District on the north side of Tuck's Track between West Tech Way and West 88<sup>th</sup> Street at 3139 Tuck's Track; the proposed townhouse unit is contrary to the requirement that in a Two-Family District, the aggregate width of side yards on the same premises shall not be less than one-half the height of the main building but in no case, less than 10' from a main building on an adjoining lot within a residential district, as stated in Section 357.09(b)(2)A of the Codified Ordinances. (Filed 6-8-05)

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