

Board of Adjustment **Notification Plan for** **Case No A-24-10300234**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 5

1 inch equals 100 feet

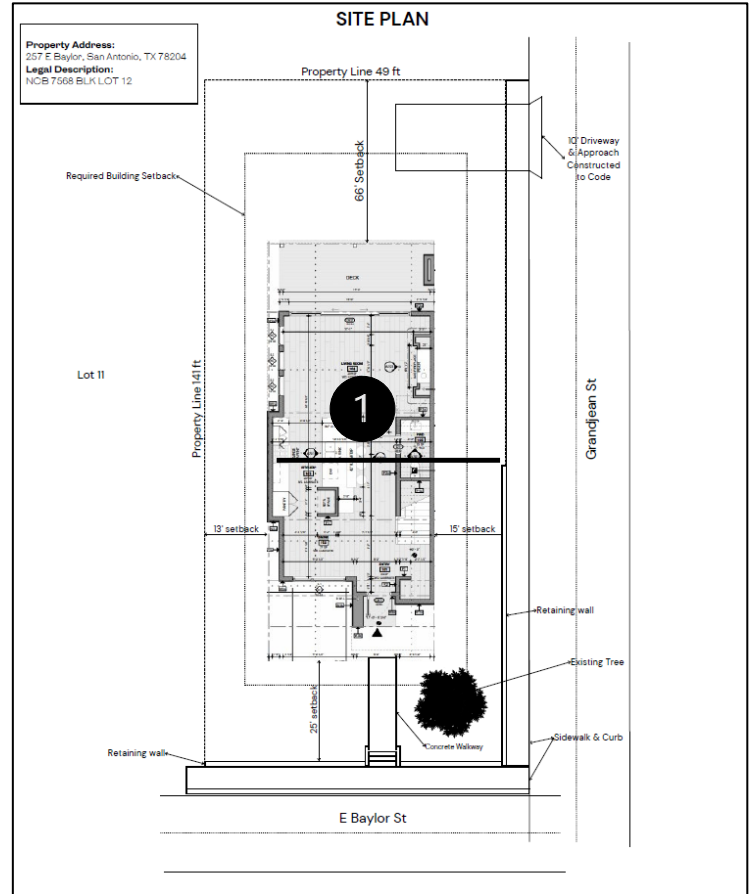
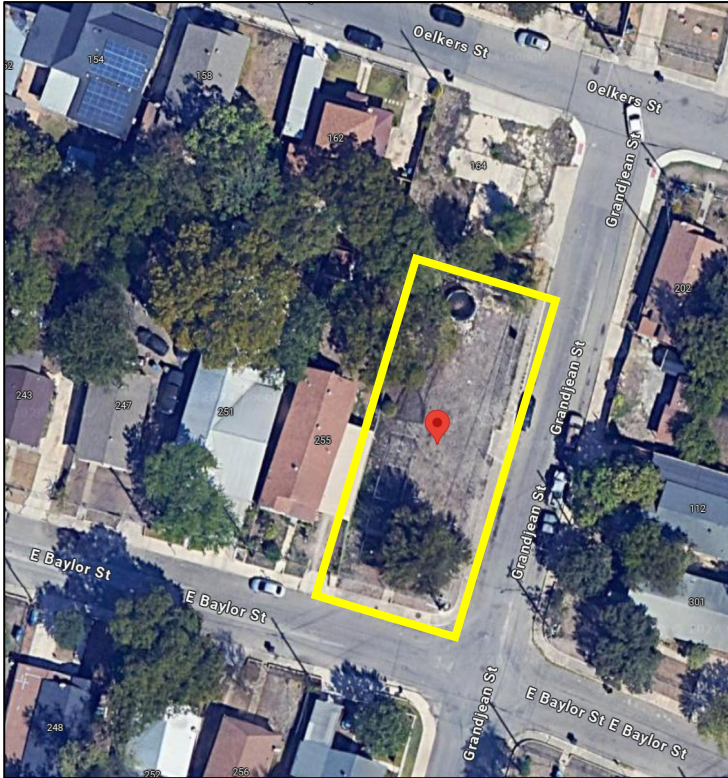
"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

BOA-24-10300234 Site Plan

257 East Baylor Street
Zoned "R-4" Residential Single-Family District

Vacant Lot



- 1 A half story variance from the maximum 2.5 stories to allow for development of a 3-story residential structure.

References:

City of San Antonio Unified Development Code, 1) Section 35-310.01 Table 310-01 "R-4" Lot and Building Dimensions
[DIVISION 2. - BASE ZONING DISTRICTS | Unified Development Code | San Antonio, TX | Municode Library](#)

LOT AND BUILDING DIMENSIONS TABLE 310-1													
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
LOT DIMENSIONS							BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units / acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) ^{*)**}	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet / # of stories)(11, 14)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
R-4 (1)	4,000		11	20	35	150	10	—	5	20	35/2-½	—	—

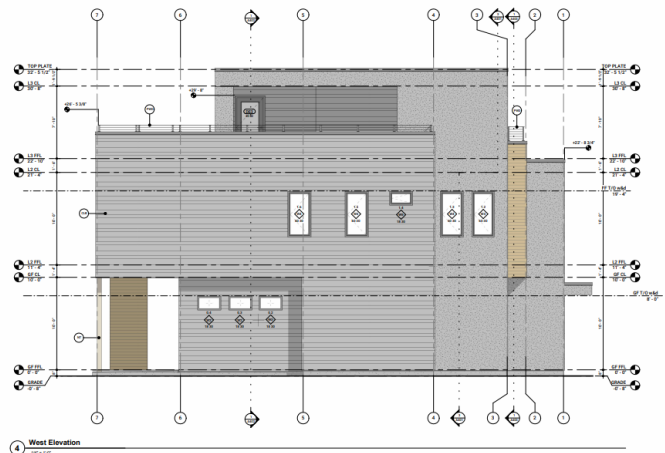
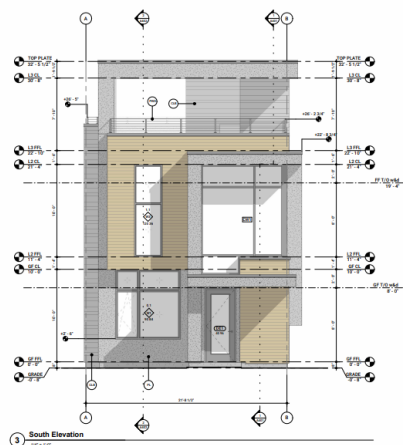
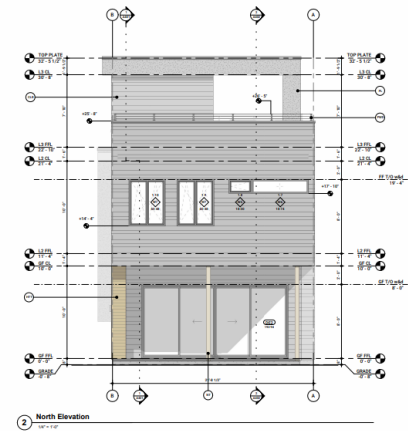
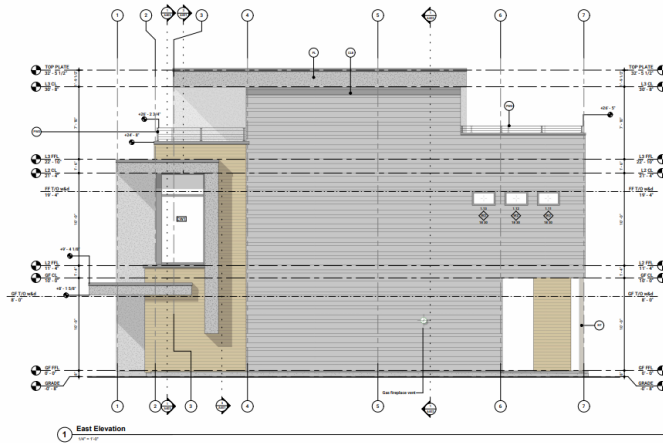
BOA-24-10300234 Site Plan (Continued)

*Elevation of Proposed Development



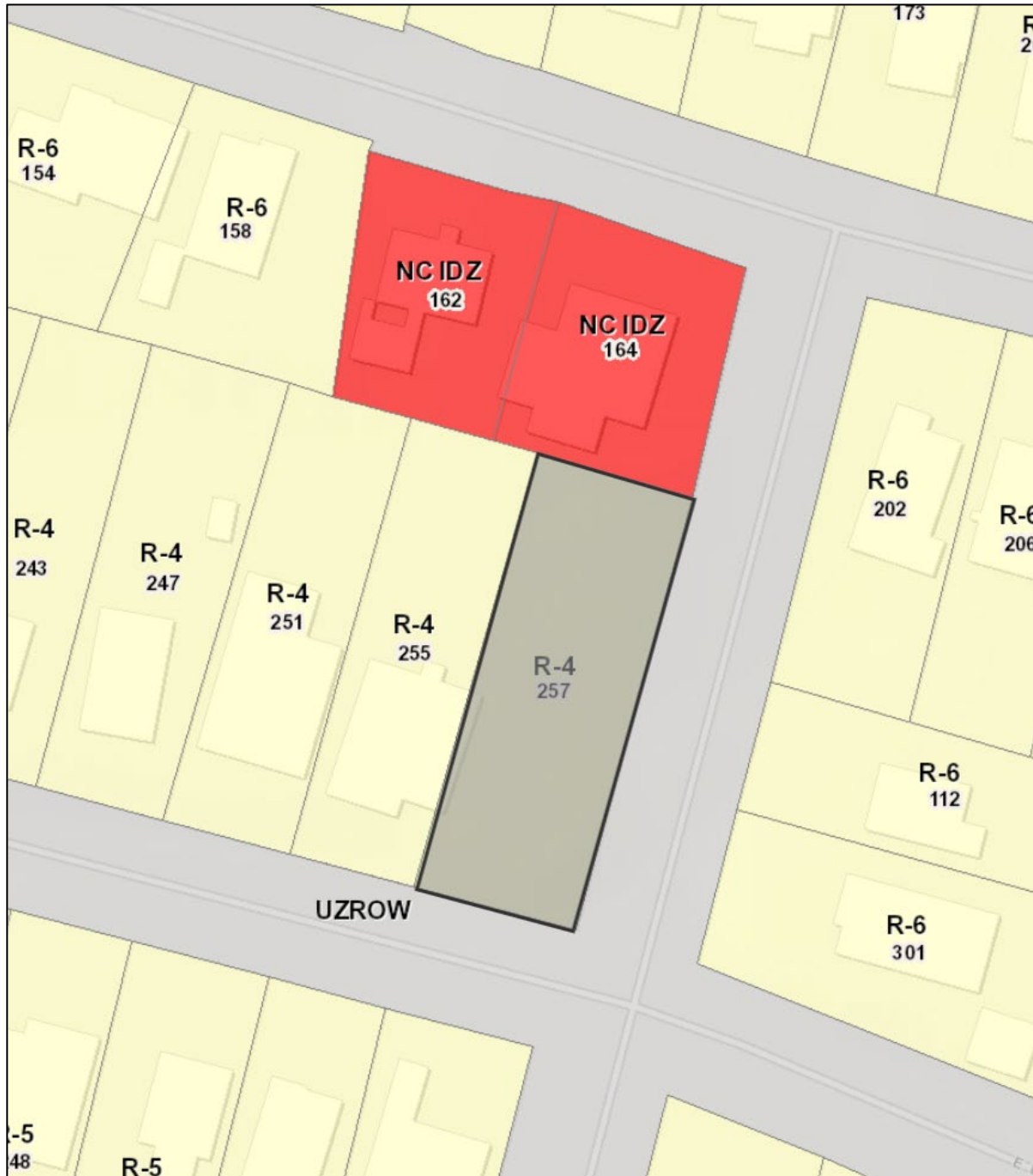
Private Residence

Residential design drawings for a new dwelling



BOA-24-10300234

257 East Baylor Street
Zoned "R-4" Residential Single-Family District



BCAD Lot Dimensions

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth
1	VLR	Vacant Regular Lot	0.1586	6909.00	49.00	141.00

BOA-24-10300234

257 East Baylor Street

Historic View Subject Property

October 2007



Subject Property

Location for proposed residential development



East Baylor Street (Front View)



Grandjean Street (Eastern Side View)

Subject Property

Location for proposed residential development (Contointued)



Grandjean Street (Rear view of property)

BOA-24-10300234

Subject Property



East Baylor View



Corner of East Baylor and Grandjean Street

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Subject Property



East Baylor front setback/sidewalk



View of East Baylor towards Grandjean Street Intersection

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Subject Property



View of vacant IDZ Property (Rear property of 257 East Baylor)

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Surrounding Area

View Across from East Baylor Street



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Surrounding Area

View Across from Grandjean Street



Grandjean Street towards Oelkers Street

BOA-24-10300234
Surrounding Area

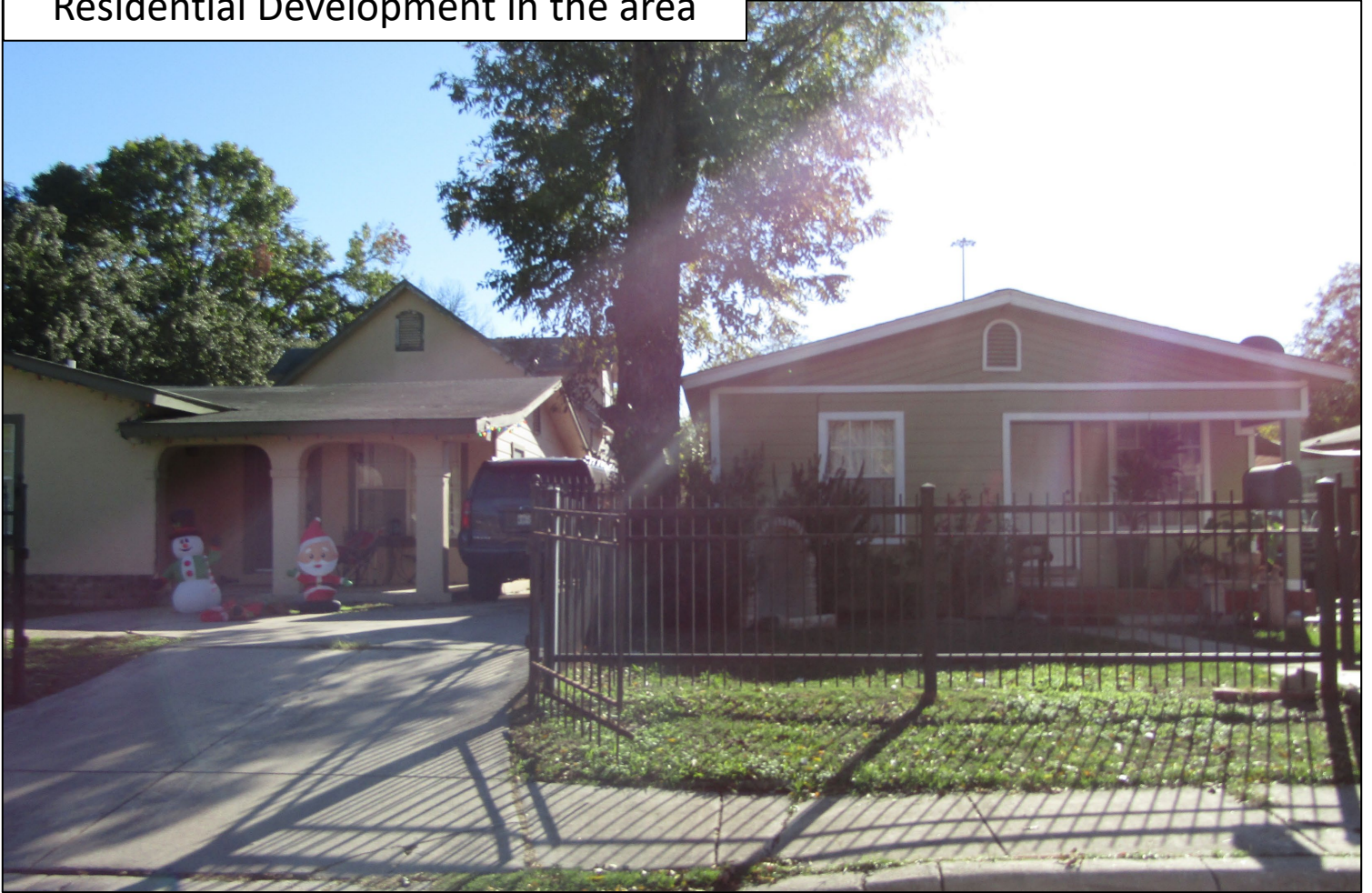
East of East Baylor Street



West of East Baylor Street



Residential Development in the area



BOA-24-10300234
Surrounding Area

Residential Development in the area



Residential Development in the area



239 and 237 Carle Avenue