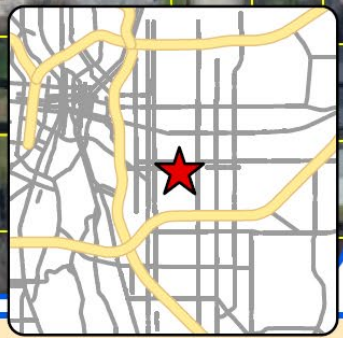


Board of Adjustment **Notification Plan for** **Case No A-24-10300222**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 2



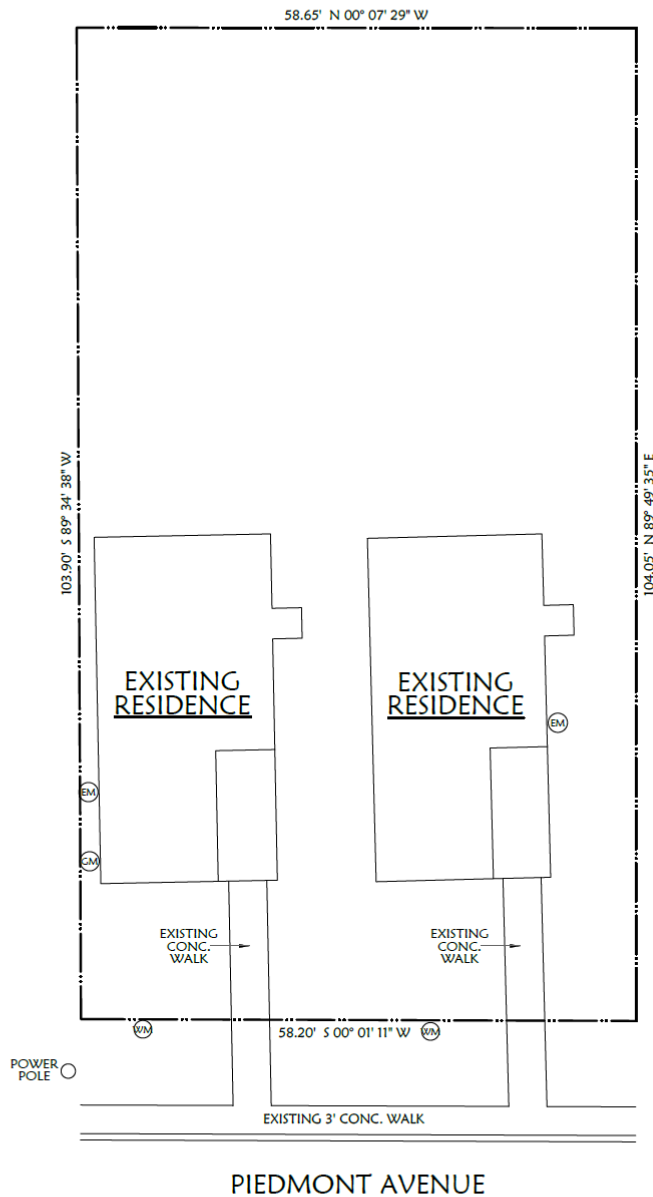
1 inch equals 100 feet

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

BOA-24-10300222 (Current View)

715 and 719 Piedmont Avenue
Zoned "RM-4" Residential Mixed District



SANDERS STREET

EXISTING SITE PLAN

SCALE : 1/8"=1'-0"

LOTS- 7 & 8

BLOCK-1

N.C.B.-1412

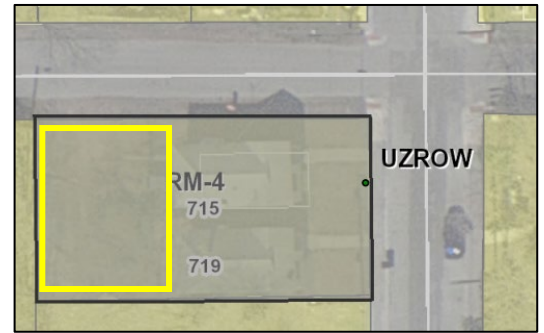
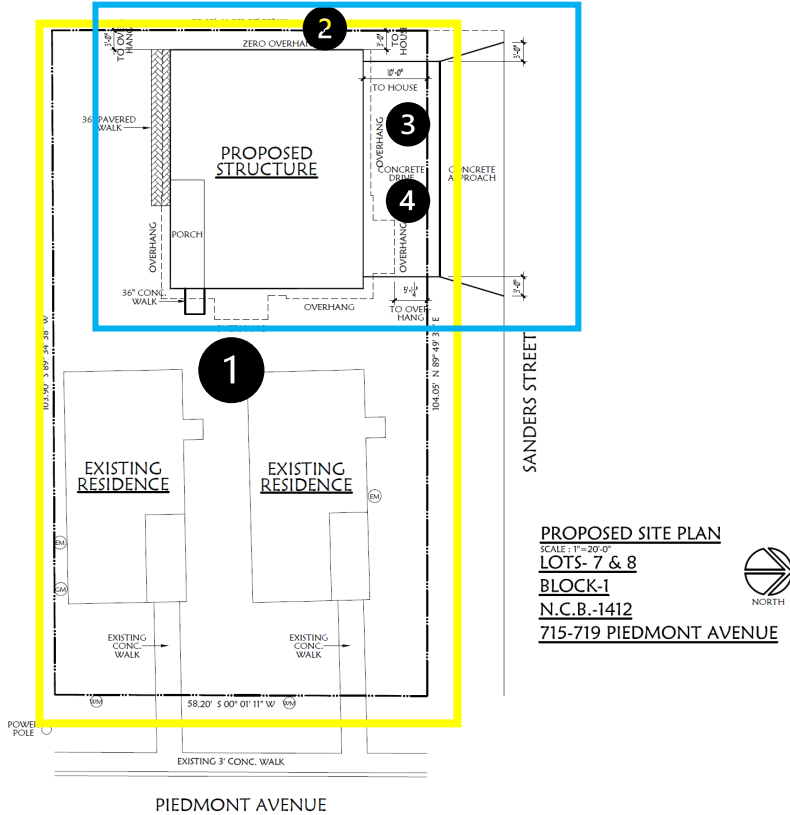
715-719 PIEDMONT AVENUE



NORTH

BOA-24-10300222 Site Plan

715 and 719 Piedmont Avenue
Zoned "RM-4" Residential Mixed District



- 1 A request for a variance to allow three separate structures on an "RM-4" that is less than one-third of an acre.
- 2 A request for a 7' variance from the minimum 10' rear setback regulation to allow a residential structure to be 3' from the rear setback.
- 3 A request for a 10' garage setback from the minimum 20' garage setback to allow (3) one car garages to be 10' from the property line. **(see Site Plan Continued)**
- 4 A request for a 2 parking spaces variance from the minimum 5 required parking spaces to allow 3 parking spaces. **(see Site Plan Continued)**

References:

City of San Antonio Unified Development Code, 1) Section 35-310.06 (1) (b) Lot and Building Specification - Multi-unit construction on lots one-third ($\frac{1}{3}$) of an acre in size or smaller, shall be within a single structure.

2) Section 35-526- Parking and Loading Standards Table 526-3a, 3) Section 35-516 (g) Setback and Frontage Regulations

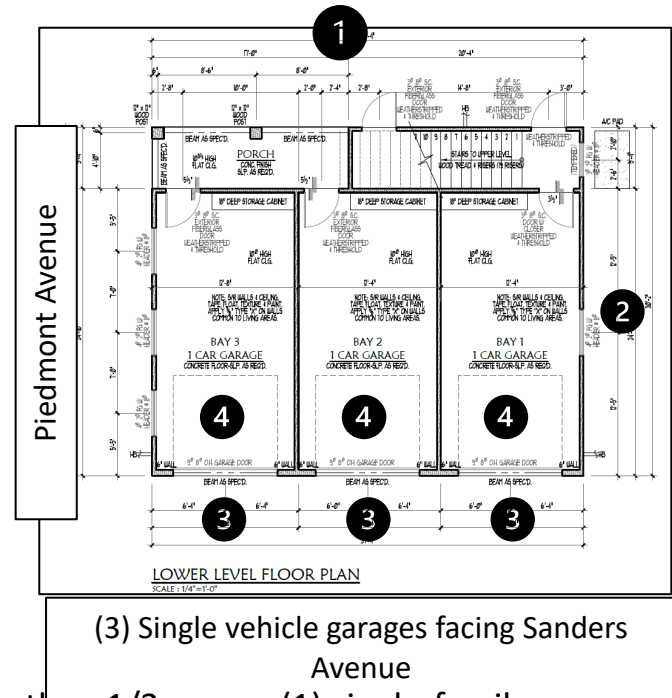
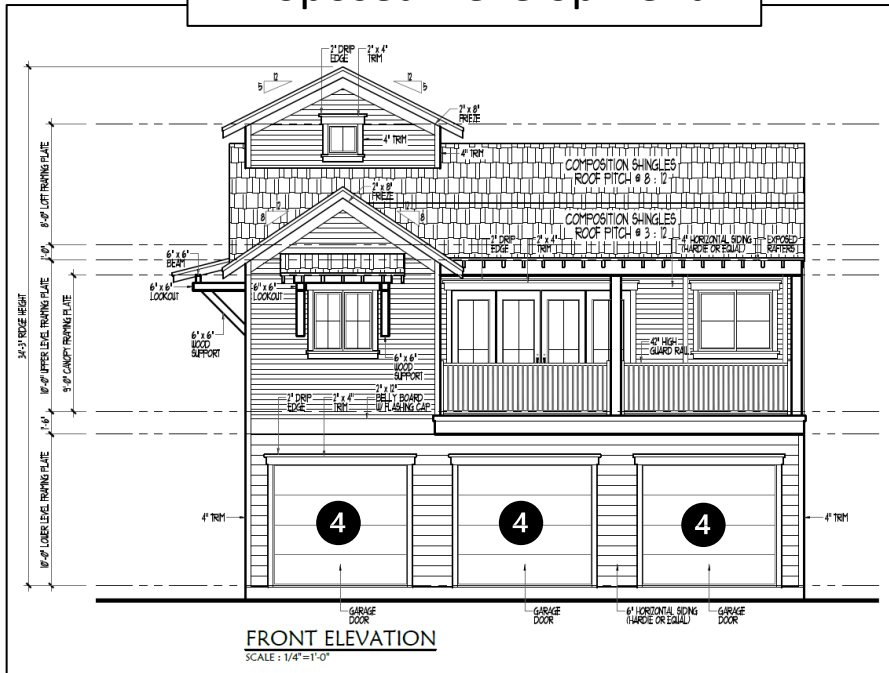
[Mini TOC: ARTICLE III - ZONING | Unified Development Code | San Antonio, TX | Municode Library](#)

[ARTICLE V - DEVELOPMENT STANDARDS | Unified Development Code | San Antonio, TX | Municode Library](#)

BOA-24-10300222 Site Plan (Continued)

715 and 719 Piedmont Avenue
Zoned "RM-4" Residential Mixed District

*Proposed Development



*Note: Proposed third structure on "RM-4" zoned lot, less than 1/3 acre, a (1) single-family dwelling unit above 3-car garage

- 1 A request for a variance to allow three separate structures on an "RM-4" that is less than one-third of an acre.
- 2 A request for a 7' variance from the minimum 10' rear setback regulation to allow a residential structure to be 3' from the rear setback
- 3 A request for a 10' garage setback from the minimum 20' garage setback to allow (3) one car garages to be 10' from the property line.
- 4 A request for a 2 parking spaces variance from the minimum 5 required parking spaces to allow 3 parking spaces.

References:

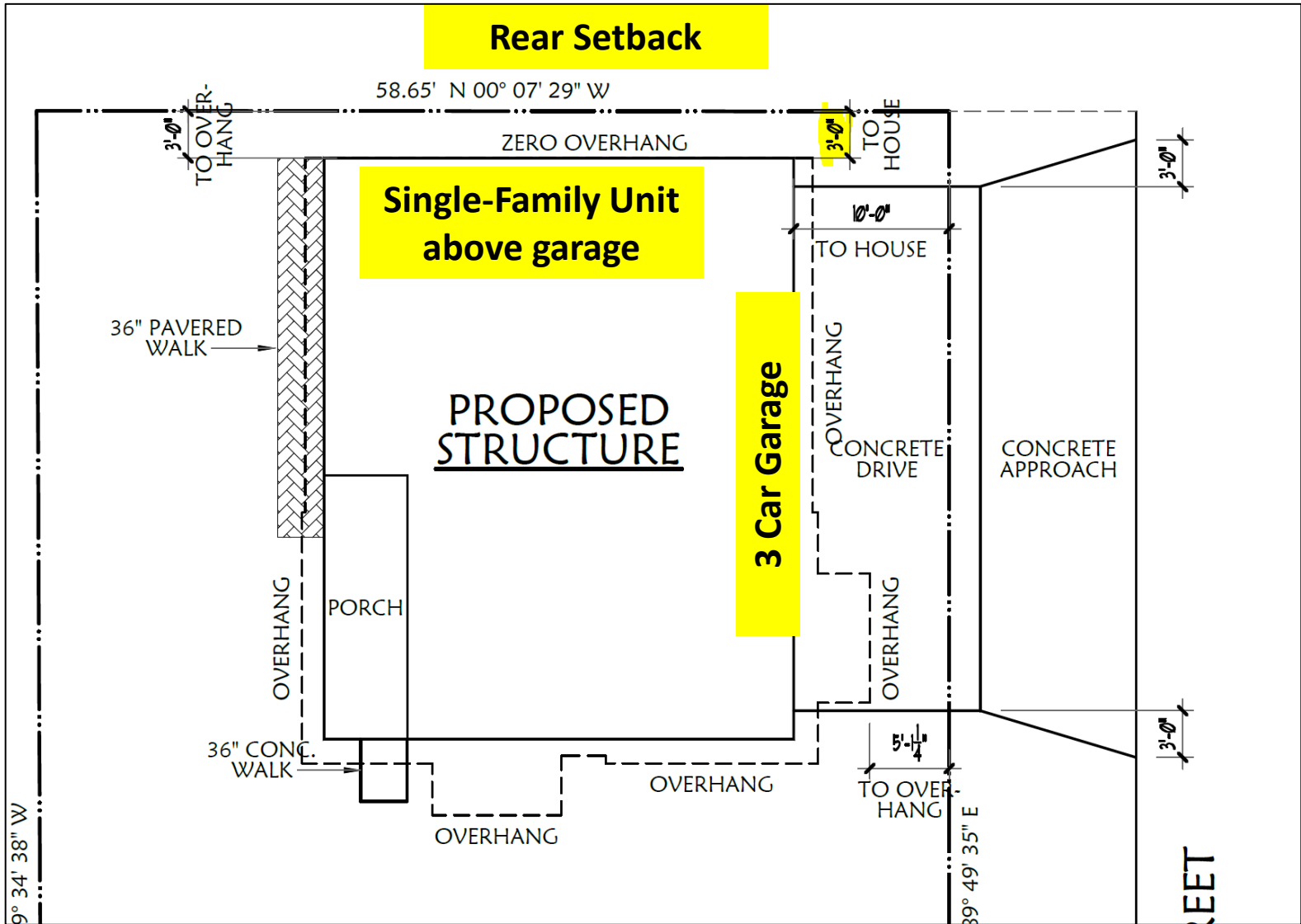
City of San Antonio Unified Development Code, 1) Section 35-310.06 (1) (b) Lot and Building Specification - Multi-unit construction on lots one-third (1/3) of an acre in size or smaller, shall be within a single structure 2) Section 35-310.01 Table 310-1 Lot and Building Dimensions Table 3) Section 35-516 (g) Setback and Frontage Regulations 4) Section 35-526- Parking and Loading Standards Table 526-3a

[Mini TOC: ARTICLE III - ZONING | Unified Development Code | San Antonio, TX | Municode Library](#)

[ARTICLE V - DEVELOPMENT STANDARDS | Unified Development Code | San Antonio, TX | Municode Library](#)

BOA-24-10300222 (Proposed Structure)

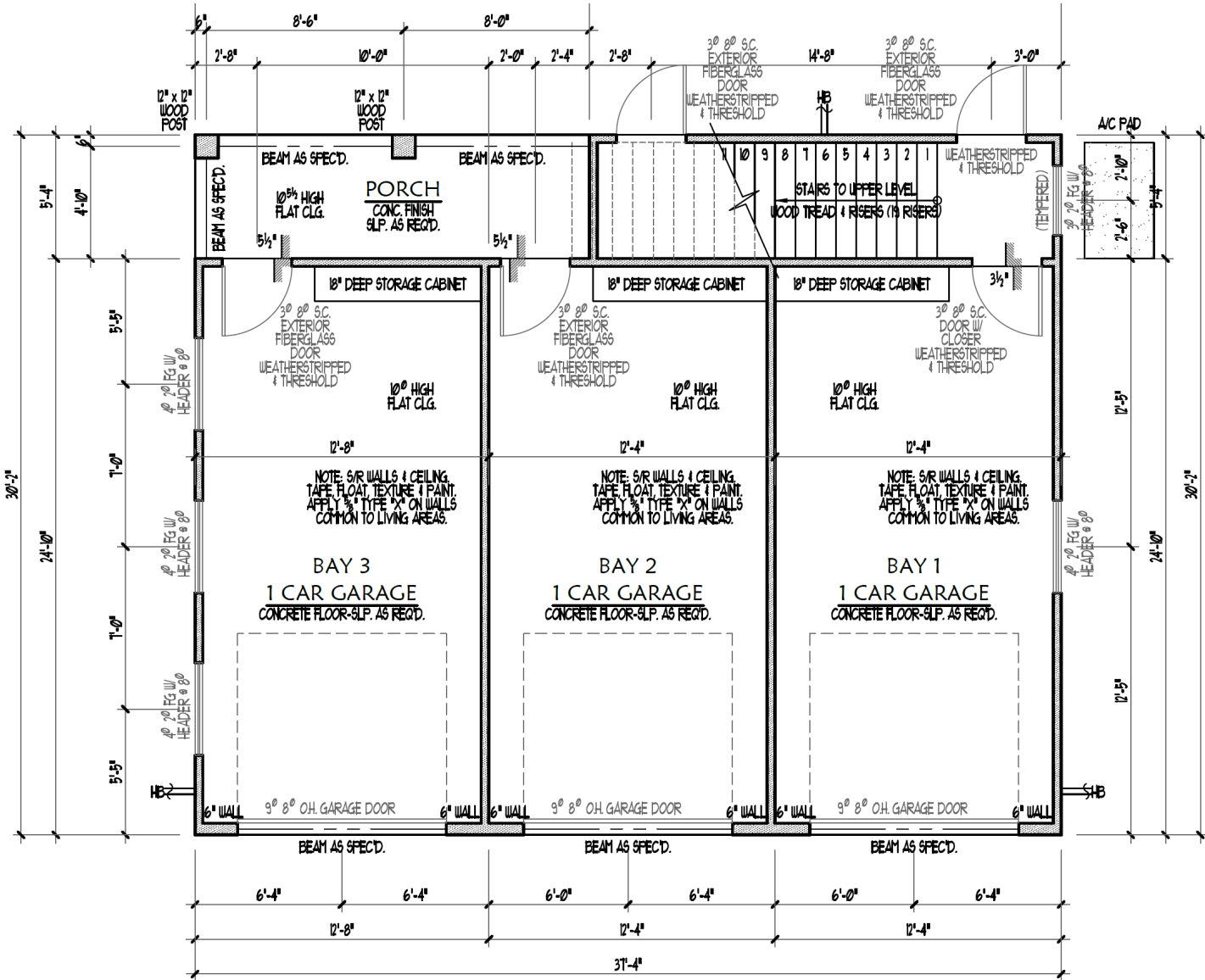
715 and 719 Piedmont Avenue
Zoned "RM-4" Residential Mixed District



Piedmont Avenue

BOA-24-10300222 (Lower Level)

715 and 719 Piedmont Avenue
Zoned "RM-4" Residential Mixed District



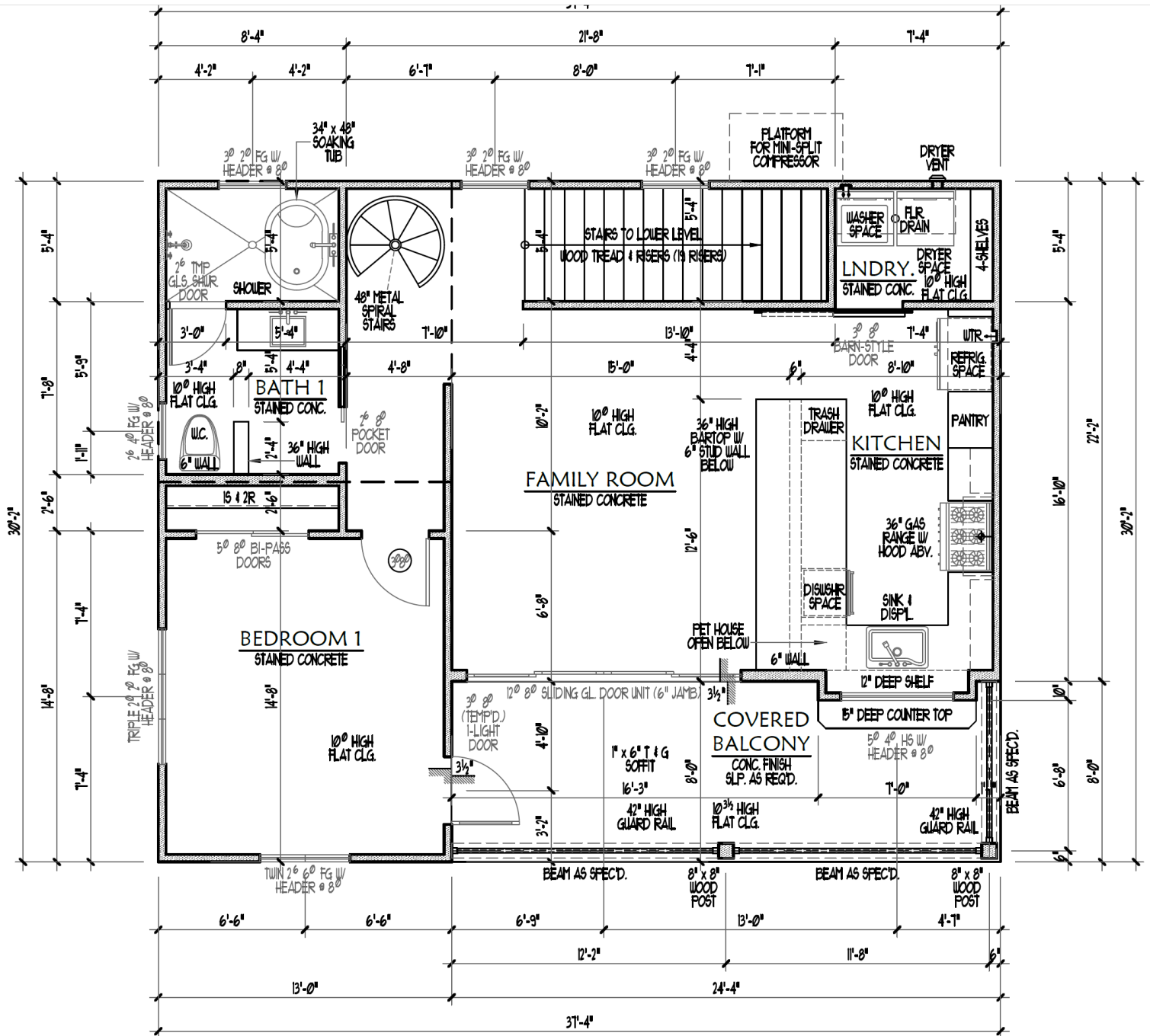
LOWER LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0"

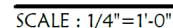
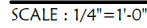
Sanders Avenue

BOA-24-10300222 (Upper Level)

715 and 719 Piedmont Avenue
Zoned "RM-4" Residential Mixed District



**715 and 719 Piedmont Avenue
Zoned “RM-4” Residential Mixed District**



BOA-24-10300222

715 and 719 Piedmont Avenue

Subject Property

2024



2007



BOA-24-10300222

Subject Property

Location for proposed development. Behind 715 and 719 Piedmont.

2024



2007



Subject Property

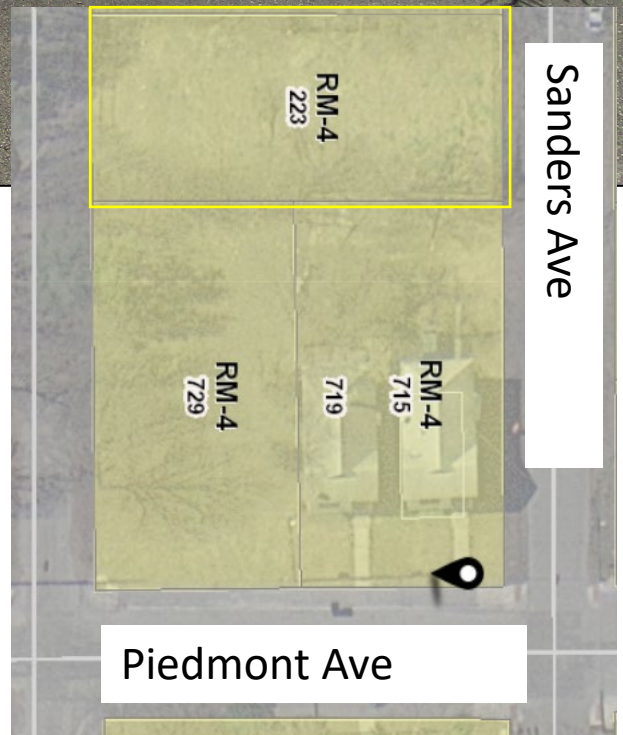
Current off-street parking for 715 and 719 Piedmont.



BOA-24-10300222

Subject Property

Vacant property abutting rear of 715 and 719 Piedmont (view from Sanders Avenue)



Subject Property

Vacant property abutting side of 715 and 719 Piedmont Avenue



BOA-24-10300222

Surrounding Area

View Across from subject property (Piedmont Avenue)



BOA-24-10300222
Surrounding Area

East of Piedmont Avenue



West of Piedmont Avenue



BOA-24-10300222
Surrounding Area

Piedmont Avenue and Sanders Avenue Intersection



View of intersection from Sanders Avenue



Sanders Ave towards Dreiss Street



View across from Subject property (Sanders Avenue)

