

# **Board of Adjustment** **Notification Plan for** **Case No A-24-10300226**



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

1 inch equals 100 feet

"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"

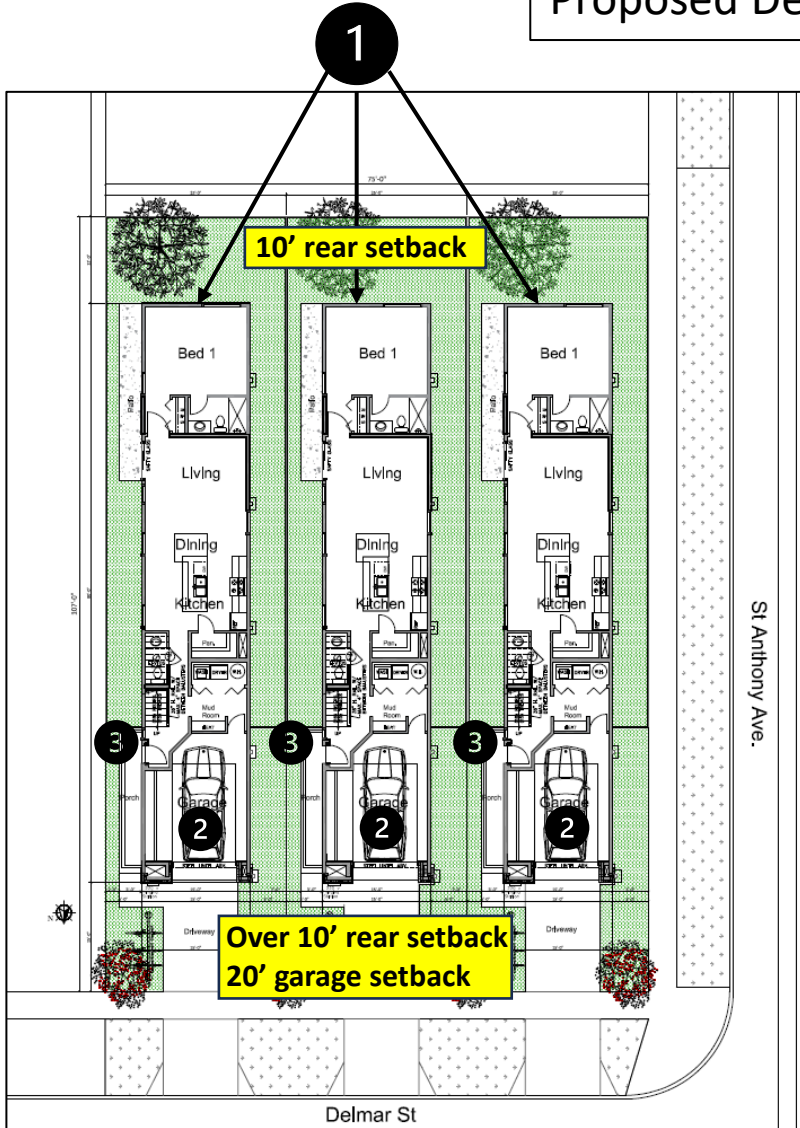
Development Services Department  
City of San Antonio



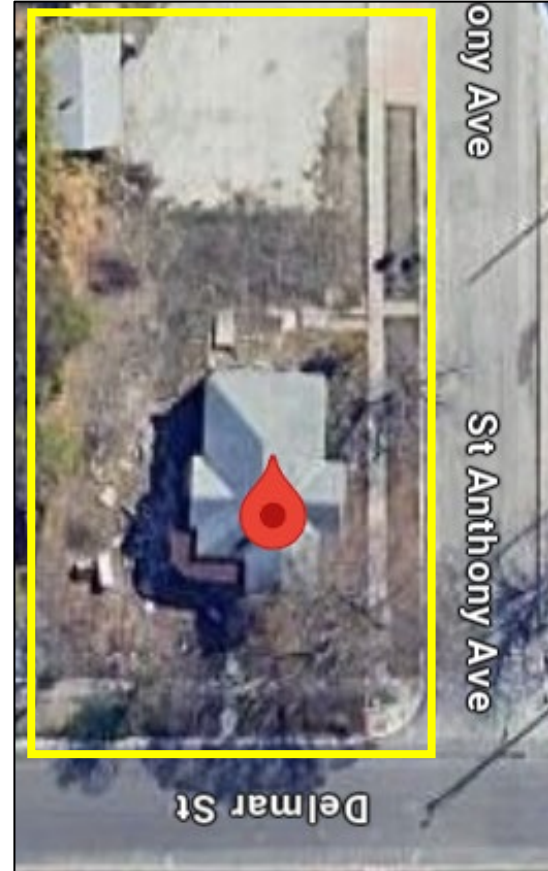
# BOA-24-10300226 Site Plan

300 Delmar Street  
Zoned "RM-4" Residential Mixed District

## Proposed Development



Note: Current structure on lot to be demolished for proposed development.



- 1 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 2 parking spaces variance from the minimum 5 required parking spaces to allow 3 parking spaces.
- 3 A variance from the front entry orientation to a primary street and walkway.

### 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

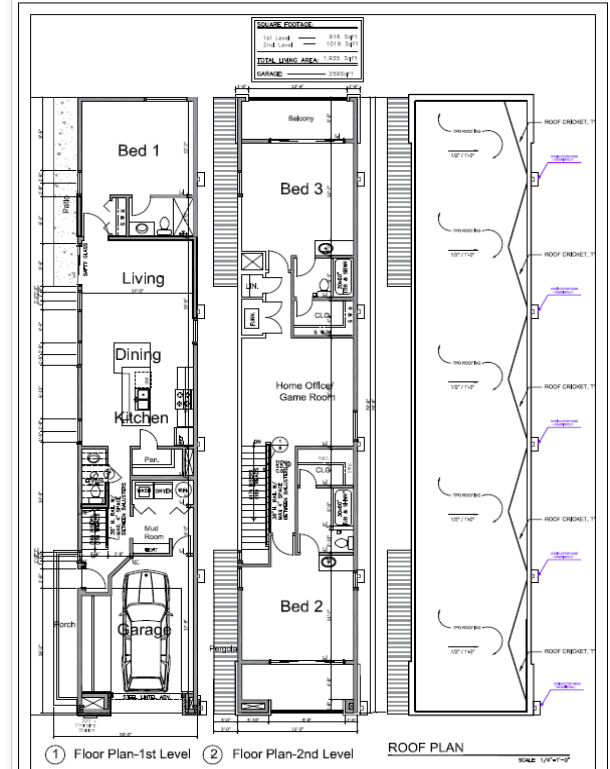
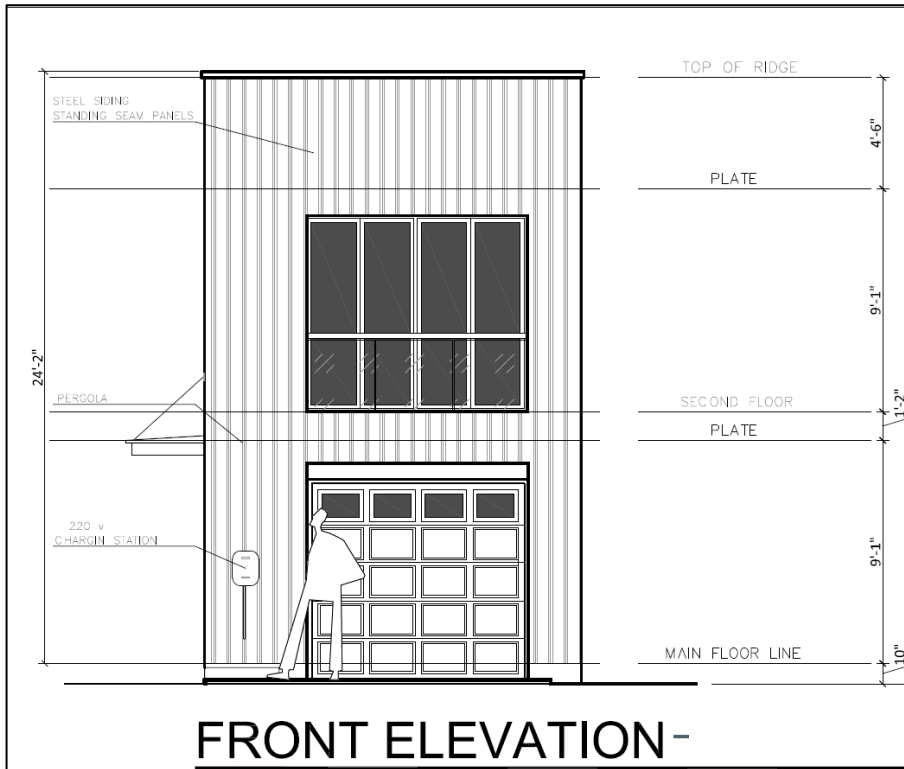
3). Section 35-310.01 Lot and Building Dimensions "RM-4" \*Note 13

[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-24-10300226 Site Plan (Continued)

## Elevation of Proposed Development



Delmar Street View

# BOA-24-10300226 Property Survey

EXAS  
BEYAR  
ENTRY THAT THE ABOVE  
IS AND CORRECT ACCORDING  
TO THE SURVEY MADE ON THE

Bethesda Worship Center –  
EGCC  
Tract "C" and "B"



Proposed Residential  
Development on Tract "A"

## LEGEND

- EDGE OF PAVEMENT
- CHAINLINK FENCE
- F.C. FENCE CORNER
- CONCRETE CURB
- CONCRETE AREA
- 1/2" SET IRON PIN WITH YELLOW CAP
- STAMPED PLAC 3076
- POWER POLE



**BOA-24-10300226**

**300 Delmar Street**

**Subject Property**

**2024**



**2007**





**Subject Property**

Rear view of subject property off St Anthony Street

2024



2007





**Subject Property**

**Views from Delmar Street**





**BOA-24-10300226**

**Subject Property**

**Views from St Anthony Street**





**BOA-24-10300226**

Surrounding Area

View Across from subject property (Delmar Street)





**BOA-24-10300226**  
Surrounding Area

East of Delmar Street



West of Delmar Street





St Anthony towards Westfall Avenue



View across from Subject property (St Anthony Street)





**BOA-24-10300226**  
Surrounding Area

View of Tract "B" to the rear of 300 Delmar Avenue



Corner of St Anthony and Porter Street

