

**Mirko Maravi (DSD)**

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**From:** Mirko Maravi (DSD)  
**Sent:** Thursday, May 18, 2023 11:28 AM  
**To:** Myfe Moore  
**Subject:** BOA-23-10300125 - 3700 North St. Mary's Street  
**Attachments:** BOA-23-10300125 Response.pdf

**Importance:** High

Good morning,

Please see response letter for your Appeal application.

You do not meet the requirements to appeal before the Board of Adjustment.

You will receive a full refund, minus \$100.00 administrative fee in about 10 working days.

Thank you,

**MIRKO A. MARAVI**

Principal Planner – Land Development & Zoning  
City of San Antonio  
210-207-0107

1901 S. Alamo Street  
San Antonio, TX 78204

[Mirko.Maravi@sanantonio.gov](mailto:Mirko.Maravi@sanantonio.gov)

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## DEVELOPMENT SERVICES

May 18, 2023

Ethel Moore  
603 River Road  
San Antonio, TX 78212

**SUBJECT: BOA-23-10300125 (Appeal Application) - 3700 North St. Mary's Street**

To Whom It May Concern:

We have reviewed your Appeal Application submitted on May 16, 2023, to the Board of Adjustment for an appeal of the HDRC action taken on April 27, 2023, for property located at 3700 North Saint Mary's Street (Brackenridge Park).

Per Texas State Law adopted 2019 and the Unified Development Code of the City of San Antonio, Section 35-481(a)(1)(B), please see the criteria below for eligibility to file an Appeal to the Board of Adjustment.

*(B) Tier Two Appeal. A Tier two appeal is an appeal that is related to a specific application, address, or project. A Tier Two appeal may be filed by any of the following persons:*

- 1. a person who filed the application that is the subject of the decision.*
- 2. a person who is the owner or representative of the owner of the property that is the subject of the decision.*
- 3. a person who is aggrieved by the decision and is the owner of the real property within 200 feet of the property that is the subject of the decision; or*
- 4. any officer, department, board, or bureau of the City of San Antonio affected by the decision.*

Upon reviewing the criteria, we have concluded that your appeal request does not meet any of these requirements for valid appeal to the Board. Specifically, please refer to #3 regarding the requirements for owners of real property within 200 feet of the property that was the subject of the decision.

See Attachment A below, it shows the properties within 200 feet of the subject property. The property at 603 River Road does not fall within this boundary, nor within 200-feet.

If we may be of further assistance, please contact Mirko Maravi, Principal Planner, at (210) 207-0107 or via email at [Mirko.Maravi@sanantonio.gov](mailto:Mirko.Maravi@sanantonio.gov). Thank you.

Cordially,

*Mirko Maravi*

Mirko Maravi  
Principal Planner

# Attachment A

