

Mirko Maravi (DSD)

From: Mirko Maravi (DSD)
Sent: Thursday, May 18, 2023 11:28 AM
To: 'susanstrawn@gmail.com'
Subject: BOA-23-10300127 - 3700 North St. Mary's Street
Attachments: BOA-23-10300127 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

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<http://www.sanantonio.gov/DSD/About/Survey.aspx>



DEVELOPMENT SERVICES

May 18, 2023

Susan Strawn
607 River Road
San Antonio, TX 78212

SUBJECT: BOA-23-10300127 (Appeal Application) - 3700 North St. Mary's Street

To Whom It May Concern:

We have reviewed your Appeal Application submitted on May 17, 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.

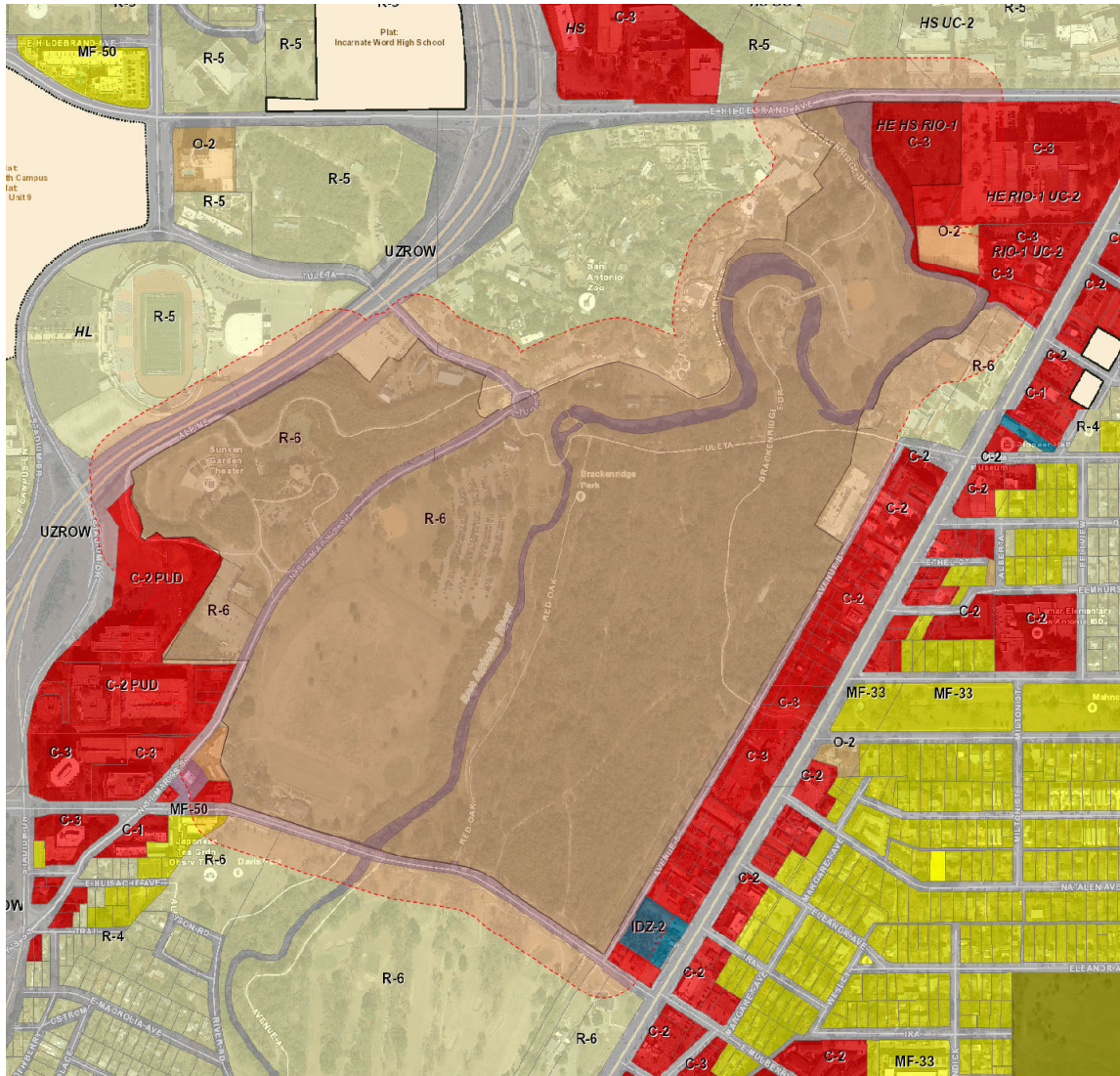
See Attachment A below, it shows the properties within 200 feet of the subject property. The property at 603 River Road does not fall within this boundary, nor within 200-feet.

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. Thank you.

Cordially,

Mirko Maravi
Principal Planner

Attachment A



Mirko Maravi (DSD)

From: Susan Strawn <susanstrawn@gmail.com>
Sent: Thursday, May 18, 2023 4:54 PM
To: Mirko Maravi (DSD)
Subject: [EXTERNAL] Fwd: BOA-23-10300127 - 3700 North St. Mary's Street

Mr. Maravi:

Just following up. I have confirmed that the applicant Tomme Lu Moore Rivkin's property is within 200' of the property at issue, as shown on your map. I am her agent. I would like to request an extension of the hearing until July 10, as I will be out of the country on June 26.

As noted on the application, the River Road Neighborhood Association filed a Tier One appeal. Any person aggrieved by an interpretation may file a Tier One appeal. As explained in our Attachment, RRNA is aggrieved by the interpretations of the UDC regarding the requirements to destroy heritage and significant trees in the RIO, which borders the neighborhood. I am the agent for RRNA. I'm not sure what the procedure is for a hearing on this issue, but it would seem to make sense to hold it at the same time.

I also filed a Tier One and Tier Two appeal on my own behalf. I would like to understand how the decision was made regarding determining where Brackenridge Park begins and ends. Is there anything in writing on that issue? Also, I received a message that the \$600 fee was being returned. I don't know if that can be reversed; please let me know if I need to pay it again.

Thanks very much for your help.

Susan Strawn

----- Forwarded message -----

From: **Susan Strawn** <susanstrawn@gmail.com>
Date: Thu, May 18, 2023 at 3:09 PM
Subject: Re: BOA-23-10300127 - 3700 North St. Mary's Street
To: Mirko Maravi (DSD) <Mirko.Maravi@sanantonio.gov>

Mr. Maravi:

I would like to speak to you regarding this matter. Our application was on behalf of three applicants. Two filed a Tier one appeal. The other, Tomme Rivkin, appears to be within 200 feet of the property as you define it.

I would also like more information regarding how you define the "property" for purposes of applying the 200' rule.

I can be reached at 713-253-9112. Thank you.

On Thu, May 18, 2023 at 11:28 AM Mirko Maravi (DSD) <Mirko.Maravi@sanantonio.gov> wrote:

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

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Best regards,

Susan Strawn

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Best regards,

Susan Strawn

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

Mirko Maravi (DSD)

From: Mirko Maravi (DSD)
Sent: Wednesday, June 14, 2023 8:52 AM
To: rrna78212@gmail.com
Subject: BOA-23-10300127 - 3700 North St. Mary's Street
Attachments: BOA-23-10300127 (River Road NA) Response LTR.pdf

Good morning,

The River Road Neighborhood Association was named as a Tier 1 co-applicant for an appeal on 3700 N. St. Mary's.

Please see attached letter as to why the River Road Neighborhood Association does not qualify as a Tier 1 or 2 co-applicant.

Please note, there was an applicant that applied on this same application that qualifies as a Tier 2 applicant and the case is tentatively scheduled for July 10, 2023.

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

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DEVELOPMENT SERVICES

June 14, 2023

River Road Neighborhood Association
PO Box 120372
San Antonio, TX 78212

SUBJECT: BOA-23-10300127 (Appeal Application) - 3700 North St. Mary's Street

To Whom It May Concern:

We have reviewed your Appeal Application as a co-applicant submitted on May 17, 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.

(A) Tier One Appeal. A Tier One appeal is an appeal of a decision by an administrative official that is not related to a specific application, address, or project.

Because a Tier One appeal is not related to a specific application, address, or project, Tier One appeals will not automatically stay any project. A Tier One appeal may be filed by any of the following persons:

- 1. A person aggrieved by the decision; or*
- 2. Any officer, department, board, or bureau of the City of San Antonio affected by the decision.*

(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.*



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Upon reviewing the criteria, we have concluded the co-applicant does not meet the eligibility for Tier 1 or Tier 2 Appeal to the Board.

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. Thank you.

Cordially,

Mirko Maravi

Mirko Maravi
Principal Planner

Attachment A

