

# **Board of Adjustment** **Notification Plan for** **Case No A-16-145**



San Antonio City Limits



Subject Property



200' Notification Boundary



Council District: 1

"NOT TO SCALE,  
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department  
 City of San Antonio





**Variance Request: 1) a variance from the S. Presa/S. St. Mary's Neighborhood Conservation District standards which restrict the number of stories to 2.5 to allow 3 story structures.**

**Board of Adjustment**  
**Plot Plan for**  
**Case No A-16-145**

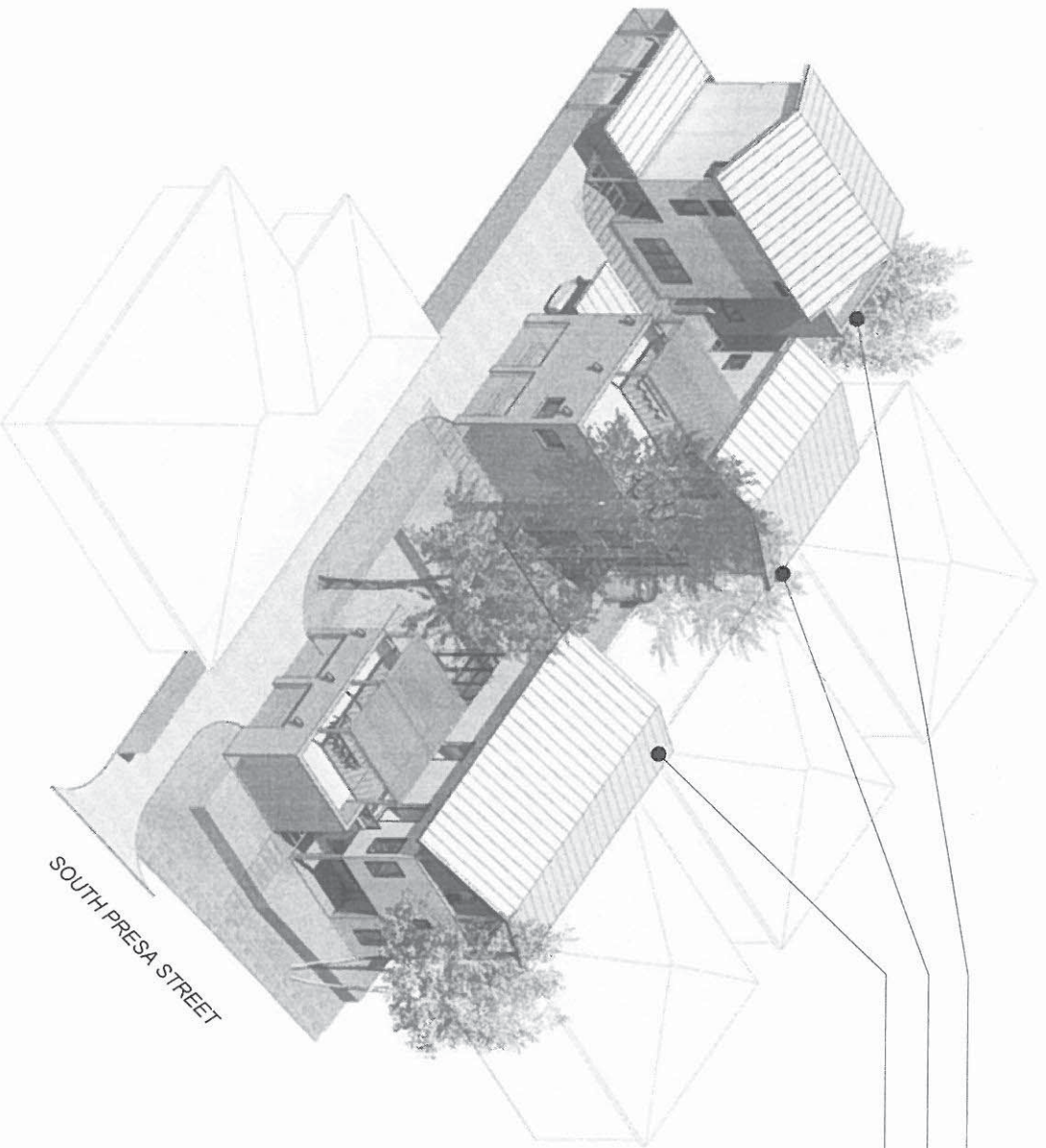


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 1

**1123 S Presa St**

Development Services Department  
City of San Antonio

1:300



UNIT 3  
UNIT 2  
UNIT 1

### 1123 SOUTH PRESA

1123 South Presa St. housing will consist of three single-family homes with private carports and yards. This project aims to attract families and young professionals to the downtown, and offer quality outdoor spaces that connect residents to the neighborhood. Great care has been taken with the plan in order to preserve the four heritage trees on site, while maintaining variation in roof heights and massing. This project is aiming for Build SA Green certification.

- LOT AREA: 9,190 SF
- GROSS GROUND FLOOR AREA: 2,000 SF
- FLOOR AREA RATIO: 22%
- ZONING: IDZ 3 SINGLE FAMILY
- SETBACKS: FRONT: 10'-0" AVG.  
SIDES: 10'-0", 3'-1"  
REAR: 5'-0"

PROJECT: 1123 S. PRESA STREET  
DESIGN PHASE: 90% Schematic Design  
DATE: Aug 12 2016  
OWNER: Michael A Perez, Eleven 23 Presa, LLC

### PROJECT INFO & AERIAL

The subject property





The adjacent IDZ project

