





**BOA-24-10300243**

**NCU Denial Letter**

This is to verify that **Nonconforming Use Rights for Three (3) Dwelling Units (Triplex) was DENIED** by the City of San Antonio. The property was annexed into the City of San Antonio by Ordinance 5257, dated June 4, 1947, and zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “B” Residence District converted to the current “R-4” Residential Single-Family District. Bexar County Records indicate that a duplex, not a triplex, was built in 1948, when the property was zoned “B” Residence District under the 1938 local zoning code. Even though CPS records indicate continuous use of 3 units, the use of the third unit was not established until 2003. Research conducted by staff determined that the structure does not meet the criteria for nonconforming use. Additionally, aerial imagery does not confirm the use of the property as a triplex but does reflect it as a duplex.

# Ordinance OI-191

1938

## SECTION 4. B RESIDENCE DISTRICT.

6. In the B Residence District, no building or land shall be used and no building shall be hereafter erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) One-Family Dwellings.
- (2) Two-Family Dwellings.
- (3) Churches, Schools and Colleges.
- (4) Farming and Truck Gardening. Nurseries and Greenhouses.
- (5) Golf Courses, except miniature courses operated for commercial purposes.
- (6) Water Supply Reservoirs, Towers or Artesian Wells.
- (7) Accessory buildings will be permitted, including a private garage and servants' quarters when located not less than sixty (60) feet from the front lot line, nor less than five (5) feet from any other street line, nor less than three (3) feet from either side lane.

[illegible]



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Subject Property



Surrounding Area

