



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



## Non-Conforming Use Notification of Decision

March 10, 2015

Catholic Worker House  
626 Nolan  
San Antonio, Texas 78202

RE: Non-Conforming Use Rights for NCB 561, Blk 1, Lot E 10.52 FT of 5 & W 54.14 FT of 6  
Case NC-15-009

To whom it may concern:

This letter is in response to an application requesting recertification of nonconforming rights for the use of an office with accessory meeting and laundry facilities in the existing structure at 626 Nolan and for expansion of these nonconforming uses. The recertification for these uses has been approved by the City of San Antonio on March 10, 2015. However, proposed plans requesting the expansion of the non-conforming uses and the construction of an accessory structure at the rear of the subject property has been denied. This decision is based on City Code, Chapter 35, Unified Development Code (UDC), Section 35-709(a) which prohibits the expansion of a nonconforming use.

The UDC generally defines a nonconforming use as a use of an existing property or structure which was lawfully operated in accordance with applicable development regulations and zoning provisions at the time of establishment but, because of an amendment to the UDC or other governmental action, is no longer a permitted use in the zoning district in which the use is located. Existing uses meeting this criterion may continue to operate subject to the limitations in Article VII, Division 1 of the UDC. In addition, a violation of Article VII, Section 35-706, *Termination of Nonconforming Uses* shall result in the termination of the right to operate a nonconforming use.

If staff may be of any further assistance, please do not hesitate to contact us at (210) 207-1111 and ask to speak with a Planner in the Zoning Section.

Respectfully,

Zenon F. Solis  
Senior Planner