

CITY OF HERMISTON

APPLICATION TO ALTER A NONCONFORMING USE OR STRUCTURE

Alterations to nonconforming uses or structures will be processed as minor variances for alterations of less than 10% of the gross building volume and as conditional uses for alterations of more than 10% of the gross building volume. Please refer to the conditional use and variance sections of the City of Hermiston Developer's Handbook for additional information regarding the application process. Pursuant to §157.192 of the Hermiston Code of Ordinances, application is hereby made to make alterations to the following described nonconforming use and/or structure:

Applicant's Name: Beau Bankston Date: 12-20-22

Address: 31946 Sun Ridge Lane Hermiston Phone: 541-561-1606
(Daytime)

Property Owner(s) Name (If Different): John & Diane Schnell

Address: 291 E Gladys Ave Hermiston Phone: 541-571-0339
(Daytime)

Legal Description of Property: Assessor's Map No: 4N2811CB Tax Lot No: 02200

Comprehensive Plan Designation: Commercial Zoning Designation: DCO

Current Use of Property: single family residence

Request to Allow:

The construction of an approximately 580 square foot garage addition to the existing garage that is non-conforming due to not meeting setback requirements for an R-3 zone. The property is zoned Commercial, however is used as a residence and therefore must adhere to the R-3 zoning standards.

IMPORTANT! Oregon's Land Use Planning Laws and §157.195 of the Hermiston Code of Ordinances require the planning commission to make "findings of fact" with regard to requests for conditional uses and alterations to nonconforming uses and structures. The findings provide justification to either approve or deny the application. Read the questions that follow and answer them as completely as you can; use additional sheets if necessary. Your responses will be used by the City to make findings and evaluate the merits of your request. The chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

1. Please explain how the nature and character of the proposed use are substantially the same:

The owner would like to build on the existing foundation that was built 20 years ago. It joined the stage coach shed and the garage foundation together.

2. Please explain how there is no material difference in the quality, character or degree of use:

The building will be built to city standards, codes. We will be using materials that are structurally sound.

3. Please explain how the proposed use will not prove materially adverse to surrounding properties:

The proposed building is going to be built in between the house and the stage coach shed on the existing foundation.

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

- 1) Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
- 2) Two copies (one digital copy) of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), highways, streets and alleys.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the planning commission requests my attendance, or the attendance of my representative, at the meeting(s) where this request is scheduled for consideration, and may grant or deny this request based upon the testimony provided at the hearing.

I am the _____ owner/ owner(s) authorized representative.

Applicant's Signature: Beau B Date: 12-26-22

OUT OF POCKET EXPENSES FOR MAILING AND PUBLICATION COSTS WILL BE BILLED LATER

NOTE: The Hermiston Planning Commission meets the second Wednesday of the month. Because of public notice requirements and time constraints, this application must be returned to City Hall no less than four weeks prior to the public hearing date. For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, OR 97838, or telephone (541) 567-5521. The City's fax number is (541) 567-5530.

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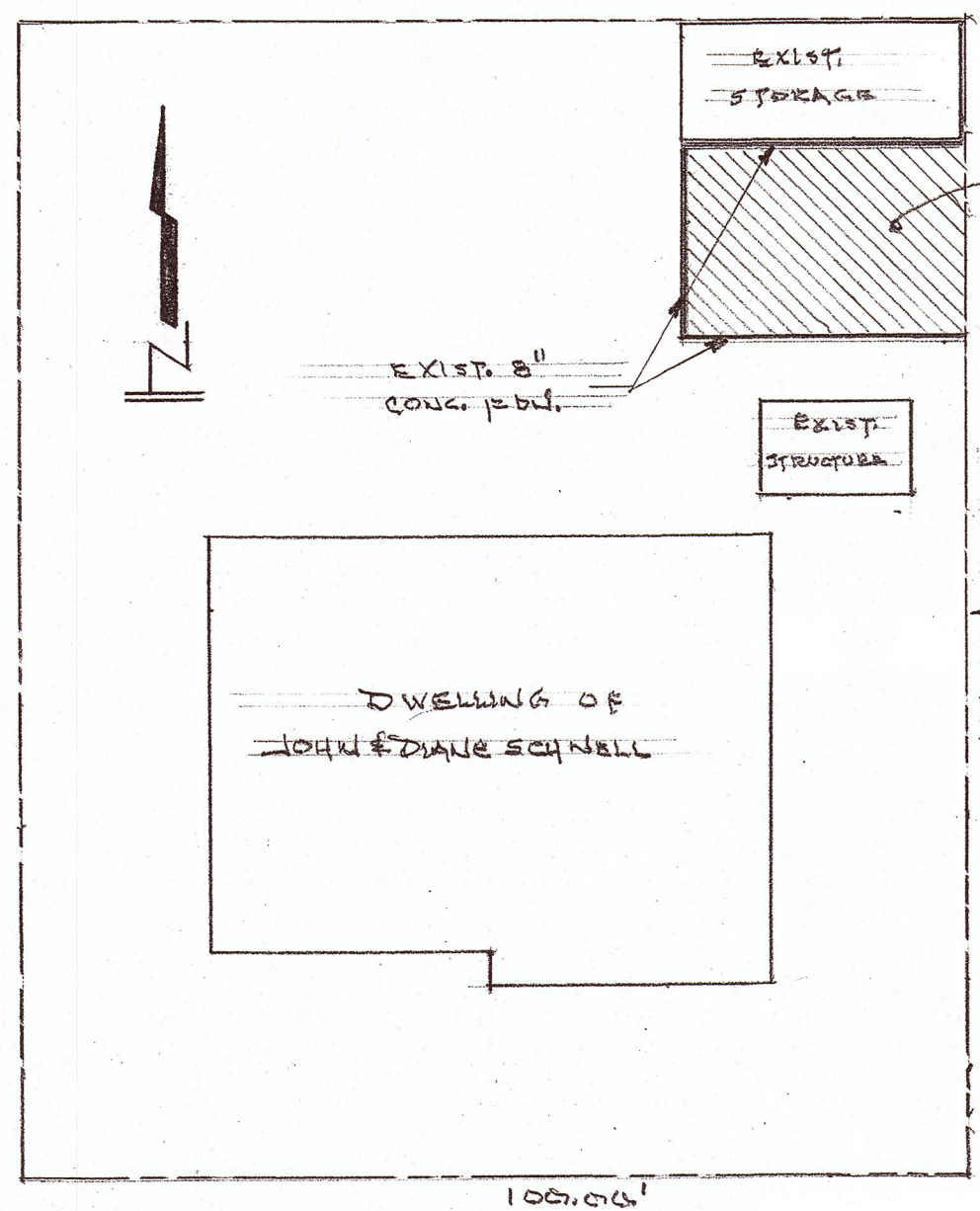
OFFICE USE ONLY

Date Filed: _____ Received By: _____ Meeting Date: 01-11-2023

Fee (Circle One): \$475.00 / \$225.00 Date Paid: 12/8/22 pd \$420 Receipt No: 133387836

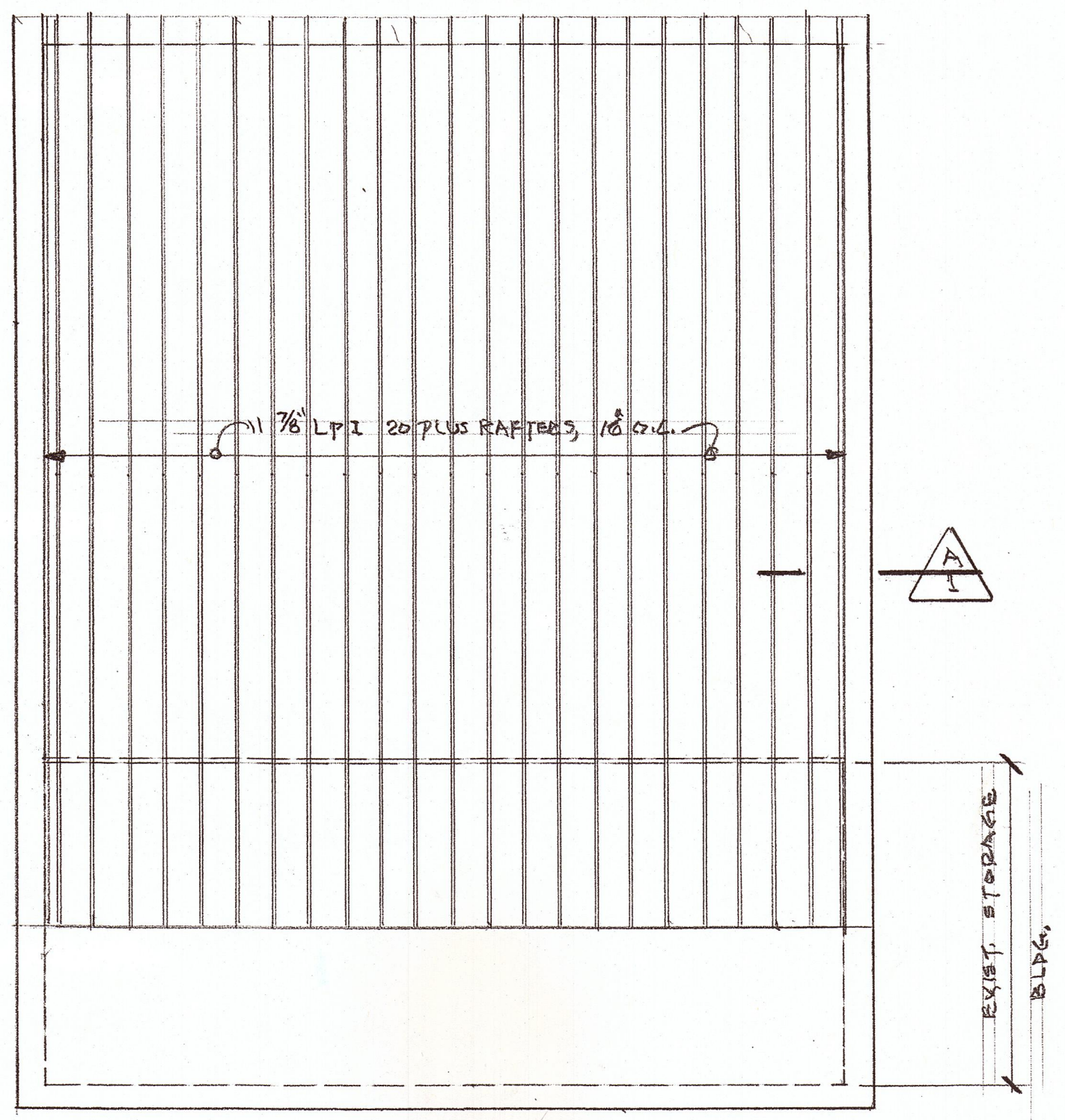
The proposed request is _____ less than/ X greater than 10% of the gross building volume.

REVISIONS	BY



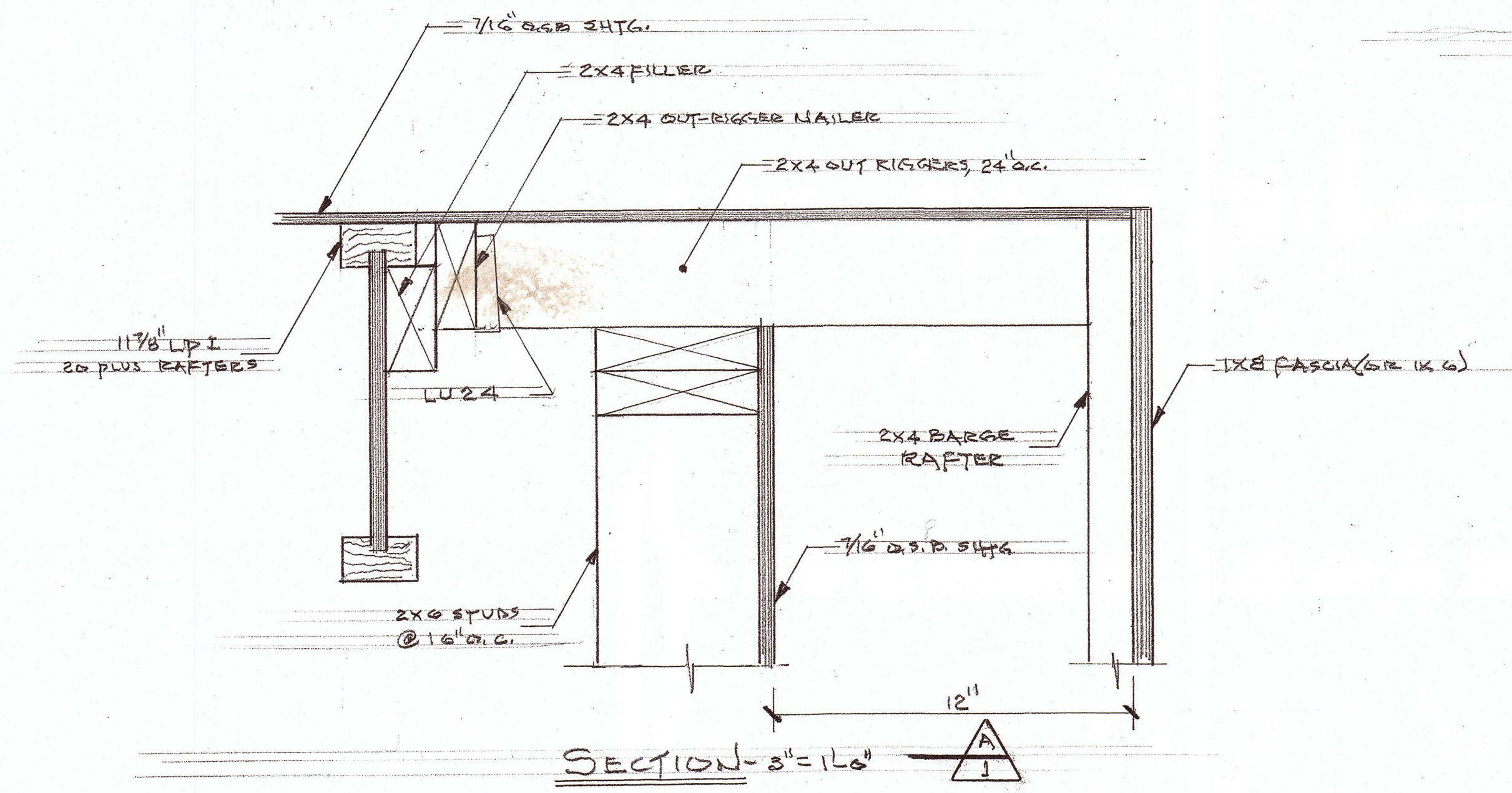
Plot Notes

OWNERS - JOHN & DIANE SCHNELL
 291 EAST GLADYS
 HERMISTON, OREGON
 TAX LOT # 1200
 AN 2511C



Plot Plan - 1" = 20.00'

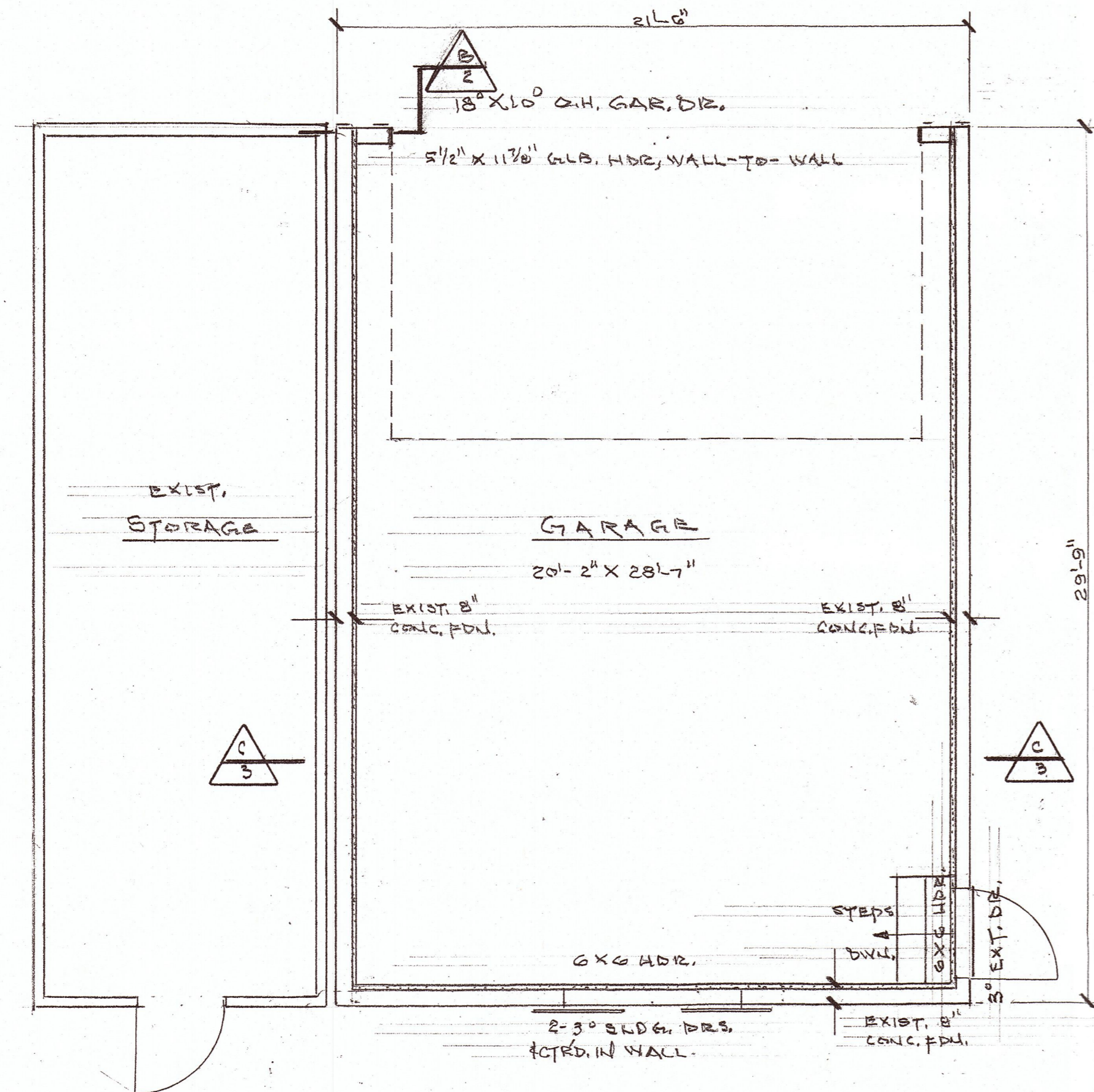
Roof Plan - 3/16" = 15"



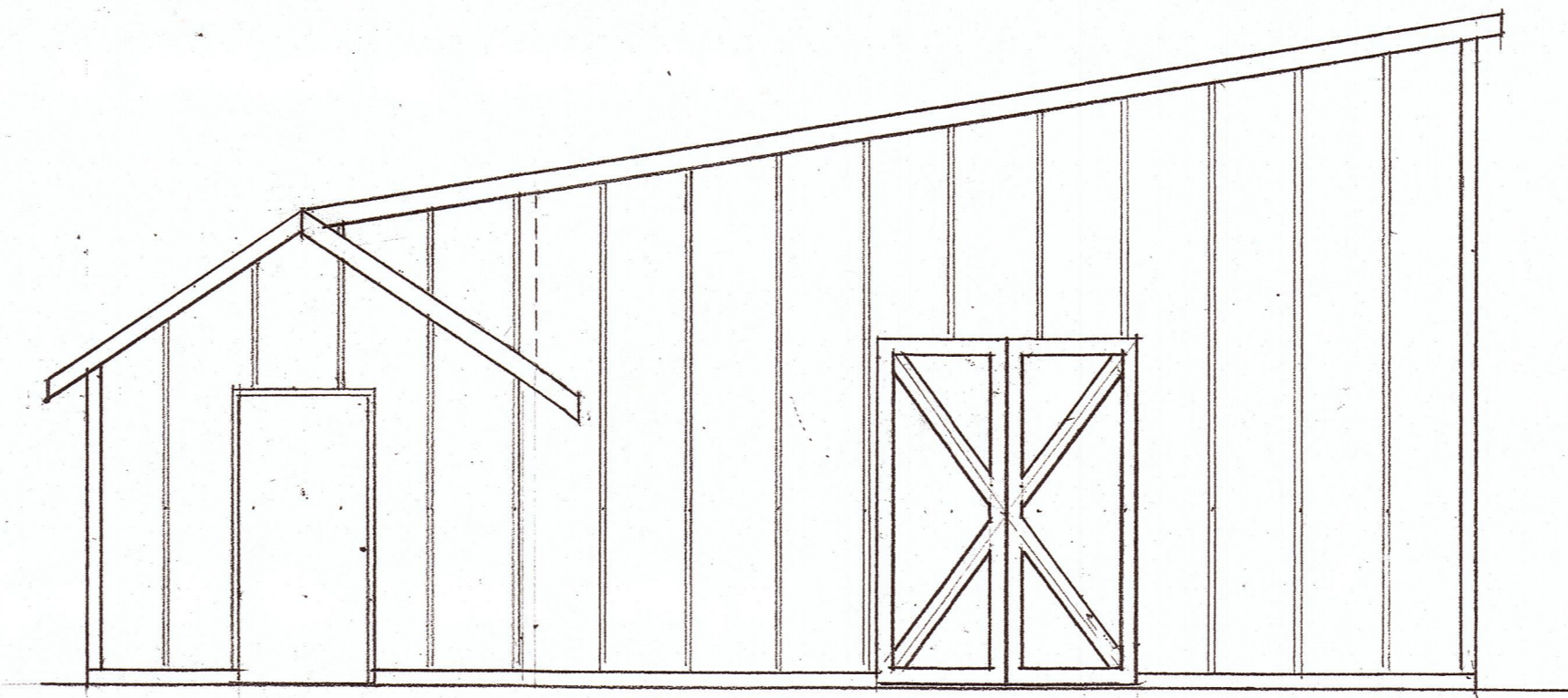
PLAN FOR JOHN & DIANE SCHNELL
 291 EAST GLADYS
 HERMISTON, OREGON

Date NOV, 2022
 Scale AS GIVEN
 Drawn [Signature]
 Job PLAN 846
 Sheet 1
 Of 3 Sheets

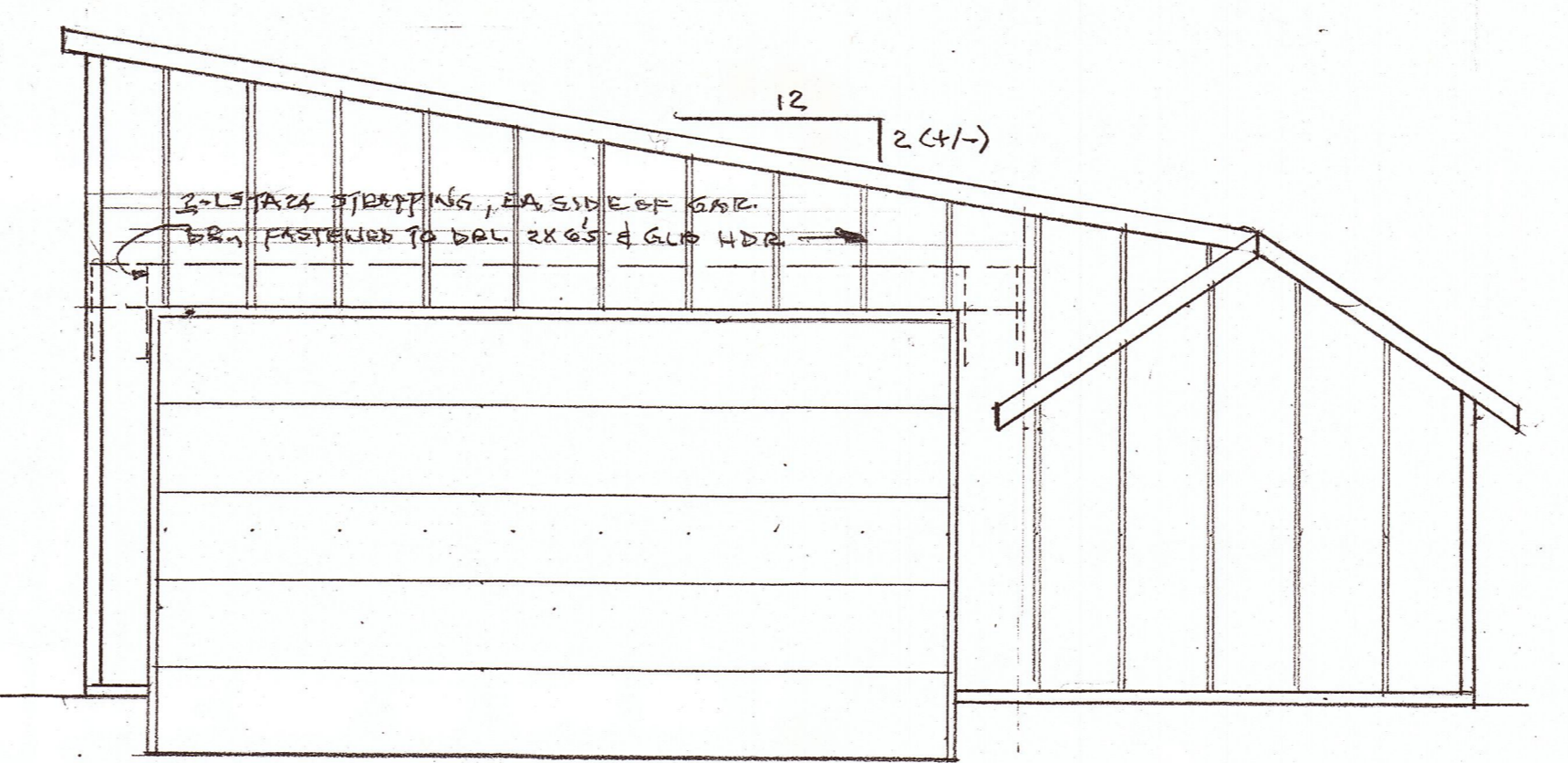
REVISIONS	BY



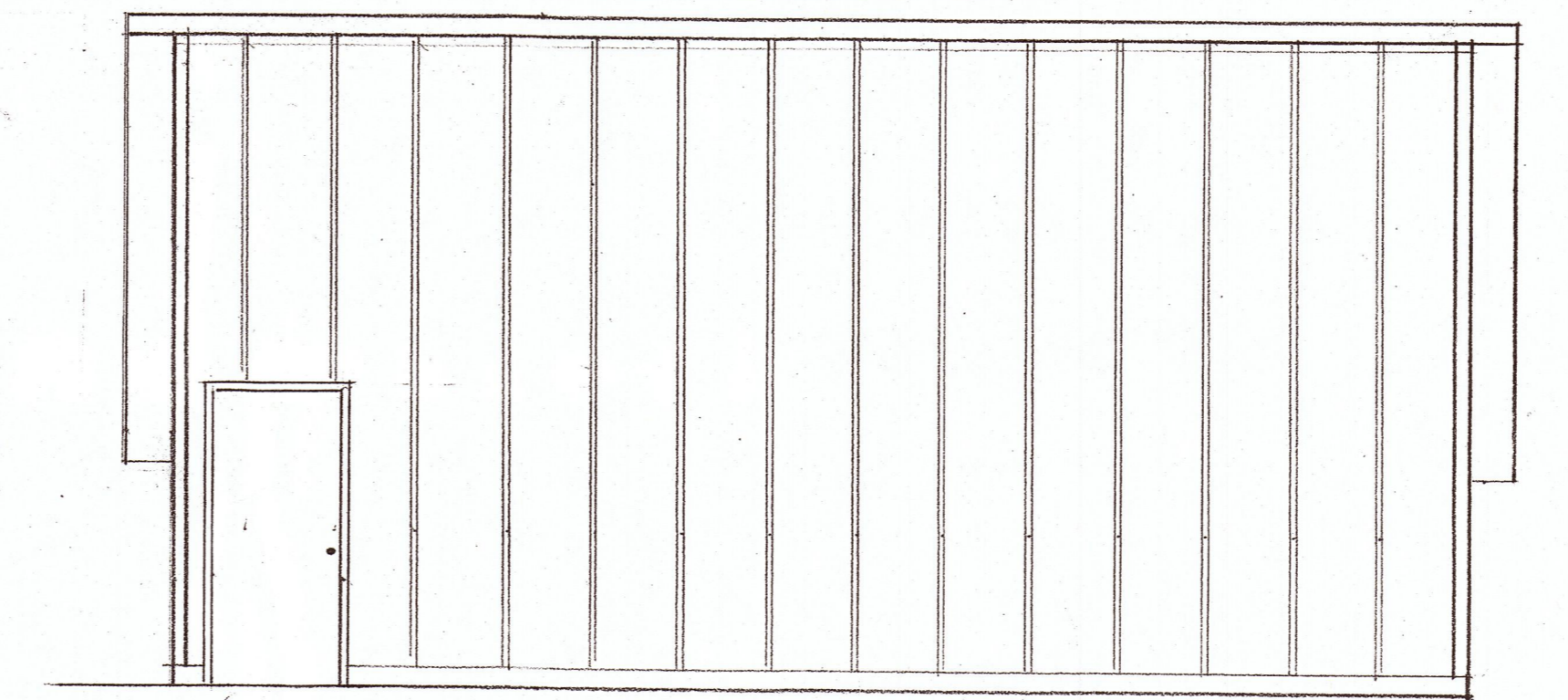
GARAGE PLAN - 1/4" = 1'-0"



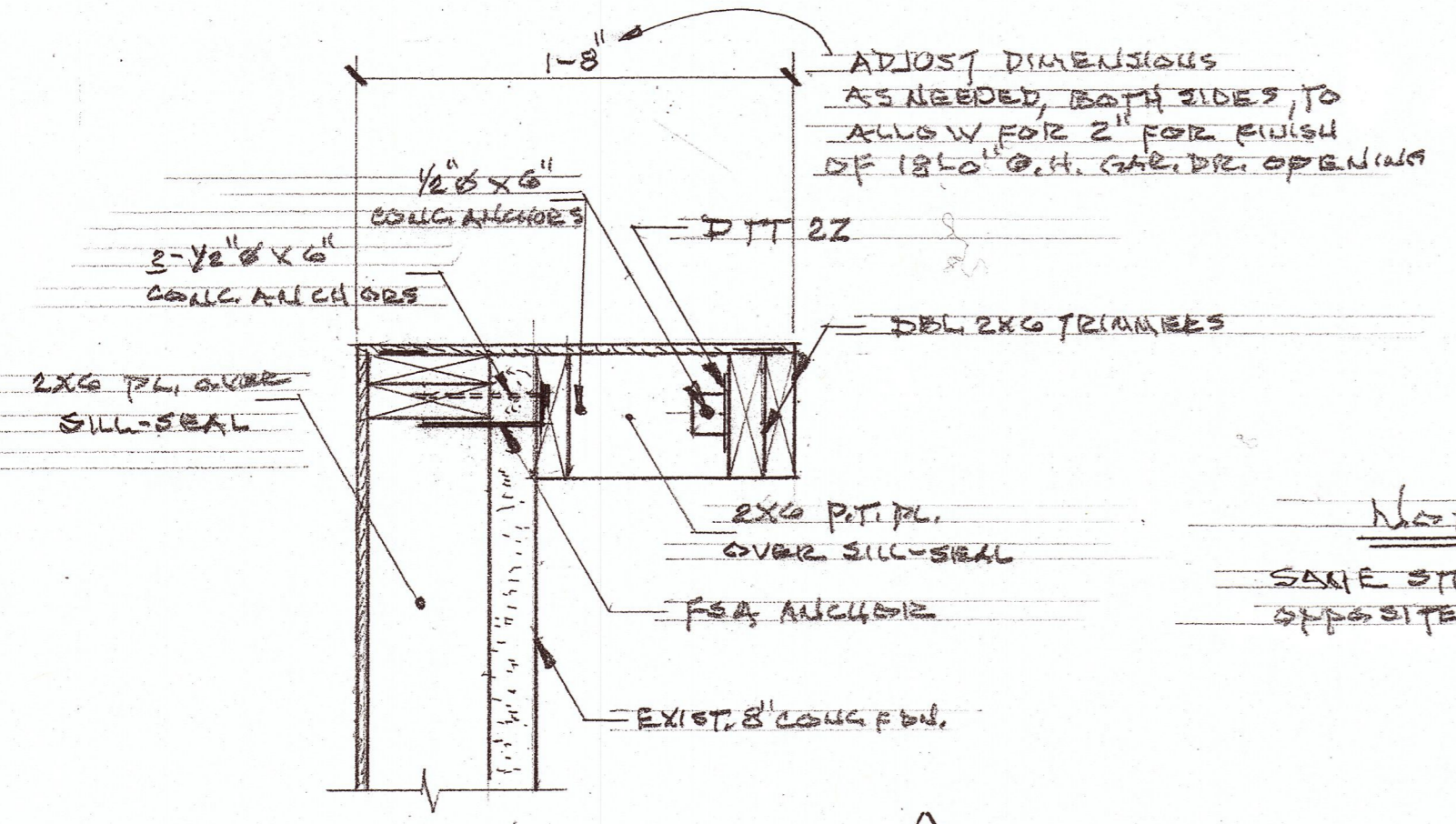
WEST ELEVATION - 1/4" = 1'-0"



EAST ELEVATION - 1/4" = 1'-0"



SOUTH ELEVATION - 1/4" = 1'-0"



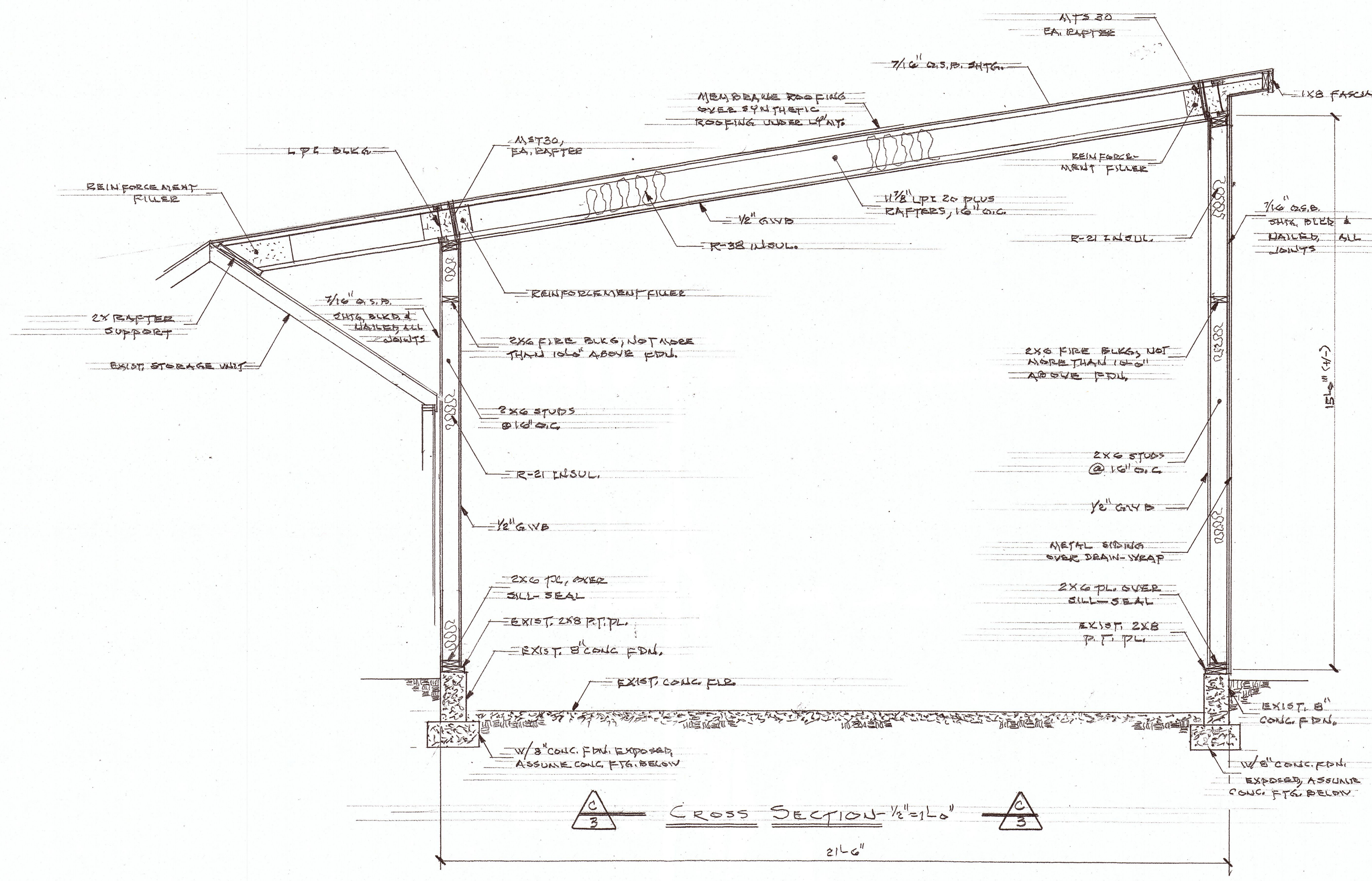
SECTION - 1/2" = 1'-0"

NOTE
SAME STRUCTURE ON OPPOSITE SIDE

PLAN FOR: JOHN & DIANE SCHUBEL
291 EAST GLADYS
HERMISTO, OREGON

Date: Nov, 2022
Scale: AS GIVEN
Drawn: [Signature]
Job: PLAN "GAR"
Sheet: 2
Of 3 Sheets

REVISIONS	BY



C
3
— CROSS SECTION —
C
3
 21'6"

PLAN FOR JOHN & DIANE SCHUELL
 291 EAST GLADYS
 HERMISTON, OREGON

Date	NOV, 25 22
Scale	AS GIVEN
Drawn	<i>[Signature]</i>
Job	PLAN "G40"
Sheet	3
Of	3 Sheets