

**EXHIBIT A**

**Findings of Fact Schnell Alteration of a Non-Conforming Structure**

**January 11, 2023**

**291 E Gladys Ave**

**The nature and character of the proposed use are substantially the same**

1. The proposed residential nature of the property will remain the same.
2. Additional storage will be provided in a new accessory structure constructed on the site.
3. Under both DCO and R-3 zoning standards, a garage is a permitted accessory use to a single-family dwelling.

**There is no material difference in the quality, character, or degree of use**

4. The degree of use will not change following construction of the garage attachment. The use is currently a single-family dwelling with a fixed number of bedrooms and bathrooms. The overall intensity of use cannot be increased through this permitting process.
5. The new garage cannot be converted to an ADU in the DCO zone. Only residential zones which permit single-family dwellings as an outright use may add an ADU. Thus, there is no potential for conversion of the garage to residential space thereby increasing the degree of use.
6. The residential character of the property will be maintained. Conversion from residential to commercial use, while possible, will require a separate land use process.
7. The proposed garage will be constructed of like materials and in compliance with City of Hermiston building codes, thus preserving the quality of use.

**The proposed use will not prove materially adverse to surrounding properties**

8. The proposed addition will be built within a mixed-use neighborhood consisting of single-family residential and commercial uses.
9. An addition to the existing carriage house with additional vehicle parking is not an incompatible use with the surrounding neighborhood.
10. The addition will be built on the interior of the lot, not adjacent to any existing dwelling.
11. The addition will add additional enclosed off-street parking potential to the property, reducing on-street parking congestion.