

JLines@71@gmail.com

CITY OF HERMISTON
APPLICATION FOR MAJOR VARIANCE

Pursuant to the provisions of §157.225 of the Hermiston Code of Ordinances, application is hereby made for a variance for the following described property:

Name of Applicant: JASON M LINES Phone: 360.356.6592

Mailing Address: 32136 W WALLS ROAD HERMISTON, OR 97838

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 4N2811 Tax Lot No: CD Subdivision: 04502

Please Attach a Metes and Bounds Legal Description

Street Address: 640 SE 5TH ST & 620 SE 5TH ST HERMISTON, OR 97838

Current Zoning Designation: R3

Variance Requested:

TO SPLIT LOT INTO 2 PARCLES OF 47' FRONTAGE

IMPORTANT!: Oregon's Land Use Planning Laws and §157.225 of the Hermiston Code of Ordinances require the findings of fact with regard to variance requests. 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 help you 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. Explain what exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, topography or other circumstances over which the applicant has no control. (Note: These exceptional circumstances should relate to the land rather than persons.)

There are 2 homes on 1 lot with 94 ft of road frontage, I would like to split the parcel in able to sell 1 home, the home next door to 620 se 5th st has 40' of frontage. I am having issues with appraisals due to 2 homes on 1 lot. I would like to keep one home and sell the other but cannot do this unless the lot is split.

2. Why is the variance necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same zone or vicinity?

The Variance is neccessary in order for me to be able sell 1 unit. Nothing else would change regarding property or appearance.

Explain why the authorization of the variance would not be materially detrimental to the purposes of the zoning ordinance, be injurious to property in the zone or vicinity in which the property is located, or be otherwise

detrimental to the objectives of any development pattern or policy.

There would be no physical change to the property or the neighborhood. This variance would only allow me to sell 1 unit. I don't see any material detriment, nor would it be injurious to the property in the zone or vicinity in which the property is located.

4. Explain why it is impractical to maintain the zoning ordinance requirements and, at the same time, build, erect or use the structure.

It is impractical to maintain the zoning ordinance requirement because I am unable to sell either of the units the way they are currently zoned. This variance would have no effect on future building, or erect or use of either structure.

5. Explain why the variance requested is the minimum variance from the provisions and standards of the zoning ordinance which will alleviate the hardship.

The property was built with only 94 feet of frontage in 1942 and at the time, the requirement may have been different. This Variance will allow me to split the units into 2 and sell 1. The new frontage would be 47' per unit. Actually larger than the unit North of me, which is only 40Ft.

ADDITIONAL INFORMATION TO BE FURNISHED & 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 variance.
2. Two copies (one digital) of a site plan (11"x17") drawn to scale, showing the location of the property concerned with all proposed or existing building(s), and the location of all 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 authorized representative.

I am the _____ owner _____ owner's authorized representative. **If authorized representative, please attach letter signed by owner.**

Signature of Applicant: _____

Date: 8/15/2024

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

NOTE: The Hermiston Planning Commission meets the second Wednesday of each 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 hearing date. If you have any questions about completing the application or the procedure, please feel free to contact the planning department at the Hermiston City Hall, 180 NE 2nd Street, Hermiston, Oregon 97838, or telephone (541)667-5025. The City's fax number is (541)567-5530.

Office Use Only

Date Filed: _____
Fee: \$800.00

Received By: _____
Date Paid: _____

Meeting Date: _____
Receipt No: _____