

Exhibit A
Findings of Fact
Lines Major Variance
620 and 640 SE 5th Street
September 11, 2024

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, shape, topography or other circumstances over which the applicant has no control.

1. The property lies within the Medium-High Density Residential Zone.
2. The property contains two existing single-family dwellings which cannot be sold separately as constructed.
3. Hermiston zoning permits one- and two-family dwellings on individual lots, as well as accessory dwelling units. The existing lot is not considered a legal non-conforming lot under present zoning.
4. A partition is necessary to place each dwelling on a separate lot to enable future sale.

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

5. The variance is necessary to partition the property enabling separate sale of the dwellings.
6. Property adjacent to the north of this site at 610 SE 5th Street contains a single-family dwelling on a lot of 40 feet in width.
7. Within 500 feet of the site, there are existing single-family residential properties with widths ranging from 45 to 50 feet on E Newport Ave and SE 4th Street.
8. The neighborhood character has varied lot sizes and uses. The neighborhood has seen many infill flag lots with 25-foot access to SE 5th Street and multi-family development.

The authorization of the variance shall 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.

9. No physical development is proposed as a result of variance approval. The land will be partitioned for future sale.
10. The mixed density character of the neighborhood, as well as many existing lots

with non-conforming or substandard lot widths gives credence to granting of a variance. The neighborhood contains a mix of housing types and of various ages. Granting of a variance will not result in development out of character with the existing pattern of development.

11. Granting of a variance provides due process for ad hoc variations to the established development standards. Granting of a variance does not establish a precedent for blanket adjustment to the standards within the ordinance.

It is impossible to maintain the zoning ordinance requirements and at the same time build, erect or use the structure.

12. The property contains two single-family dwellings on one lot. It is impossible to create a new lot for each dwelling and maintain a 60-foot lot width.
13. The lot width is 94 feet, and it is impossible to create two 60-foot lots from one 94-foot-wide lot.

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

14. The proposed variance is the minimum lot width which will allow the creation of two lots.
15. The two 47-foot lots resulting from the variance will comply with the standards for minimum lot size, lot coverage, and side yard setback.