

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: Diane Larkin Date:
Address: 79246 Pivot Lane Hermiston Ore 97138 Phone: 541 571 2447
Property Owner(s) Name (If Different): Diane Larkin
Address: 205 SW 39 Hermiston Ore 97138 Phone: 541 571 2447 (Daytime)
Legal Description of Property: Assessor=s Map No: 4N2810DA Tax Lot No: 10900
Comprehensive Plan Designation: C Zoning Designation: C1
Current Use of Property: previous salon
Request to Allow: turn back to residential dwelling

IMPORTANT!: Oregon's Land Use Planning Laws and 157.195 of the Hermiston Code of Ordinances require findings of facts 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 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. Please explain how the nature and character of the proposed use are substantially the same:
The existing structure was constructed as a dwelling in 1946. After rezoning to commercial the interior of the building was remodeled to accommodate a commercial salon. No changes to the exterior of the building were made.

2. Please explain how there is no material difference in the quality, character or degree of use:
There is no change to the overall size of the existing structure. Use as a residential dwelling will produce fewer daily trips than the previous commercial use. A residential dwelling will produce fewer pedestrian and vehicle trips than a commercial use.

with no changes ~~to the~~ proposed to the exterior of the structure. There is no change in the character or degree of use.

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

the residential dwelling is compatible with the character of the street development between 3rd and Hermiston Ave and 3rd and Orchard.

**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 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.  
(If authorized representative, attach letter, signed by owner.)

Applicant's Signature: Diane Parker Date: 2/11/26

**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) 667-5025. The City's fax number is (541) 567-5530.

**OFFICE USE ONLY**

Date Filed: 2-13-26 Received By: AKP Meeting Date: 3-11-26  
 Fee (Circle One): 800.00 / \$475.00 Date Paid: 2-13-24 Receipt No: 7-00000365

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