

City of Harrisburg
120 Smith Street
Harrisburg, OR 97446
Phone (541) 995-6655
www.ci.harrisburg.or.us/planning

LAND USE APPLICATION

STAFF USE ONLY	
File Number: <u>LW 469-2025</u>	Date Received: <u>8-11-25</u>
Fee Amount: \$1,250	<u>PD</u>

APPLICATION TYPE	
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Property Line Adjustment
<input type="checkbox"/> Comprehensive Plan Amendment*	<input type="checkbox"/> Partition/Replat* Minor Major
<input type="checkbox"/> Conditional Use Permit*	<input type="checkbox"/> Site Plan Review*
<input type="checkbox"/> Historic Permit*	<input type="checkbox"/> Site Plan Review – Parking Only
<input type="checkbox"/> Resource Alteration	<input type="checkbox"/> Subdivision/Replat*
<input type="checkbox"/> Resource Demolition	<input type="checkbox"/> Vacation of street, alley or easement
<input type="checkbox"/> Historic Review – District	<input checked="" type="checkbox"/> Variance*
<input type="checkbox"/> Legal Lot Determination	<input type="checkbox"/> Zone Map Change*
<input type="checkbox"/> Zoning Ordinance Text Amendment*	

*A Pre-Application Conference with City Staff is Required

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	Planning on building a 30' wide X 40' deep shop on the side of my lot in Harrisburg, OR. (1,200 sq. ft.)
Project Name	Boese's Shop

PRIMARY CONTACT AND OWNER INFORMATION

Applicant's Name	Robert Boese		
Phone	541-913-8857	Email	ramboese@yahoo.com
Mailing Address	460 N 7th Street Harrisburg, OR 97446		
Applicant's Signature	Robert Boese		
		Date	8/11/25
Property Owner Name	Robert Boese		
Phone	541-913-8857	Email	ramboese@yahoo.com
Mailing Address	460 N 7th Street Harrisburg, OR 97446		
Owner Signature	Robert Boese		
		Date	8/11/25

*If more than one property owner is involved, provide a separate attachment listing each owner or legal representative and their signature.

PROPERTY DESCRIPTION

(general vicinity, side of street, distance to intersection, etc.)

Street Address	460 N 7th Street Harrisburg, OR 97446		
General Location Description	Building a shop on side of my property.		
Assessor's Map Number(s)		Related Tax Lot(s)	
Map #	15S04W10CD ✓	Tax Lot(s) #	4100 ✓
<p>The Assessor's Map Number (Township, Section and Range) and the Tax Lot Number (parcel) can be found on your tax statement, at the Linn County Assessor's Office, or online at http://linn-web.co.linn.or.us/propertywebquerypublic/</p>			
Lot Area	0.38 acres/16552.8 sq.ft. ✓		

LAND USE AND OVERLAY ZONES

Existing Zone(s) R-1

Existing Comprehensive Plan Designation(s) Low Density Residential

Please select any of the following zone overlays or natural areas that apply to the subject site:

- | | | |
|---|--|-------------------------------------|
| <input type="checkbox"/> Historic Overlay | <input type="checkbox"/> Willamette River Greenway | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Riparian Corridors | <input type="checkbox"/> Wetlands | |

*Please include a discussion in the project narrative indicating how these overlays affect your proposal. For more information about any of these overlays, please contact the City Planner at (541) 995-6655.

CHECK THE BOX NEXT TO INCLUDED EXHIBITS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Narrative* (address all applicable HMC review criteria)
<input type="checkbox"/> Assessor's Map with Applicable Tax Lots Highlighted
<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Survey / ALTA
<input checked="" type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map
<input type="checkbox"/> Zoning Map (if applicable, show proposed change(s))
<input type="checkbox"/> Comprehensive Plan Map(s) (if applicable, show proposed changes))
<input type="checkbox"/> Subdivision or Partition Plat | <input type="checkbox"/> Architectural Elevations
<input type="checkbox"/> Architectural Floor Plans
<input type="checkbox"/> Utilities Plan
<input type="checkbox"/> Geotechnical Report/Site
<input type="checkbox"/> Assessment
<input type="checkbox"/> Electronic Versions of Exhibits
<input type="checkbox"/> Application Fee
<input checked="" type="checkbox"/> Other |
|--|---|

*A written narrative is required for all application types. Typical drawings sizes are 24"X36", 11"X17", or 8.5"X11". Sizes of required drawings will depend on the type and scope of applications involved. Contact the City Planner to verify requirements. On your plans, include the following: property lines, points of access for vehicles, pedestrians, and bicycles, water courses, any natural features (wetlands, floodplain, etc.), existing and proposed streets and driveways, parking areas, utilities, pedestrian and bike paths, and existing easements. Please note there are additional specific graphic and narrative requirements for each application type. Refer to the Harrisburg Municipal Code for more information.

A Pre-application Conference is Required with City Staff prior to turning in your land use application. Please contact the City Administrator, or City Recorder/Assistant City Administrator to make an appointment. Date of Appointment: 8/11/25

PLEASE TELL US MORE ABOUT THE PROPOSAL AND ITS SITE

1. Are there existing structures on the site? ☒ Yes ☐ No If yes, please explain

House, trailer shelter, garden shed

2. Indicate the uses proposed and describe the intended activities:

Shop for autos and storage, etc.

3. How will open space, common areas and recreational facilities be maintained?

Will remain the same as before, things will look neater than before.

4. Are there previous land use approvals on the development site? ☐ Yes ☒ No
If yes, please include a discussion in the project narrative describing how the prior approvals impact your proposal.

5. Have you reviewed the Oregon Fire Code Applications Guide in relation to your land use request? ☐ Yes ☒ No Do you have questions about any element of these requirements? If yes, please explain:

AUTHORIZATION FOR STAFF & DECISION MAKERS TO ENTER LAND

City staff, Planning Commissioners, and City Councilors are encouraged to visit the sites of proposed developments as part of their review of specific land use applications. Decision maker site visits are disclosed through the public hearing process. Please indicate below whether you authorize City staff and decision makers to enter onto the property(-ies) associated with this application as part of their site visits.

☒ I authorize City staff and decision makers to enter onto the property(-ies) associated with this application.

☐ I do not authorize City decision makers to enter onto the property(-ies) associated with this application.

19.40.040 Variances.

1. Applicability. A variance is a code adjustment that does not otherwise meet the criteria under HMC 19.40.030. (Permitted uses, as provided in Chapters 18.40 to 18.55 HMC, shall not be adjusted with a variance.)

I am requesting a variance for the size of my shop, that I have been planning to build for quite sometime now.

The completed shop size will be (30'X40'), 1,200 sq. ft.

2. Approval Criteria. The Planning Commission through a Type III procedure may approve a variance upon finding that it meets all of the following criteria:

3.

a. The variance is necessary because the subject code provision does not account for special or unique physical or historical circumstances of the subject site, existing development patterns, or adjacent land uses. If an existing lot or development is nonconforming, the City may accept the nonconforming status as sufficient evidence of a hardship for purposes of approving a variance under this section;

A variance is needed because the square footage of the shop is larger than the code allotment.

My house is two story with two car garage, but the code only allows the bottom main square footage in the calculation.

b. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site;

Yes

c. The variance does not conflict with other applicable City policies or other applicable regulations;

No

d. The variance will result in no foreseeable harm to adjacent property owners or to the public interest;

No

e. All applicable building code requirements and engineering design standards shall be met;

Yes

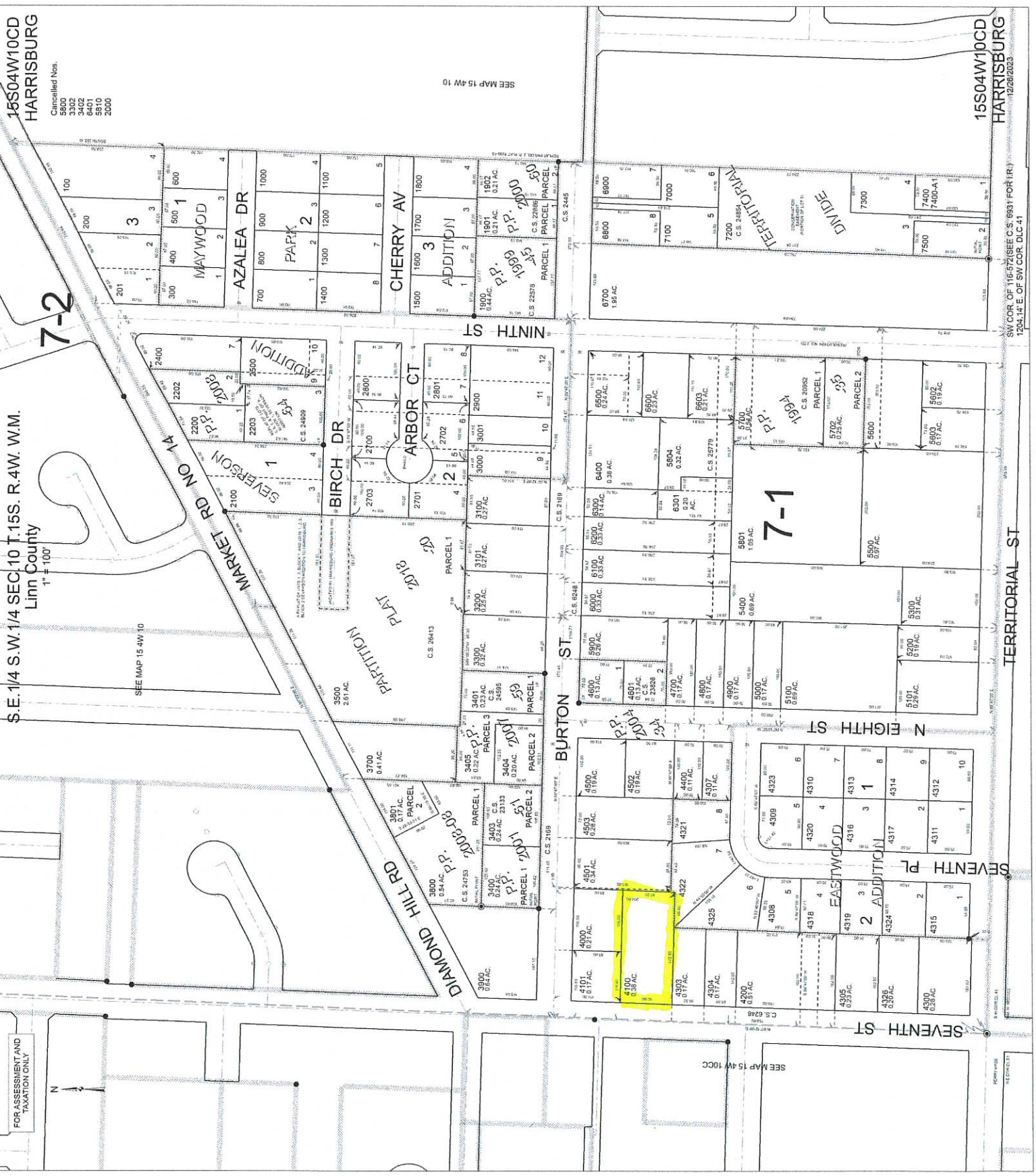
f. The variance is necessary for the preservation and enjoyment of the same property rights as possessed by owners of other property in the same zone; and

Yes, here are some examples

640 Quincy Street, 490 N 6th Street, 465 N 7th Street, 485 N 7th Street, 585 Territorial Street, 400 N 7th Street
375 7th Place, and most recently 645 Quincy Street

g. In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or the community as a whole. [Ord. 987 § 1 (Exh. A), 2022.]

Yes, that will be fine



15S04W10CD
HARRISBURG
Cancelled Nos.
5800
3302
3402
6401
5810
5000

7-2
S.E. 1/4 S.W. 1/4 SEC. 10 T. 15S. R. 4W. W.M.
Linn County
1" = 100'
SEE MAP 15.4W 10
MARKET RD NO 14
AZALEA DR
PARK
MAYWOOD
CHERRY AV
NINTH ST
TERRITORIAL ST
15S04W10CD
HARRISBURG
12/29/2023
SW COR. OF 116-572 (SEE C.S. 6931 FOR INFO)
1204.14' E. OF SW COR. D.C. 41

7-1
SEVENTH ST
EIGHTH ST
NINTH ST
BURTON ST
TERRITORIAL ST
DIAMOND HILL RD
ARBOR CT
BIRCH DR
SEVERSON
AZALEA DR
PARK
MAYWOOD
CHERRY AV
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ENVIRONMENTAL

Portland Office
25195 SW Parkway Ave., Suite 207
Wilsonville, OR 97070
503-570-9484
503-570-0384 Fax

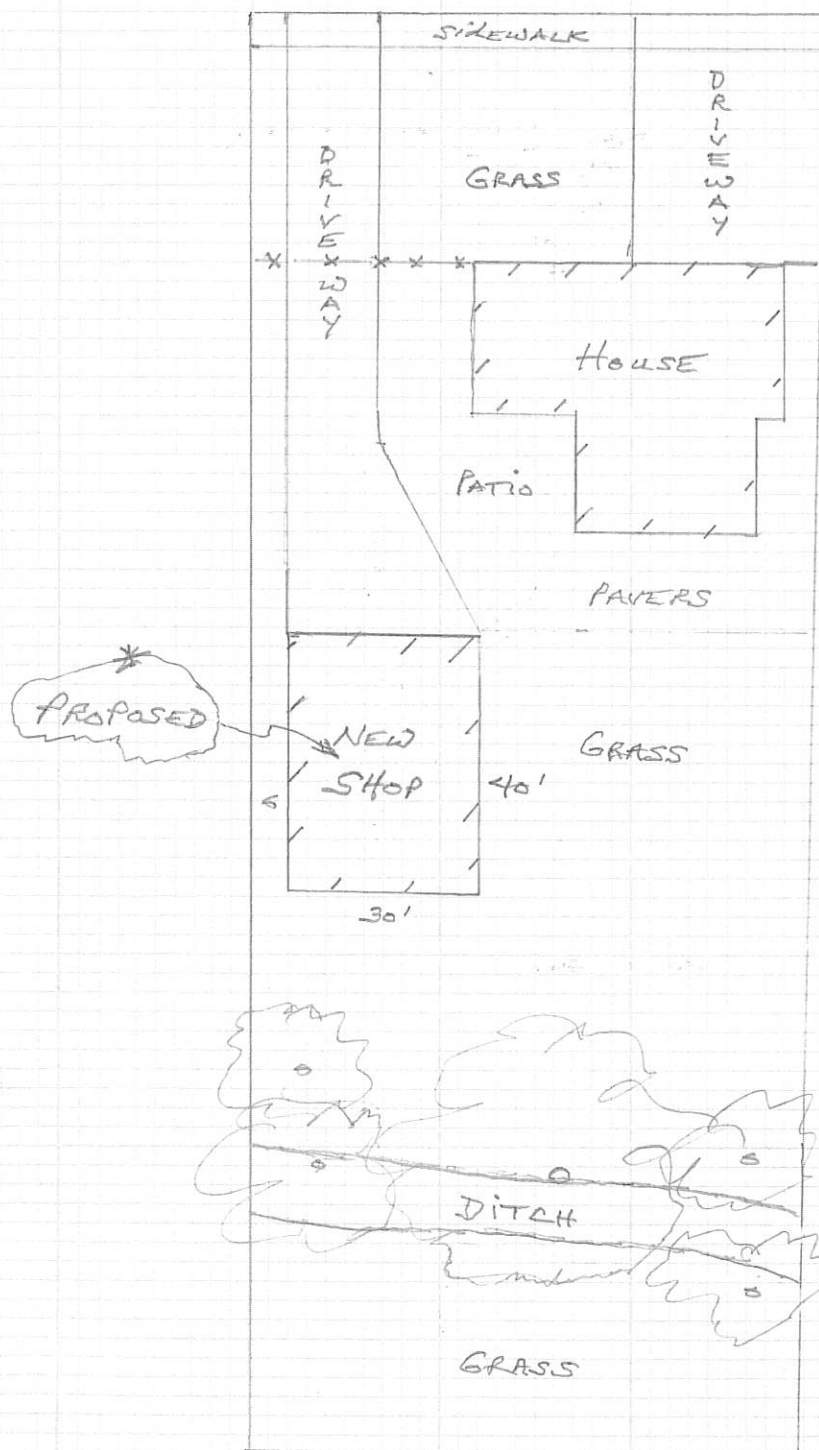
Eugene Office
32986 Roberts Ct.
Coburg, OR 97408
541-484-9484
541-484-4188 Fax

Mailing: P.O.Box 40187, Eugene, OR 97404

Project: BOESE SHOP
Project Code: Site Plan
Date: 8/11/25 Scale: 1" = 30'
Prepared By: FLB

Sheet No. _____ of _____

460 N 7th Street



Google Maps

BOESE SHOP
460 N 7th St.



Map data ©2025, Map data ©2025 20 ft

Harrisburg, PA

Single Story / BOESE SHOP
(~~36~~' x 40')
30'

18.50-150
18.50-160

BGS Plan Co.

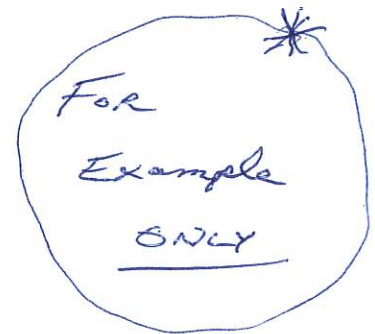
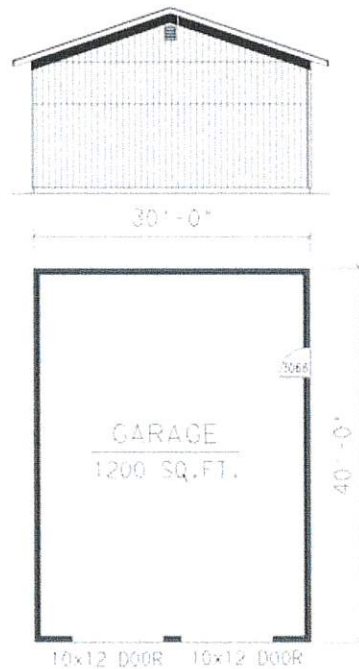
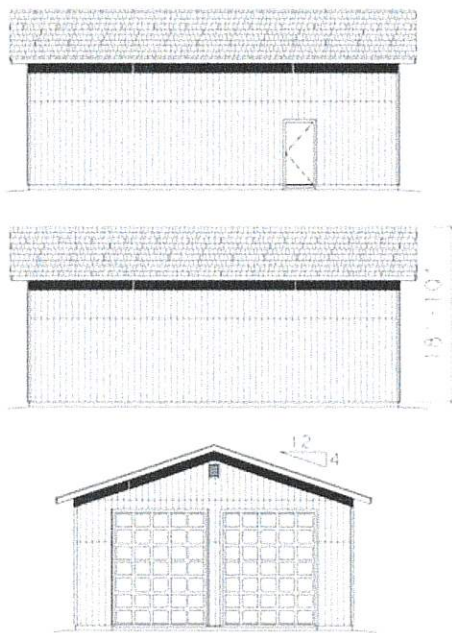
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HOME PLANS PHOTO GALLERY RESOURCES CONTACT - 916.783.6822

3115m08 is a 30x40 building with ^{12'}13.5' tall walls and 2) ^{12'x10'}10x12' door(s).

ORDER: \$500 - Order Plan Set

Starter Set vs Full Plan Set?



BGS Plan #3115 M08

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POLE BARN / BARN DOMINUM

PLAN FEATURES:

30x40	^{12'} 13.5'	^{12'x10'} 2)10x12'	19'	Wood
Building Size	Wall Height	Door Size(s)	Overall Height	Exterior Material
80C	1200		C	A
Wind/Exposure	Total Sq. Ft.	2nd Floor Sq. Ft.	Seismic Zone	Roof Style
^{4/12} 6/12	30	20	MFG	
Roof Pitch	Roof Span	Roof Load	Roof Frame	

Terminology

- **Plan Number** - Refer to building by this information. Order plan(s) by this number.
- **Height Width** - Overall width (left to right) and depth (front to back) of enclosed building at longest dimension.
- **Exterior** - Stucco indicates stucco finish over plywood sheathing. Wood indicates 5/8" vertical groove plywood.