

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:	492-2040
Date Received:	8-11-20
Fee Amount:	1250 - 15

RECEIVED
AUG 17 2020
BY:.....

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

*A Pre-Application Conference with City Staff is Required

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	See attached
Project Name	Metal storage building

PRIMARY CONTACT AND OWNER INFORMATION

Applicant's Name

Phone Email

Mailing Address

Applicant's Signature Date

Property Owner Name

Phone Email

Mailing Address

Owner Signature Date

*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

General Location Description

Assessor's Map Number(s) Related Tax Lot(s)

Map # Tax Lot(s) #

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/>

Lot Area

- 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;

When we purchased the property, we planned on adding this structure to the vacant area. We have now retired, and began the process of clearing and grading the area. We are working with a contractor to pour the concrete foundation and upgraded the metal building for increased snow and wind requirements. We placed a deposit on the building. Sommerville Loop has several of these buildings, and ours will be behind our fence. See the attachments for additional details.

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

It is in our "backyard", and needed to store lawn equipment, tools, vehicles, and a small tractor for our large property. The public does not have access.

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

No other regulations or policies are in conflict with this request.

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

Our closest neighbors support this request. See attached. It improves the properties in this area for resale value.

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

Agreed, engineered plans were developed and provided.

- 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

There are several structures of this type in the surrounding areas. Our section of the street supports the character and style of the building. See attached rendered drawing.

- g. In granting a variance, the Planning Commission may attach conditions which it

Zike Variance Request 8/10/2026

760 Sommerville

We purchased our home in 2010. At that time, the current limitation that ties the size of an accessory building to 50 percent of the home's square footage did not exist. That regulation was adopted in 2022, twelve years after we purchased our property. We made our investment and long-term plans for our property under a different set of regulations.

We are requesting a variance to allow a 900-square-foot accessory building instead of the 702 square feet currently permitted. This is the only variance we are requesting.

Our proposal complies with every other applicable development standard. The building meets the required setbacks, height limitations, and other zoning requirements. It will be used solely for residential storage of our personal property and household equipment. It will not be used for commercial purposes, vehicle repair, manufacturing, or any activity that would create additional traffic, noise, or impacts on our neighbors. It is behind our fence and locked gate. It is not readily accessible to the public.

The need for this variance was not created by anything we did. We did not create the lot, alter the property, or reduce the size of our home. The need exists because the City adopted a new size formula many years after we became property owners.

The requested building is also modest in scale. Although it exceeds the 50 percent calculation for our home, it remains under the City's 1,000-square-foot maximum for accessory buildings. We are requesting only the relief necessary to construct a functional residential storage building that will serve our long-term needs.

Granting this variance will not change the residential character of the neighborhood, reduce public safety, interfere with utilities, or adversely affect neighboring properties. We are committed to constructing an attractive, well-maintained building that is compatible with our home and surrounding properties. We have attached a letter of support from our closest neighbors and a rendering of the building.

We respectfully ask the Commission to consider that this is a unique situation created by a later change in the City's regulations, not by our actions. The variance would allow a reasonable residential use of our property while preserving the overall intent of the zoning ordinance.

To Whom It May Concern,

My name is William Dotson, and I reside at 740 Sommerville Loop in Harrisburg, Oregon. I am writing in support of Madilyn and Thomas Zike's request regarding their proposed enclosed shop at their property located at 760 Sommerville Loop.

As a neighboring property owner, I believe the proposed shop would be a positive addition to their property and the surrounding neighborhood. The Zike's have maintained their property in a manner that is consistent with improving the appearance, functionality, and overall quality of the area.

I also want to express my concern regarding consistency in how properties within our community are evaluated and maintained. Approximately 600 feet from the Zike's' property is another residence located at 915 S. 6th Street, Harrisburg, Oregon, which has ongoing visible issues including an uninhabitable structure, accumulated garbage, and multiple vehicles that are clearly visible from the public view. These conditions have remained unresolved and, in my opinion, have negatively impacted on the appearance of the neighborhood and potentially surrounding property values.

My concern is that responsible homeowners who are investing in and improving their properties should be supported, especially when their projects contribute positively to the neighborhood. Zike's proposed enclosed shop is a well-maintained improvement that fits the character of their property and does not create the same concerns associated with neglected or unsafe conditions elsewhere in the area.

I respectfully ask the city to consider approving their request and allowing the Zike's to move forward with their proposed shop.

Thank you for your time and consideration.

Sincerely,

William Dotson
740 Sommerville Loop
Harrisburg, OR 97446



Tom Zike
760 Sommerville
Harrisburg, OR
97744
PP# 5000
1.62 AC

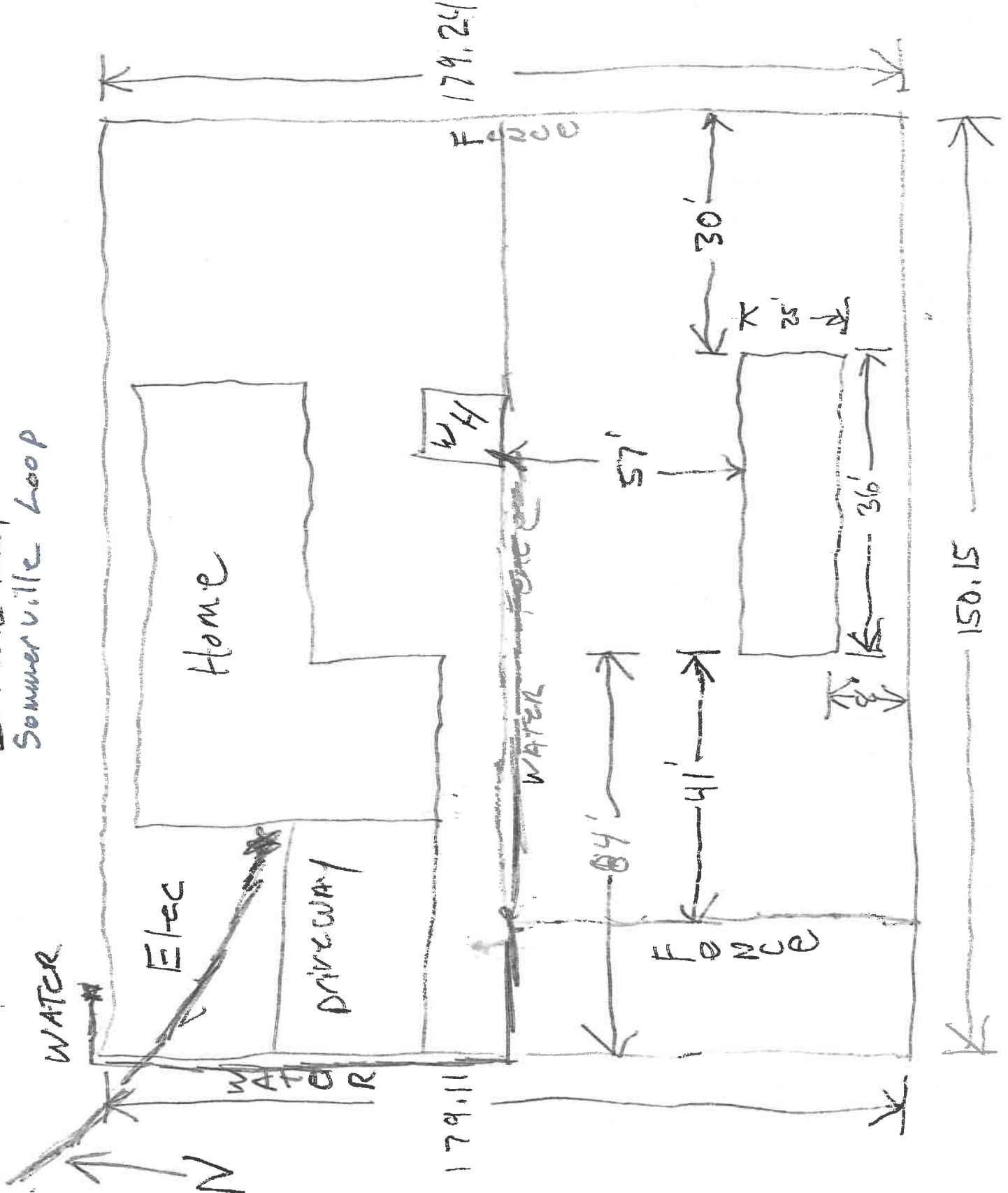
South Salem Main Branch & Warehouse:
2249 Madrona Ave. SE
Salem, OR 97302
Ph: 503-588-1311
Fax: 503-581-2521

Millersburg Branch:
6435 Old Salem Rd NE
Millersburg, OR 97321
Ph: 541-917-7394
Fax: 541-928-8951

Metals Service Centers

Visit us at: www.ramsteelco.com

~~Sommerville Loop~~
Sommerville Loop





Harrisburg Fire

Department Use Only

District Plan

Permit Number _____

Review Verification

Date _____

Access and Water Supply Worksheet

Owner Information

Name Tom Zice

Mailing Address 760 Sommerville Loop

Phone Number 541 844 9173

Permit Information

Tax Lot Number _____

Address 760 Sommerville Loop

Fire Area – The total area that can be affected by fire. All areas covered including living space, covered porches, covered decks, garage, and any area that can be a habitable space such as an unfinished basement.

New Construction

Living Area _____ Sq. ft.

Covered Porch or Deck _____ Sq. ft.

Garage 900 Sq. ft.

Other Habitable Space _____ Sq. ft.

Total Fire Area _____ Sq. ft.

Addition

Living Area _____ Sq. ft.

Covered Porch or Deck _____ Sq. ft.

Garage _____ Sq. ft.

Other Habitable Space _____ Sq. ft.

New Addition Area _____ Sq. ft.

Total Fire Area _____ Sq. ft.

Access

Number of buildings on access 3

Approach is 8 degrees or less Yes ☒ No ☐

Width (16 ft. Min.) _____ ft.

Length _____ Height _____

Grade _____ % (As measured at 25' increments)

Turn outs? Yes ☐ No ☒

Turn around within soft of the building Yes ☐ No ☐

Turn around design

Y ☐ T ☐ MOD T ☐ CULDESAC ☐

Is there a bridge or culvert within the access? Yes ☒ No ☐

Water Supply

Building Construction Type – The type of framing or support members.

Building Construction Types

- | | |
|---|--------------------|
| 1) Fire Resistive | 2) Non Combustible |
| 3) Ordinary (Masonry) | 4) Heavy Timber |
| 5) Wood Framed (Typical Residential Home) | |

Building Construction Type Now Combustible

Other buildings closer than 50 ft.?

(Include adjacent properties) Yes ☐ No ☒

Building height to the peak 11 ft.

Building height to the Eaves 7 ft.

Residential sprinklers proposed in your building plan?

Yes ☐ No ☒

Fire Department Use Only

Received 7/6/26

Site Visit? yes

1142 Calculated Gallons 7

AM&M? 6

Date approved 7/8/26

Fire Official Brett

FIRE DEPARTMENT REVIEW & APPROVAL MUST BE COMPLETED PRIOR TO SUBMITTAL FOR PLAN REVIEW







The Amelia Metal Barn Building

36x25x11/7

