

# City of Hastings

## Planning Commission Memorandum

**To:** Planning Commission Members  
**From:** Justin Fortney, Associate Planner  
**Date:** April 23, 2012  
**Item:** OHDS review for a detached garage- #2012-17 – 415 7<sup>th</sup> Street West – Robert and Terri-Jo Wargo

**Planning Commission Action Requested:** Review the proposed garage plans and make a recommendation to the City Council.

**Background Information:** The applicant would like to remove a large shed and replace it with a 2 ½ car garage. The home was constructed in 1880 and is zoned R-2 (Medium Density Residential).

**Review:** The structure is proposed to be 24' wide by 32' deep (720 Sq Ft) with a 4/12 pitched gable roof, Green 4" lap vinyl siding to match the house, 2 9'X7' overhead doors. The side loaded garage will access the alley as required by OHDS regulations. It will be located 5' from the side and rear property lines.

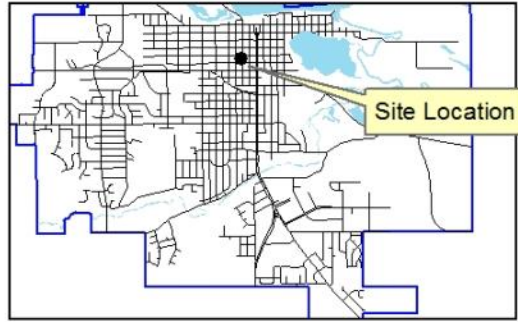
The City staff recommends the following conditions of approval:

- 1) Conformance with the Planning Commission staff report and plans dated April 23, 2012.
- 2) Approval of a building permit.
- 3) Approval is subject to a one year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, the approval is null and void.

### Attachments

- Site Location Map
- Aerial Photograph
- Site Plan
- Photographs

# Site Location Map





**Proposed Garage**



Robert + Terri-Jo Wargo  
415 W 7th Street

