5/13/26

The purpose of the request is to add space for a hobby woodworking shop, storage for two motorcycles and additional storage for lawn equipment. The proposal is to add a 26' x 32' detached three car garage in front of the existing attached garage. The existing garage is a two car garage with limited storage. The vehicles and motorcycles would be stored in the new garage and the existing garage would be used for the woodworking shop and a mudroom.

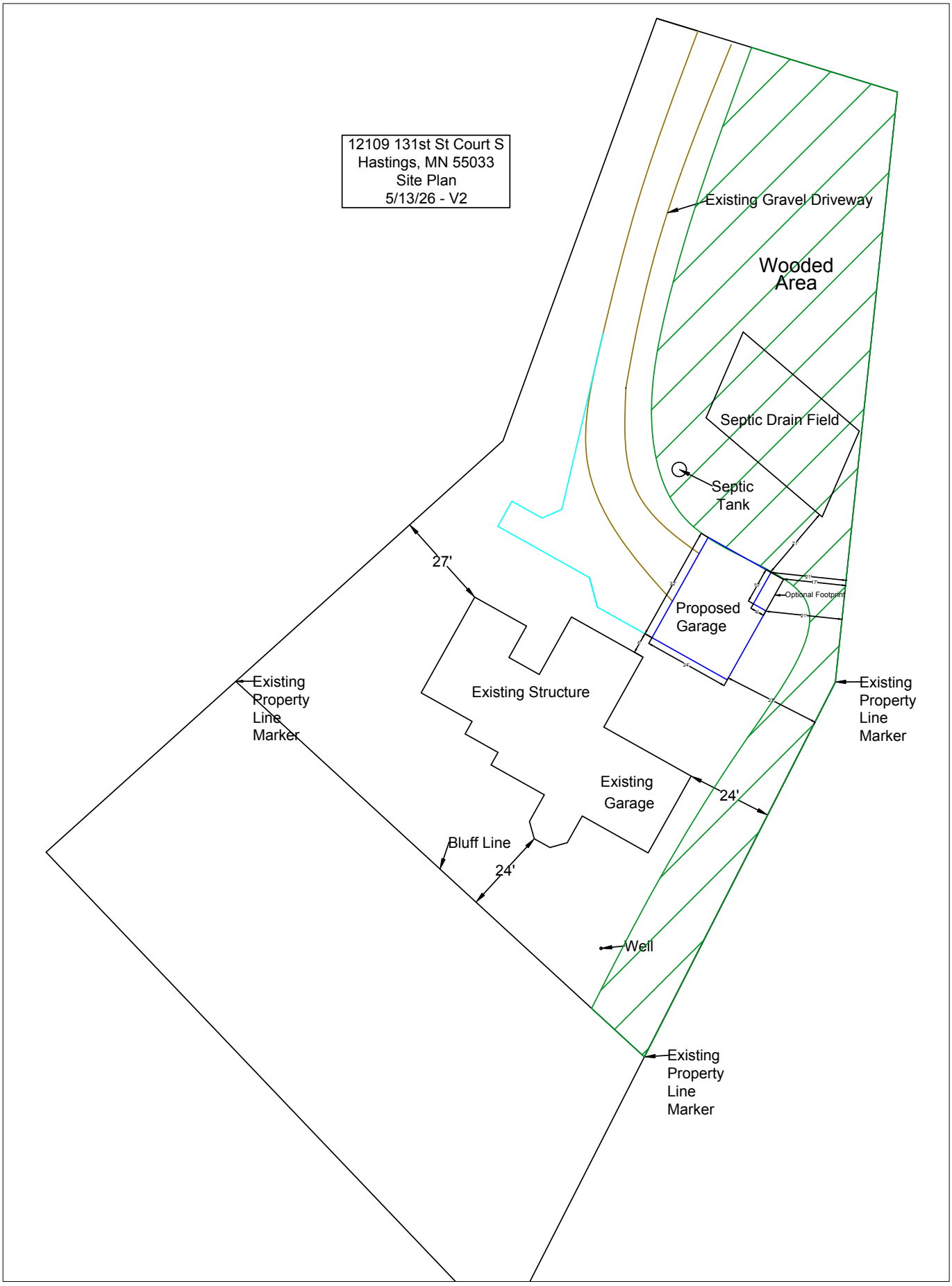
The practical difficulties with adding the space come from the width of the lot and the placement of the house on the lot. The house sits close to the bluff (~20') and is less than 30' from each of the side property lines thus preventing any structures from being built behind or to the sides of the the house.

The proposed location would block access to the existing garage. The limited access to the existing garage is acceptable as there is no plan to store or work on automobiles in the workshop. The goal for the design of the new building is to match the structure and exterior materials of the existing house to minimize the impact it has on the visual sight lines.

The lot is heavily wooded. During the summer the house and proposed garage are not visible from the road. In addition, there is a approximately 20' strip of trees and undergrowth between the property and the neighbor to the east. This strip blocks most of view of the existing house and proposed garage from the neighbor. The proposed location would require no removal of existing trees.

The existing driveway next to the house would be reshaped to match the new structure. The driveway near the roadway will remain as is with the exception of it being updated to asphalt instead gravel at some point in the future.

The request is to remove the restriction on placing the building in front of the house.


12109 131st St Court S
Hastings, MN 55033
Site Plan
5/13/26 - V2
Existing Gravel Driveway
Wooded Area
Septic Drain Field
Septic Tank
Optional Footprint
Proposed Garage
27'
Existing Property Line Marker
Existing Structure
Existing Garage
24'
Bluff Line
24'
Well
Existing Property Line Marker
Existing Property Line Marker