



MEMORANDUM

DATE: July 17, 2025

To: Northfield Zoning Board of Appeals

CC: Mikayla Schmidt, City Planner; Jake Reilly, Community Development Director

From: Mathias Hughey, Associate City Planner

RE: Supplemental Agenda Background Memo for July 17, 2025.

Summary Report:

The following is an update on agenda items as supplemental background agenda information made available for the Thursday, July 17, 2025, Zoning Board of Appeals meeting:

2. BC 25-008 Public Hearing for a Variance Request at 203 Maple St. S.

See the attached public comments.

From: [REDACTED]
To: [REDACTED]
Subject: Public Hearing Comment
Date: Monday, July 14, 2025 6:10:24 PM

Warning: Unusual sender [REDACTED]

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Zoning Board of Appeals:

We have no objection to the variance request at 203 Maple Street S.

Steve and Mary Drew

707 Third Street East

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Public Hearing Comment
Date: Monday, July 14, 2025 12:23:11 PM

Warning: Unusual sender [REDACTED]

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Public Hearing Comment
Variance Application from Matthew Olson and Maureen Looby, for 203 Maple Street. S.,
Northfield, MN 55057

We are writing in connection with the request from Matthew Olson and Maureen Looby for a variance for a proposed garage addition at 203 Maple Street S. We own (and have owned for 38 years) the property at 202 Elm Street, which abuts the property owned by Matthew and Maureen on its east side, where our driveways run parallel to one another.

We have seen the plans and talked with Matthew and Maureen about the proposed new attached garage. We understand that the proposed structure will be taller than the present garage. We also understand that the footprint of the proposed garage will be slightly different from their current garage. The south wall of the proposed garage will be an additional 4-5 feet from the property line between them and their neighbors at 213 Maple Street. In addition, we understand that the east wall of the proposed structure will be approximately 12 inches closer to our own property than that of their existing garage, but that it will still be at least 5 feet from our common property line.

We have no objections to the proposed attached garage.

David Schodt and Elizabeth Ciner
202 Elm Street, Northfield MN