

NOTICE OF PUBLIC HEARING

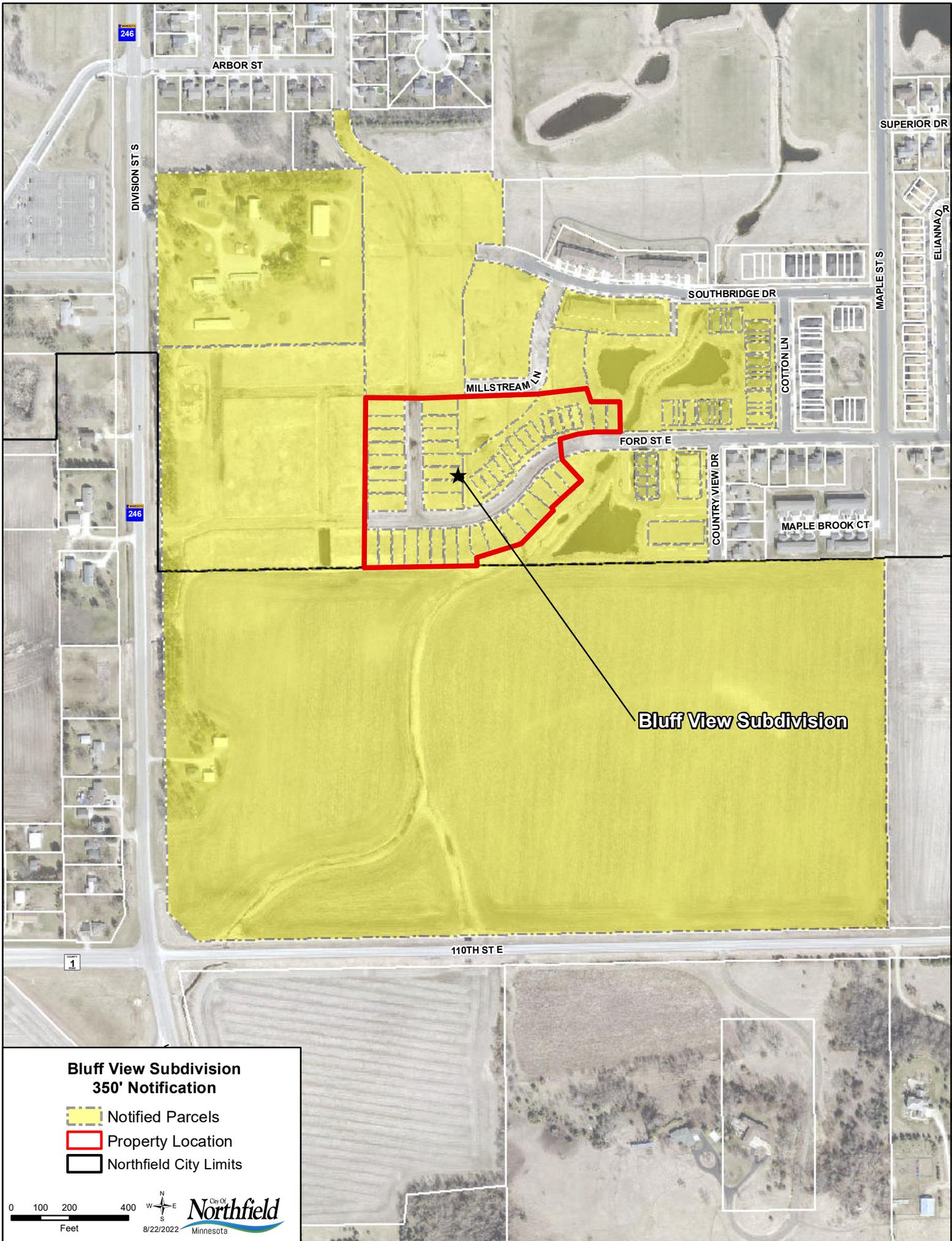
NOTICE IS HEREBY GIVEN, that the City of Northfield Zoning Board of Appeals (ZBA) will conduct a public hearing in the Council Chambers at Northfield City Hall, 801 Washington St., Northfield, MN, on Thursday, September 15, 2022, beginning on or after 6:00 p.m. to receive public comment on a variance request from Bluff View, LLC. The variance application is to allow a building area ratio (BAR) of 46% versus the allowed 30% for the Bluff View subdivision. The BAR limits the amount of building footprint to 30% on a lot. The subdivision is located on the north and south sides of Ford St. E. between Country View Dr. and Highway 246. The subdivision is zoned N2-B: Neighborhood General 2.

Public comment relating to the proposed variances is welcome. Methods for public input include:

- Attending the ZBA meeting and providing comment during the public hearing.
- eComment – Residents can comment on agenda items until 4:00 PM on the day of the meeting by using the eComment (electronic comment) system. Once the agenda is published, the eComment link will be active. Residents can review agenda item details, indicate their position on an item and leave feedback by clicking on the eComment tab on the meetings page: <https://northfield.legistar.com/Calendar.aspx>
- Sending an email or calling Mikayla Schmidt no later than 4:00 PM the day of the meeting:
 - E-mail: mikayla.schmidt@ci.northfield.mn.us
 - Phone: 507-645-3059
- Sending a letter containing your input to:
 - City Planner Mikayla Schmidt, City of Northfield, 801 Washington St., Northfield, MN 55057

The ZBA meeting is livestreamed while in progress on the ZBA meetings page: <https://northfield.legistar.com/Calendar.aspx>. Videos of the meetings are typically available on this page the day following the meeting.

Mikayla Schmidt
City Planner



**Bluff View Subdivision
350' Notification**

-  Notified Parcels
-  Property Location
-  Northfield City Limits

