

(reserved for recording information)

CITY OF NORTHFIELD, MINNESOTA
ZONING BOARD OF APPEALS RESOLUTION ZBA #2020-004

A RESOLUTION BY THE ZONING BOARD OF APPEALS OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING A VARIANCE REQUEST AT 1020 COLLEGE
STREET SOUTH

WHEREAS, Larry and Melba Sargent, have requested a variance to allow a roofed, but otherwise unenclosed, porch to be built up to the corner side yard property line (8 feet from the house) at 1020 College Street South, which is an increase from the allowed up to 5 foot encroachment; and

WHEREAS, Northfield Land Development Code 3.1.5 Build-to-Line and Setback Requirements and Exceptions (F) Table 3.1-1 Allowed Projections and Encroachments which denotes that a porch that may be roofed but is otherwise unenclosed can encroach 25% of the street side setback to a maximum of 5 feet; and

WHEREAS, the Zoning Board of Appeals held a public hearing, following required public notice thereof, on September 17, 2020, and has reviewed the variance from regulations identified in the Land Development Code and has considered the statutory variance criteria identified in the Staff report and proposed findings.

NOW THEREFORE BE IT RESOLVED that the Northfield Zoning Board of Appeals has duly considered the required criteria contained in state law and the LDC and hereby adopts the findings of fact contained in the staff report, which is attached hereto and incorporated herein by reference as Exhibit A.

BE IT FURTHER RESOLVED that the requested variance is hereby approved and granted, based upon the above-referenced adopted findings, to increase the allowable, up to 5 foot street

side setback, to 8 feet from the home, to allow a roofed, but otherwise unenclosed, porch to be built up to the corner side yard property line at 1020 College Street South.

PASSED by the Zoning Board of Appeals of the City of Northfield this 17th day of September 2020.

Chair

Member

VOTE: ____ GASIOR ____ BUCKHEIT ____ HEISLER
 ____ SCHROEER ____ SEIMS ____ SWOBODA