

*(reserved for recording information)*

CITY OF NORTHFIELD, MINNESOTA  
ZONING BOARD OF APPEALS RESOLUTION ZBA #2020-006

A RESOLUTION BY THE ZONING BOARD OF APPEALS OF THE CITY OF  
NORTHFIELD, MINNESOTA, APPROVING A VARIANCE REQUEST FOR THE FIRST  
PHASE OF BLUFF VIEW SUBDIVISION

WHEREAS, Johnson Reiland Remodelers & Builders, Inc., have requested a variance to allow three quad-lots (fronting and on the north side of Ford Street) to be constructed with street-facing attached garages for the first phase of the Bluff View Subdivision; and

WHEREAS, Northfield Land Development Code, Section 2.9.15(d) Garages serving multi-family buildings shall be located to the side or rear of such buildings; and

WHEREAS, the Zoning Board of Appeals held a public hearing, following required public notice thereof, on October 15, 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 allow three quad-lots (fronting and on the north side of Ford Street) to be constructed with street-facing attached garages for the first phase of the Bluff View Subdivision

PASSED by the Zoning Board of Appeals of the City of Northfield this 15<sup>th</sup> day of October 2020.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Member

VOTE:     \_\_\_\_ GASIOR     \_\_\_\_ BUCKHEIT     \_\_\_\_ VACANT     \_\_\_\_ HEISLER  
             \_\_\_\_ SCHROEER     \_\_\_\_ SEIMS     \_\_\_\_ SWOBODA