

*(reserved for recording information)*

CITY OF NORTHFIELD, MINNESOTA  
ZONING BOARD OF APPEALS RESOLUTION ZBA #2021-001

A RESOLUTION BY THE ZONING BOARD OF APPEALS OF THE CITY OF  
NORTHFIELD, MINNESOTA, APPROVING A VARIANCE REQUEST AT 1700 WALL  
STREET ROAD

- WHEREAS, Sonja Holden Revocable Trust, has requested a variance to increase the allowable garage square footage from 864 square feet to up to 1,006 square feet; and
- WHEREAS, Northfield Land Development Code Table 3.2-3: Garage Regulations for One-, Two- and Three-Unit Buildings as part of Attached Garages for N1 sets the Floor Area Maximum (sq. ft.) at 864 square feet; and
- WHEREAS, the Zoning Board of Appeals held a public hearing, following required public notice thereof, on January 21, 2021, 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 garage square footage from 864 square feet to up to 1,006 square feet.

PASSED by the Zoning Board of Appeals of the City of Northfield this 21<sup>st</sup> day of January 2021.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Member

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