

PUBLIC HEARING NOTICE
City of Northfield
Zoning Board of Appeals

TO: Property Owners within 350 feet

APPLICANT: Street Custom Building, Lynne Shears on behalf of Sonja Holden Revocable Trust

PURPOSE: To receive public comment and input regarding a variance application request. The variance request is to allow an existing single family home, located at 1700 Wall Street Road (in the N1-B: Neighborhood General 1 zoning district), to build a third stall to its existing garage, which would create a garage larger than the allowed 864 square feet. The applicant requests to build a third garage stall, which will create a garage with a total footprint of 1,006 square feet. The existing garage is 671 square feet and the third stall would add on 335 square feet.

LOCATION OF PROPERTY: 1700 Wall Street Road, Northfield, MN 55057

MEETING DATE AND TIME: Thursday, January 21, 2021 starting on or after 6:00 PM

PLACE OF HEARING: Pursuant to Minn. Stat. § 13D.021, subd. 1(1), Ben Martig, City Administrator of the City of Northfield, Minnesota, has determined that in-person meetings of the Northfield Boards and Commission are not prudent during the COVID-19 health pandemic/peacetime emergency declared by the Governor's Executive Order No. 20-01 under Minn. Stat., Ch. 12. **As such, the Northfield Zoning Board of Appeals meeting will be held by telephone / other electronic means via GoTo Meeting and any or all member(s) of the Northfield Zoning Board of Appeals may potentially attend such meeting by phone or other electronic means.**

Additionally, the presence of the public at the regular meeting location is not feasible due to the COVID-19 health pandemic/emergency declaration, pursuant to Minn. Stat. § 13D.021, subd. 1(3).

Based in the foregoing, **the Zoning Board of Appeals will hold a meeting on January 21, 2021 starting on or after 6:00 pm via electronic means.** Members of the public may monitor the meeting electronically from a remote location by dialing a conference number **(United States: tel: +1 (872) 240-3212)** and entering a conference code **(Access Code: 340-830-533)**. Members of the public monitoring the meeting will be asked to mute their phones.

**HOW TO
PARTICIPATE:**

Public comment relating to the proposed variance is welcome. Alternate methods for public input rather than in person participation at the meeting include:

- Sending an email no later than 12:00 PM the day of the meeting to Mikayla Schmidt, City Planner, mikayla.schmidt@ci.northfield.mn.us noting, “Public Hearing Comment” in the subject line and type your comment in the body of the email or attach a document if necessary.
- Calling Mikayla Schmidt at 507-645-3059, no later than 12:00 PM the day of the meeting with input.
- Sending a letter containing your input to:
 - Community Development, Mikayla Schmidt, City of Northfield, 801 Washington St., Northfield, MN 55057

LIVESTREAM:

The Zoning Board of Appeals meeting will be livestreamed while in progress on the Zoning Board of Appeals meetings page:

<https://northfield.legistar.com/Calendar.aspx>.

Videos of the meetings are typically available on this page the day following the meeting.

QUESTIONS:

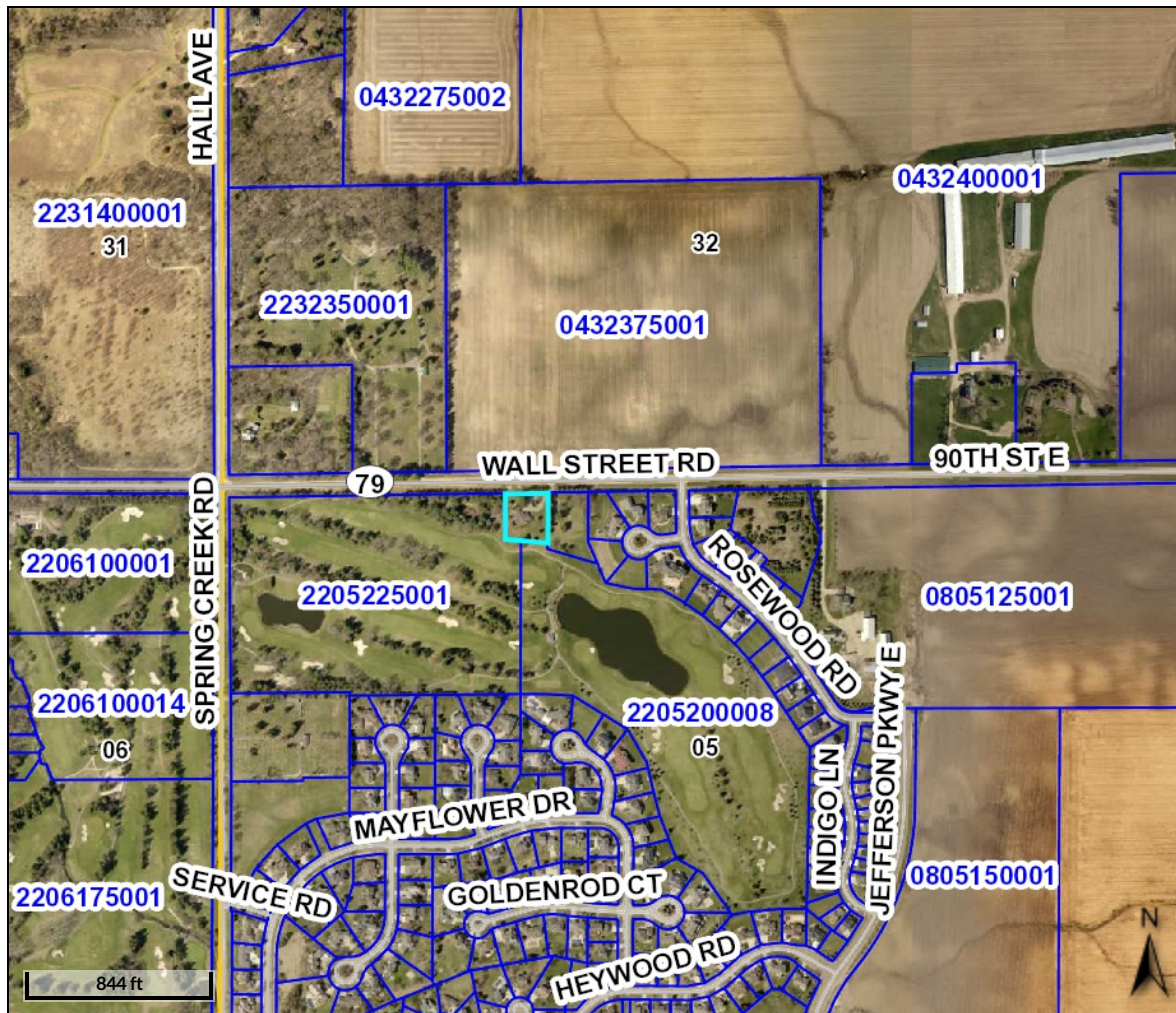
More information can be obtained by contacting Mikayla Schmidt, City Planner, by e-mail at mikayla.schmidt@ci.northfield.mn.us or by phone at 507-645-3059.

NOTE: If your property is occupied wholly or in part by renters, it is up to you to decide whether to pass this notice on to them.

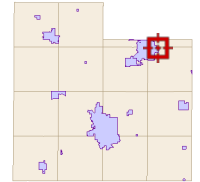
Location Map

Created by: Mikayla Schmidt, City Planner

Variance Request for 1700 Wall Street Road



Overview



Legend

- Townships
- Sections
- Parcels
- Main Roads**
 - CITY
 - CR
 - CSAH
 - INT
 - OUTSIDE
 - OUTSIDE/SAH
 - PLAT
 - PR
 - RAMP
 - RAMP/CSAH
 - ST HWY
 - TA
 - TWP
 - US HWY
 - Roads
- Road Numbers**

Parcel ID	2205205004	Alternate ID	n/a	Owner Address	SONJA HOLDEN TRUST
Sec/Twp/Rng	n/a	Class	n/a		1700 WALL STREET RD
Property Address	1700 WALL STREET RD	Acreage	n/a		NORTHFIELD MN 55057
	NORTHFIELD				
District	NFLD CITY-SD659-HRA-EDA				
Brief Tax Description	Lot 1 Block 1 of REMES 2ND ADD				
	(Note: Not to be used on legal documents)				

The parcels are the base parcels in Rice County.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

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