

**\*A notice was previously sent that stated the public hearing was to be on Oct. 21, that was incorrect. The public hearing will be held on Oct. 28.**

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN**, that the City of Northfield Zoning Board of Appeals will conduct a public hearing in the Council Chambers at Northfield City Hall, 801 Washington St., Northfield, MN, on Thursday, October 28, 2021, beginning on or after 6:00 p.m. to receive public comment on a variance request from TW Worldwide, LLC. The property is located at 1405 Heritage Drive and its use is Mixed Use Commercial/Residential.

Mixed Use Commercial/Residential is defined as: A structure in which commercial activity is located on the ground floor and residential living spaces are located above on the second or third floors, or behind the commercial unit on the first floor.

This property is located on a corner lot and therefore has frontage on two streets. The applicant proposes to renovate a commercial space into residential, which has direct frontage to Heritage Dr. and therefore is not located behind a commercial unit on the first floor. The variance request by TW Worldwide, LLC is to allow a residential living space to not be located behind the commercial unit on the first floor.

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

- 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](mailto: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
  - Letters must be received prior to the meeting and will be read at the meeting subject to the two-minute limit.

The Zoning Board of Appeals meeting is 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.

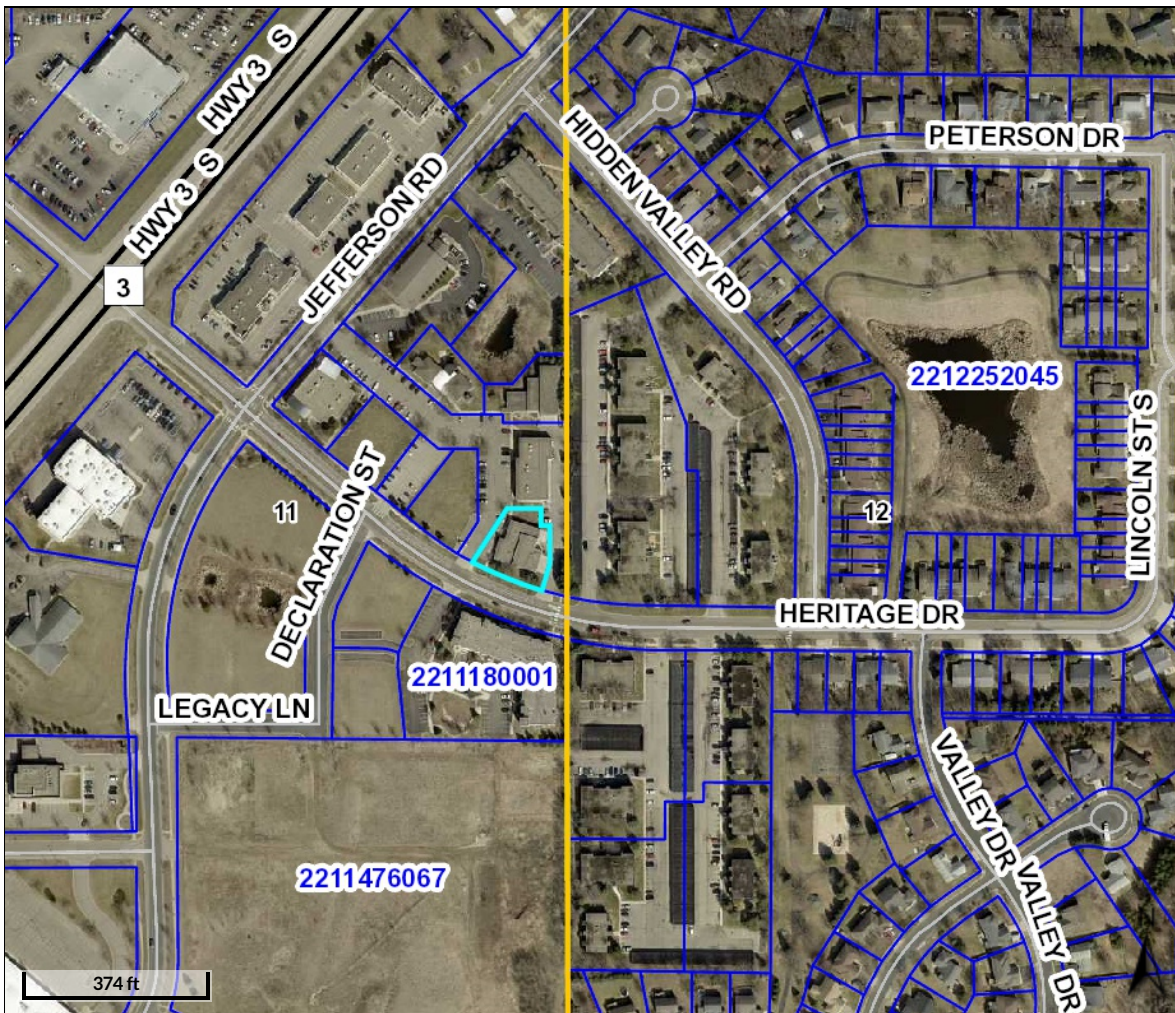
Questions may be directed to Mikayla Schmidt, City Planner at 507-645-3059 or via e-mail at [mikayla.schmidt@ci.northfield.mn.us](mailto:mikayla.schmidt@ci.northfield.mn.us).

Mikayla Schmidt  
City Planner

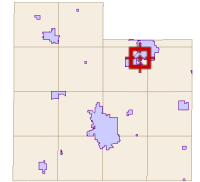
# Variance Request for 1405 Heritage Drive

## Location Map

Created by: Mikayla Schmidt, City Planner



### Overview



### Legend

-  Townships
-  Sections
-  Parcels
-  Roads
-  Road Numbers

Parcel ID	2211176006	Alternate ID	n/a	Owner Address	TW WORLDWIDE LLC
Sec/Twp/Rng	n/a	Class	3A-Commercial/Industrial/Public Utility		8469 DEER POND TRL N
Property Address	1405 HERITAGE DR	Acreage	0.6		LAKE ELMO MN 55042
	NORTHFIELD				
District	NFLD CITY-SD659-HRA-EDA				
Brief Tax Description	Lot 3 Block 1 of SCHILLING BUSINESS PK 2ND ADD PART L3 B1 SCHILLING BUSINESS PARK 2ND ADD COMG SE COR L3 TH NWLY ALG S LI L3 ON CUR CONC NELY 51.76FT TO POB TH N15D18'24"E 56.09FT TH N0D42'43"W 73.43FT TH S89D17'17"W 17.06FT TH N0D42'43"W 33.50FT TH S89D17'17"W 66.74FT TH S32D07'53"W 124.89FT TAP S LI TH SELY ALG S LI ON CUR CONC NELY 147.30FT TO POB (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.

Date created: 10/8/2021

Last Data Uploaded: 10/8/2021 4:24:33 AM

Developed by  Schneider  
GEOSPATIAL