



## Legislation Text

---

**File #:** BC 21-003, **Version:** 1

---

**Date:** January 21, 2021

**To:** Members of the Zoning Board of Appeals

**From:** Mikayla Schmidt, City Planner

Public Hearing for Consideration of a Resolution for a Variance Request for the Property 1700 Wall Street Road.

**Action Requested:**

The Zoning Board of Appeals is asked to conduct a public hearing to gather input on the requested variance to exceed the maximum 864 sq. ft. footprint for garages at 1700 Wall Street Road up to 1,006 sq. ft.

**Summary Report:**

The property owner, Sonja Holden Revocable Trust, proposes to build a third stall to its existing garage. The existing 2-stall garage is 671 square feet and the third stall would add on 335 square feet. This would create a garage larger than the allowed 864 square feet by 142 sq. ft.

Public hearing notices were mailed to property owners within 350' of 1700 Wall Street Road on January 6, 2021. A copy of the public hearing mailing and location map are attached to the variance request staff report. The public hearing notice was published in the Northfield News on Wednesday, January 6, 2020.

**Alternative Options:**

None.

**Financial Impacts:**

None.

**Tentative Timelines:**

Consideration of the variance request by the Zoning Board of Appeals is scheduled to follow the public hearing.