

NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS

The Zoning Board of Appeals of the Village of Northfield will hold a public hearing on Wednesday, February 4, 2026, beginning at 7:00 p.m. at the Northfield Village Hall, First Floor Board Room, located at 361 Happ Road.

- 1) **90 MEADOWVIEW DRIVE** – Continuation of a hearing for a north front yard Class I variation from the required 40.00 feet (Village Code Appendix A, Article V, Section 5.4) resulting in an 18.92 foot north front yard setback, to allow for a residential addition.

Submitted by: Stephen "Ralph" and Jody Gerbie
Property Index Number: 05-30-201-017-0000
Project Number: ZBA2025-0005

- 2) **4 BRIDLEWOOD LANE** - Consideration of a Class I variation from the required floor area ratio of .35 (Village Code Appendix A, Article VII, Section 7.4), resulting in a floor area ratio of .43 to allow for the build-out of a guest suite.

Submitted by: Richard and Ann Pecard
Property Index Number: 04-25-200-089-0000
Project Number: ZBA2025-0023

