

From: [Shannon Westerlund](#)
To: [REDACTED]
Bcc: [Peter Gansen \(peter.gansen@co.aitkin.mn.us\)](mailto:peter.gansen@co.aitkin.mn.us); ["kimberly.burton"](#)
Subject: Land Use Application
Date: Tuesday, February 05, 2019 12:39:00 PM
Attachments: [2019 BOA Deadlines.doc](#)

RE: Land Use Application UID# 197155

Hi Zachary,

Your Land Use Application for a 30 x 46 Accessory Building was received on January 9th. After review the application was moved to Incomplete status for you to reassess options as the site plan showed the proposed building does not meet the road right-of-way setback at 191st Place.

After further review, it was found that the lot was newly created in September 2006 without going through the lot split process with Planning & Zoning. A newly created lot requires soil testing to identify 2 standard septic system sites and a survey showing the lot meets the lot size requirements. The lot size requirement for this zoning district is 40,000 square feet in lot area and 150 feet in lot width. According to the survey submitted in the application, the lot is 36,093 square feet, which does not meet the required lot size of 40,000 square feet.

In order to issue a permit for development on this parcel, you will first have to apply for an after-the-fact Variance for a Lot Subdivision.

For this reason, the application is being denied and a full refund will be issued.

To apply for a variance, please follow the link below to the online application. Attached is a list with the variance application deadlines and available meeting dates.

<https://www.co.aitkin.mn.us/departments/enviro-svcs/variance-applicants.html>

If you have any questions regarding this application or the variance process please let us know.

Thank you,

Shannon Westerlund
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