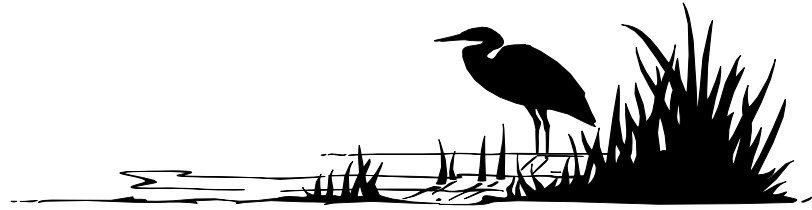


**AITKIN COUNTY PLANNING & ZONING**  
307 2<sup>nd</sup> Street NW, Room 219  
Aitkin, MN 56431  
TELEPHONE: (218) 927-7378  
FAX: (218) 927-4372



**Planning Call #2024-000679**

**Judith / Darshan & Kathleen Christy (Parcel #11-0-011800)**

At the request of Darshan Christy, a planning call was conducted on March 29<sup>th</sup>, 2024 at 27457 435th Ave, Aitkin, MN 56431. The purpose of this planning call was to evaluate potential building sites for a pole building and to confirm setback distances on this property.

The legal description of the parcel is as follows; **PART OF LOTS 2, 3 & NE SE AS IN DOC 282476**. The property is roughly 1.1 acres, or 46,299.30 square feet. For 15% building coverage, 6,944.89 square feet would be allowed for building development. For the 25% impervious surface coverage (which includes the building coverage), a total of 11,574.82 square feet would be allowed.

The current residence was constructed prior to the adoption of the 1992 Aitkin County Shoreland Management Ordinance. A permit was issued for a 12'x30' residence addition and a 22'x30' garage in 1973. The current residence is a non-conforming structure, as is the garage, due to the fact that they do not meet current setbacks. The septic system on the property was installed in 2009.

The property owners are considering constructing a pole building on the property for storage. Since the property does not meet duplex lot standards, no living quarters would be allowed in the structure. A toilet and sink would be allowed. A site was identified on the property that met the property line, ordinary high water level, and septic drainfield setbacks. All other setbacks appear to be met at this location. A current septic compliance inspection will need to be performed on the septic system prior to submitting a permit application for the structure. An easement is located on the South property line, but since it serves only one residence, there is no setback to the easement, just the 10 foot property line setback. The impervious surface will need to be calculated for this property to ensure compliance with the ordinance standards.

If you have any additional questions, or need help with the permit application, please contact me.

Sincerely,

Connor Plagge

Aitkin County Planning & Zoning

[connor.plagge@co.aitkin.mn.us](mailto:connor.plagge@co.aitkin.mn.us)

218-927-7378

<b>Setback</b>	<b>Distance (Feet)</b>
Road Right-of-Way (ROW)	50
OHWL	100
Septic Tank	10
Septic Drainfield	20
Well	3
Property Line (Shoreland)	10

For more information on Aitkin County ordinances, please visit the Aitkin County website at <https://www.co.aitkin.mn.us/>. To apply for a permit, please visit, <https://mn-co-aitkin-pz.onegov.rtvision.com/index.php>