

December 16, 2025

Alan & Stephanie Grey  
6325 S Wicklow Ave  
Sioux Falls, SD 57108

Dear Mr. and Mrs. Grey,

It has come to the attention of the zoning officer that the dimensions and location of the accessory structure built on your property (back lot) described as: Stone Bridge Resort: Lots 14, 14A, 15 & 15A of Section 15, Township 113 North, Range 52 West of the 5<sup>th</sup> P.M., Hamlin County, South Dakota, were misrepresented in your application for building permit (2025-37). Specifically, the dimensions of the structure are greater than 10 feet x 30 feet and the sidewalls are greater than the 12 feet in height. Building Permit 2025-37 was approved solely on the basis of the plans represented in your building permit application which included an affidavit to construct in accordance with the plans submitted (attached). Back lot accessory structures may have a sidewall height greater than 12 feet in height and have a reduced setback of 25' only with consent of adjoining land owners and proper road authority. Consent of adjoining landowners and road authority was not provided with the building permit application for the height nor setback.

**Therefore, it is my duty as Hamlin County Zoning Officer to order you to comply with the Hamlin County Zoning Ordinance by removing any portion of the accessory structure permitted with building permit number 2025-37 that is located less than thirty (30) feet from the North Lake Drive right-of-way and any portion less than thirty (30) feet from the SD HWY 28 right-of-way. As mentioned above setbacks may be decreased to twenty-five (25) feet and your current sidewall height may be allowed with proper consent. Submit a plan for the removal of the structure and/ or bringing it into compliance by December 31, 2025. The plans need to include the following steps to be completed before June 1, 2026:**

- **Decreasing the sidewall height (if proper consent is not obtained); and**
- **Removing any portion of the structure that does not meet the required setback; and**
- **Removing the dwelling unit**

You may contact me with any questions Mondays or Thursdays from 8:00am to 5:00 pm at (605) 882-5115 or [jessica@1stdistrict.org](mailto:jessica@1stdistrict.org).

Sincerely,

Jessica Tesch  
Hamlin County Zoning Officer

Enclosures: Building permit Application with notes(BP 2025-37)  
Photo of Structure dated October 1, 2025

cc: John Delzer, Hamlin County State's Attorney;  
Prairie Grass Construction  
504 N Willow Creek Ave  
Sioux Falls, SD 57110