

**HAMLIN COUNTY**  
**SPECIAL PERMITTED USE (SPU) APPLICATION**

**PERMIT #**

**APPLICANT (PRINT):** Stephanie and Alan Grey **PHONE:** (605) 941-1953

**ADDRESS:** 6325 S. Wicklow Ave., Sioux Falls, SD 57108

**OWNER (PRINT):** \_\_\_\_\_ **PHONE:** \_\_\_\_\_  
*IF DIFFERENT THAN APPLICANT*

**ADDRESS:** \_\_\_\_\_

**DEVELOPMENT SITE LEGAL DESCRIPTION:** Stone Bridge Resort: Lots 14, 14A, 15 & 15A of Section 15, Township 113 North, Range 52 West of the 5th PM, Hamlin County, SD

**DEVELOPMENT SITE STREET ADDRESS:** 158 N. Lake Drive, Castlewood, SD 57222

**EXISTING ZONING DESIGNATION:** Lake Park District 1

## **REQUIRED APPLICATION SUBMISSIONS:**

- Waiver for unattached garage with dimensions larger than 36' x 42 and/or side wall height over 12'
- If property adjacent to Township Road: Signatures from Township Chairman and one Supervisor
- If property adjacent to County Road: Signature from County Highway Superintendent
- If property adjacent to State Road: Signature from DOT Area Engineer
- If property adjacent to Private Road ROW: Signatures from Home Owners Association President and one Board Member.

**PLEASE DESCRIBE THE PROPOSED WORK:** (be specific as to distance and placement of trees, fences, etc. from ROW)

Existing accessory building with approximate setback noted in drawings attached to Special Permitted Use consents for reduced setback adjacent to SD Highway 28. Consents from neighbors and SD DOT for both 25-foot and as-built setbacks included. As noted in consents, precise as-built setback is subject to confirmation from survey of property line and measurement therefrom.

NOTE: A SURVEY OF THE PROPERTY, OR OTHER SITE AND AREA PLAN OF THE PROPOSED SPECIAL PERMITTED USE, DRAWN OR PRINTED FROM [HTTPS://WWW.1STDISTRICT.ORG/HAMLINTS/](https://www.1stdistrict.org/hamlints/) ->SELECT AERIAL IMAGE FROM "BASEMAP GALLERY" IN DROPDOWN MENU ON THE TOP LEFT (DRAW/LABEL APPROPRIATELY,) SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. PLACEMENT OF TREES, FENCE, ETC.
3. STREET NAMES
4. DIMENSIONS OF NEW FRONT AND SIDE SETBACKS
5. LOCATION OF ADJACENT EXISTING BUILDINGS
6. OTHER INFORMATION AS MAY BE REQUESTED

I hereby certify that I have read and examined this application and know the information contained herein to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I further understand and agree that the granting of a permit does not presume to give authority to violate, cancel or variance the provisions of the Hamlin County Zoning Ordinance or any other federal, state, or local law regulating construction or the performance of construction.



SIGNATURE OF CONTRACTOR  
OR APPLICANT

DATE: 1.29.26

SIGNATURE OF OWNER  
(IF DIFFERENT THAN APPLICANT)

DATE:

## **Site Sketch**

**SEE MAPS AND DRAWINGS ATTACHED TO ENCLOSED APPLICATIONS.**

Permit Issue Date \_\_\_\_\_

\_\_\_\_\_  
Hamlin County Zoning Officer

### **FOR OFFICIAL USE ONLY**

Findings/Conditions:

---

---

---

---

---

Fee Paid: \_\_\_\_\_  
Permit Expiration Date: \_\_\_\_\_  
Variance/Conditional Use # \_\_\_\_\_

Date: \_\_\_\_\_  
DOE Record # \_\_\_\_\_  
Date: \_\_\_\_\_

**HAMLIN COUNTY**  
**SPECIAL PERMITTED USE**

The Hamlin County Zoning Ordinance allows the minimum required front yard setback from any right-of-way on any property in the LP-1; LP-2; and LP-C Districts to be decreased from thirty (30) feet to twenty-five (25) feet with written consent of the road authority, and 100% of adjoining property owners (including across the right-of-way).

This application is in request of decreasing the minimum required front (road) yard setback from thirty (30) to the as-built distance from SD Highway 28 (street name). This street is maintained or on the system of (check one):

South Dakota Department of Transportation  
 Hamlin County  
 \_\_\_\_\_ Township(s)

ATTACH A SURVEY OF THE PROPERTY, OR OTHER SITE AND AREA PLAN (SEE SPACE ON NEXT PAGE) OF THE PROPOSED SPECIAL PERMITTED USE, DRAWN OR PRINTED FROM [HTTPS://WWW.1STDISTRICT.ORG/HAMLINTS/](https://www.1stdistrict.org/hamlints/) ->SELECT AERIAL IMAGE FROM "BASEMAP GALLERY" IN DROPODOWN MENU ON THE TOP LEFT (DRAW/LABEL APPROPRIATELY,) SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION	4. DIMENSIONS OF NEW FRONT AND SIDE SETBACKS
2. PLACEMENT OF TREES, FENCE, ETC.	5. LOCATION OF ADJACENT EXISTING BUILDINGS
3. STREET NAMES	6. OTHER INFORMATION AS MAY BE REQUESTED

Matthew R. Brey

---

**PRINTED NAME**

On behalf of (Check one)

X

---

**SIGNATURE**

\_\_\_\_\_ Township  
 South Dakota Department of Transportation  
 Hamlin County

X

---

**PRINTED NAME**

## SIGNATURE

**\_\_\_\_ Township** (2 or more townships supervisors are required to sign on behalf of an applicable township.)

↑  
N

SEE NEXT PAGE FOR GIS MAP--  
MEASUREMENTS ARE  
APPROXIMATIONS BASED ON  
INSTRUCTION TO USE GIS MAP

SEE DRAWING FOR  
APPROXIMATE  
MEASUREMENTS BASED ON  
ON-SITE OBSERVATIONS

MEASUREMENTS ARE SUBJECT  
TO CONFIRMATION THROUGH  
SURVEY OF PROPERTY LINES  
AND MEASUREMENT  
THEREFOREM



Signature

Roger & Diane Starks

By: \_\_\_\_\_

21 Jan 2026

DATE

Signature

Brian Hanson & Cherri Olson

By: \_\_\_\_\_

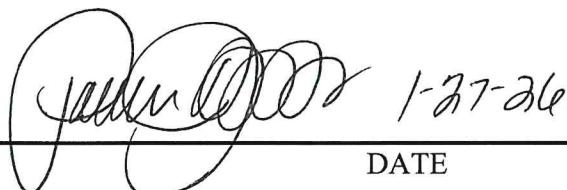
DATE

Signature

Craig & Patricia Brooks

By: \_\_\_\_\_

DATE



1-27-26

N

SD-HWY-28

Total: 58.9 ft

58.9

ROW

Total: 15 ft

15  
30.7

Total: 19.8 ft

19.8  
51,305.5 ft<sup>2</sup>

30.7

14.9

N-LAKE-DR

Total: 14.9 ft

ROW

5157  
ALAN & STEPHANIE GREY  
158 N LAKE DR CASTLEWOOD

N

60

8

30

E

40

70

15

23.?

S

**HAMLIN COUNTY**  
**SPECIAL PERMITTED USE**  
**Lake Park – Decreased (Road) Front Yard Setback**

The Hamlin County Zoning Ordinance allows the minimum required front yard setback from any right-of-way on any property in the LP-1; LP-2; and LP-C Districts to be decreased from thirty (30) feet to twenty-five (25) feet with written consent of the road authority, and 100% of adjoining property owners (including across the right-of-way).

This application is in request of decreasing the minimum required front (road) yard setback from thirty (30) to twenty – five (25) feet from SD Highway 28 (street name). This street is maintained or on the system of (check one):

South Dakota Department of Transportation  
 Hamlin County  
 \_\_\_\_\_ Township(s)

ATTACH A SURVEY OF THE PROPERTY, OR OTHER SITE AND AREA PLAN (SEE SPACE ON NEXT PAGE) OF THE PROPOSED SPECIAL PERMITTED USE, DRAWN OR PRINTED FROM [HTTPS://WWW.1STDISTRICT.ORG/HAMLINTS/](https://WWW.1STDISTRICT.ORG/HAMLINTS/) ->SELECT AERIAL IMAGE FROM "BASEMAP GALLERY" IN DROPODOWN MENU ON THE TOP LEFT (DRAW/LABEL APPROPRIATELY.) SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION	4. DIMENSIONS OF NEW FRONT AND SIDE SETBACKS
2. PLACEMENT OF TREES, FENCE, ETC.	5. LOCATION OF ADJACENT EXISTING BUILDINGS
3. STREET NAMES	6. OTHER INFORMATION AS MAY BE REQUESTED

PRINTED NAME

On behalf of (Check one)

x

SIGNATURE

\_\_\_\_\_ Township

South Dakota Department of Transportation

Hamlin County

PRINTED NAME

SIGNATURE

\_\_\_\_\_  
Township (2 or more townships supervisors are required to sign on behalf of an applicable township.)

↑  
N

SEE NEXT PAGE FOR GIS MAP--  
MEASUREMENTS ARE  
APPROXIMATIONS BASED ON  
INSTRUCTION TO USE GIS MAP

SEE DRAWING FOR  
APPROXIMATE  
MEASUREMENTS BASED ON  
ON-SITE OBSERVATIONS

MEASUREMENTS ARE SUBJECT  
TO CONFIRMATION THROUGH  
SURVEY OF PROPERTY LINES  
AND MEASUREMENT  
THEREFOREM

x Roger Starks

27 Jan 2026

Signature

DATE

Roger & Diane Starks

By: \_\_\_\_\_

x Brian Hanson Cherri Olson

1/27/26

Signature

Brian Hanson & Cherri Olson

By: \_\_\_\_\_

x Craig A. Brooks

Patricia Brooks

1-27-26

Signature

Craig & Patricia Brooks

By: \_\_\_\_\_

N

SD-HWY-28

Total: 58.9 ft

58.9

ROW

Total: 15 ft

15

30.7

Total: 19.8 ft

19.8

305.5 ft<sup>2</sup>

30.7

14.9

Total: 9.8 ft

9.8

N-LAKE-DR

Total: 14.9 ft

ROW

5157

ALAN & STEPHANIE GREY  
158 N LAKE DR CASTLEWOOD

N

60

8

30

E

40

15

23.7

5