

**Marshall County Planning & Zoning
STAFF REPORT
April 7, 2026**

GENERAL INFORMATION:

OWNER/APPLICANT: Ronnie Grajczyk

REQUEST: **The petitioner is requesting to build the garage 5ft from the property line, and to relocate a shed 2' from the property line instead of the 7ft requirement(s); per the Marshall County Zoning Ordinance.**

PROPERTY DESCRIPTION: Lot 3, Hellevang Addition Located in Gov't Lot 6, Section 2, T125N, R53W

CURRENT ZONING: Lake Front Residential (R-3)

SURROUNDING ZONING: Lake Front Residential (R-3) and Agricultural (Ag)

REPORTED BY: E. Collins-Miles

COMMENTS/HISTORY:

1. The applicant has owned the Lot in question since February 26, 2001.
2. The mobile home was approved and moved in, in 2002 under permit #19-2002.
 - a. A screened in porch was added the same year under permit #80-2002
3. The property also includes an existing bunkhouse (detached) and 3 sheds.
 - a. The original site sketch showed one of the existing sheds to be relocated to the West side of the existing bunkhouse, but Zoning Director found that the shed would not meet high-water mark setback requirements in this position.
 - i. A new sketch presented by Holton Surveying and Design shows the relocated shed positioned between the mobile home and the proposed garage
 - ii. A second shed is noted in the sketch to be moved off of the property completely at the applicant's discretion.
 - iii. A third shed is not included in the sketch, which indicates removal.
 - iv. Additionally, it should be noted that all existing structures have already been positioned as close, if not closer, to the North property line than is being requested with this application.
4. The proposed project consists of a 46'x26' garage with a 1' overhang, which will be positioned East of the mobile home.
 - a. A concrete slab is to be poured on the South side (entrance) of the garage.
 - b. The land lying to the East of the garage is straight uphill to the road (see photos).
 - i. The road lying to the East (also known as Lakeview Dr.) is a private road easement, which does not require a 30' setback from lot pins closest to the road for the purpose of this proposed structure.

5. Lot 3 has an average depth of approximately 190.15ft and a width of approximately 100ft.
 - a. In reference to the dimensions of the structure listed on the plans provided, the garage has a proposed square footage of 1,196 sq. ft.
6. Marshall County Ordinance requires new structures to be placed a minimum of 7ft from a property line.
7. No written comments or objections were received prior to the writing of this staff report.
8. **Staff Recommendation – 2’ variance to the property line setback pertaining to the garage, and 5’ variance to the property line setback pertaining to the relocated shed.**
9. The Board could table, deny or approve the request. If the Board chooses to approve the variance, it could use the following findings, similar to those used in previous approvals of setback requirements in R-3 District.
 - a. The Board has granted similar right-of-way line variances to lake lots in the past, when the neighbors had no objections.
 - i. Similar property line variances allowed – 2’ for L. & J. Johnson 4/22, 2’ for T. Satrang 7/25, 2’ & 2.5’ for D. Eiel 6/23, 5’ for R. Olson 10/24 and 5’ for D. Brake 6/23
 - b. The Board would consider approving other similar requests meeting the unique circumstances.
10. If the Board chooses to deny the variance, it could use the following findings, similar to those used in previous denials of setback variances.
 - a. The lot and situation are not so unique to necessitate the relaxation for the setback requirement.
 - b. The granting of this variance would confer upon the applicant special privilege denied to others in the R-3 District.
11. If the Board chooses to grant the variance, it must make findings pursuant to TITLE 19, Chapter 19.6 of the Zoning Ordinance.

Action Item – 2’ variance to the property line setback pertaining to the garage, and 5’ variance to the property line setback pertaining to the relocated shed.

NOTICE OF HEARING - APPLICATION FOR VARIANCE

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on April 7, 2026 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for variance from the Marshall County Zoning Ordinance.

Ronnie Grajczyk has requested a variance to build a garage and relocate a shed on the property described as Lot 3, Hellevang Addition Located in Gov't Lot 6, Section 2, T125N, R53W. Pertaining to the North property line for both structures; the petitioner is requesting to build the garage 5ft from the property line, and to relocate a shed 2' from the property line instead of the 7ft requirement(s); per the Marshall County Zoning Ordinance.

Erin Collins-Miles
Planning & Zoning Administrator

Published once at the approximate cost of

For publication: March 18, 2026

1T (Mar. 18)
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- APPLICATION FOR
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Erin Collins-Miles Planning &

MARSHALL COUNTY APPLICATION FOR VARIANCE

DATE: 3/9/2026

To: **Marshall County Planning and Zoning Commission**
PO Box 9
Britton, SD 57430

The undersigned do hereby request a variance from the Marshall County Zoning Ordinance to build (or set) GARAGE & MOVE SHED within 5 FEET OF A LOT LINE / Shed is 2' from lot line
of a (circle applicable): Twp Rd, County Rd, Federal or State Hwy, Other Rd, Lot Line or High Water Mark.

Structure would be located on (legal description): LOT 3, HELLEVANG ADDITION
LOCATED IN GOV'T LOT 6, SECTION 2, T125N, R53W OF THE 5TH P.M., MARSHALL CO. SD

Reason: TO BUILD AS FAR NORTH AS THE EXISTING HOUSE IS LOCATED; TO ALLOW FOR
ROOM FOR THE APPROACH AND DRIVEWAY SOUTH OF PROPOSED GARAGE
AND TO WORK WITH THE SLOPE OF THE LAND.
MOVE SHED ONTO THE ~~WESTERN~~ SIDE OF THE EXISTING BUNKHOUSE

Applicant Name: RONNIE GRAJCZYK Phone: 605-237-0288
Address: SITE: 12039 Lakeview Dr Mailing: 322 2nd Ave W, Sisseton SD 57262
Applicant Signature: Ronnie Grajczyk
Owner Signature (if different than applicant): _____

For Internal Office Use Only:

Date Received: 3/9/26 Fees(non-refundable): 100.00 Paid: YES NO

Inspection Report: See staff report

06.53.36.C010

property not staked out as of 3/9/26

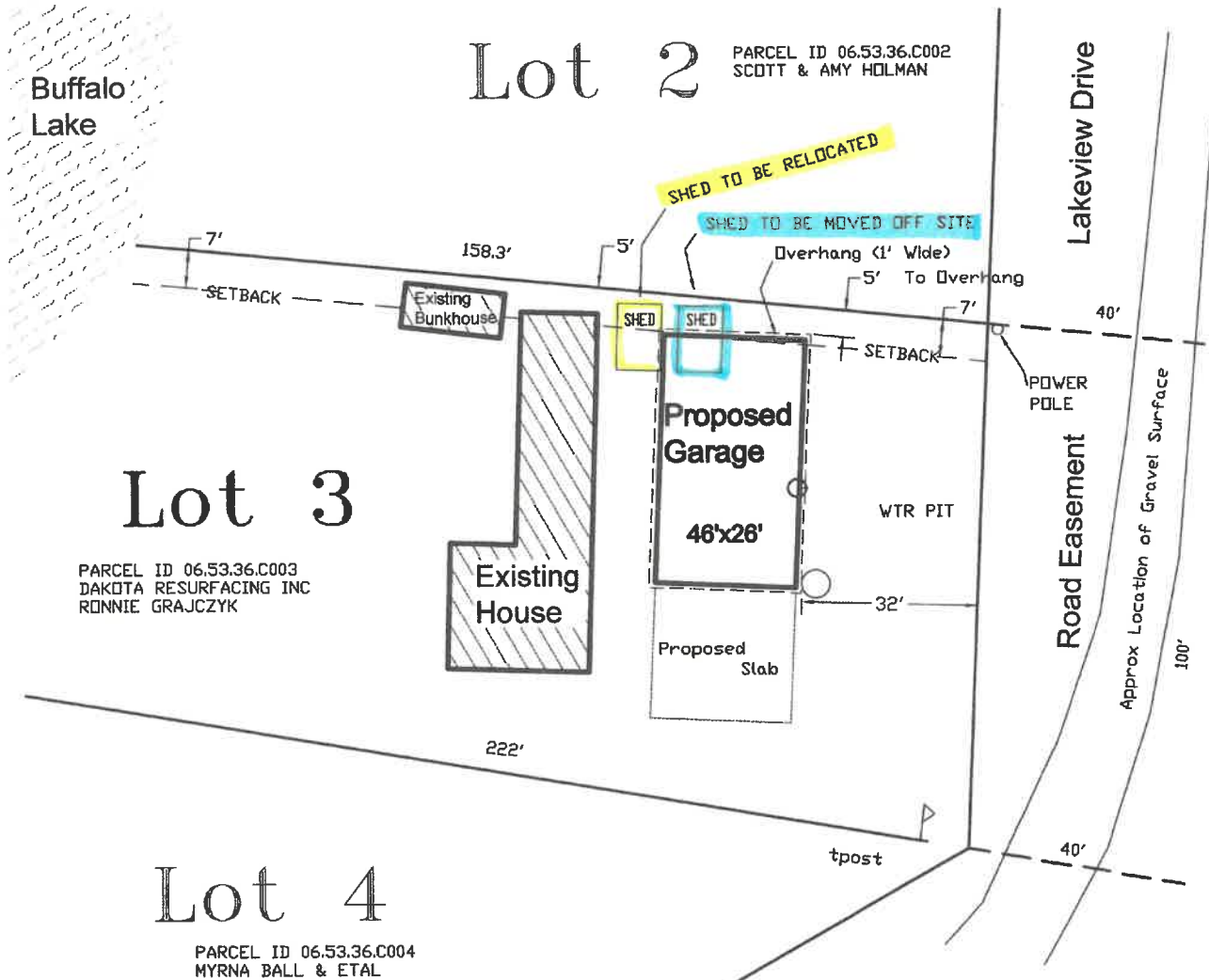
Date of Hearing by Planning and Zoning Commission: April 7, 2026

Action taken by Planning and Zoning Commission: _____

NEW Design

MODIFIED SITE SKETCH

LOT 3, HELLEVANG ADDITION IN THE COUNTY OF MARSHALL, SOUTH DAKOTA
(THIS ADDITION IS LOCATED IN GOV'T LOT 6 OF SECTION 2, T125N, R53W)



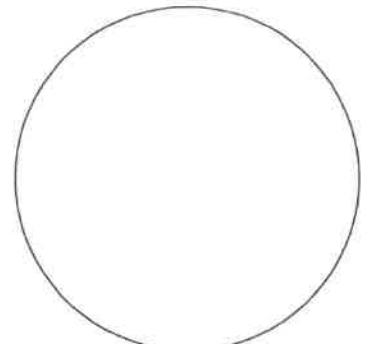
I, LUNDEE M. STADTLER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA; DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE RESURVEY OF THE PROPERTY THAT IS DESCRIBED ABOVE, AND THAT SAID SURVEY AND DRAWING ARE TRUE AND CORRECT.



Holton
SURVEYING & DESIGN, LLC

128 E HICKORY ST, SISSETON SD PH 605-698-3850

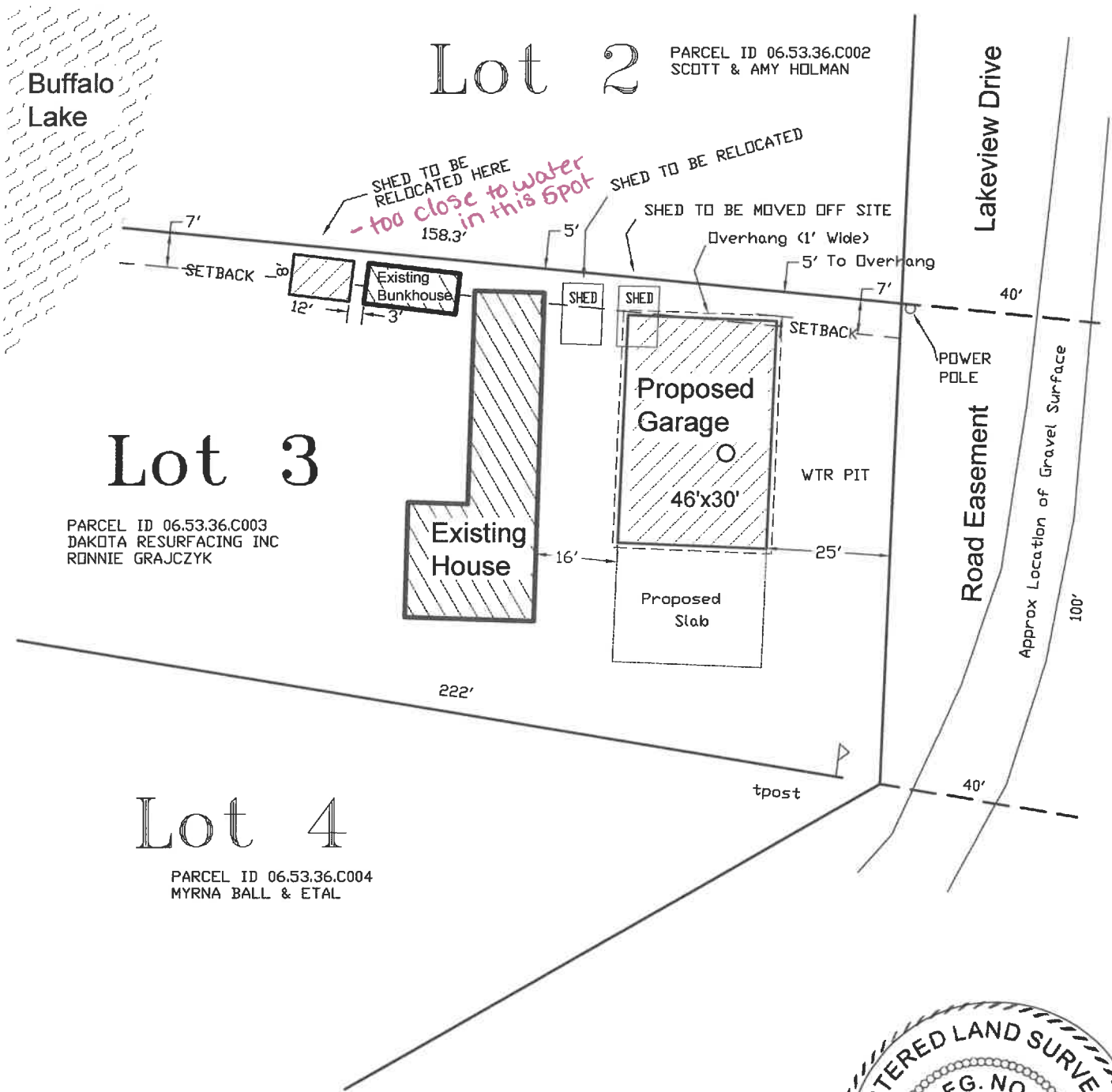
N
GPS-NORTH
SCALE: 1" = 30'



LUNDEE M STADTLER

SITE SKETCH *Previous Design*

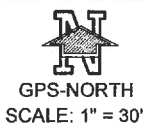
**LOT 3, HELLEVANG ADDITION IN THE COUNTY OF MARSHALL, SOUTH DAKOTA
(THIS ADDITION IS LOCATED IN GOV'T LOT 6 OF SECTION 2, T125N, R53W)**



I, LUNDEE M. STADTLER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA; DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE RESURVEY OF THE PROPERTY THAT IS DESCRIBED ABOVE, AND THAT SAID SURVEY AND DRAWING ARE TRUE AND CORRECT.



Holton
SURVEYING & DESIGN, LLC



128 E HICKORY ST, SISSETON SD PH 605-698-3850

DRAWN: 3-9-2026

FIELD: 3-1-26

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT



LUNDEE M STADTLER
REGISTERED LAND SURVEYOR 13482

MARSHALL COUNTY PLANNING & ZONING COMMISSION
P.O.BOX 9
BRITTON, SOUTH DAKOTA 57430
605.448.7540

March 19, 2026

Dear Property Owner,

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As an adjacent landowner, you are being notified of the hearing. If you have any questions, please contact my office. Any comments or concerns should be stated in writing and forwarded to my office or expressed at the scheduled hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erin Collins-Miles", with a small smiley face at the end.

Erin Collins-Miles
Planning and Zoning Director

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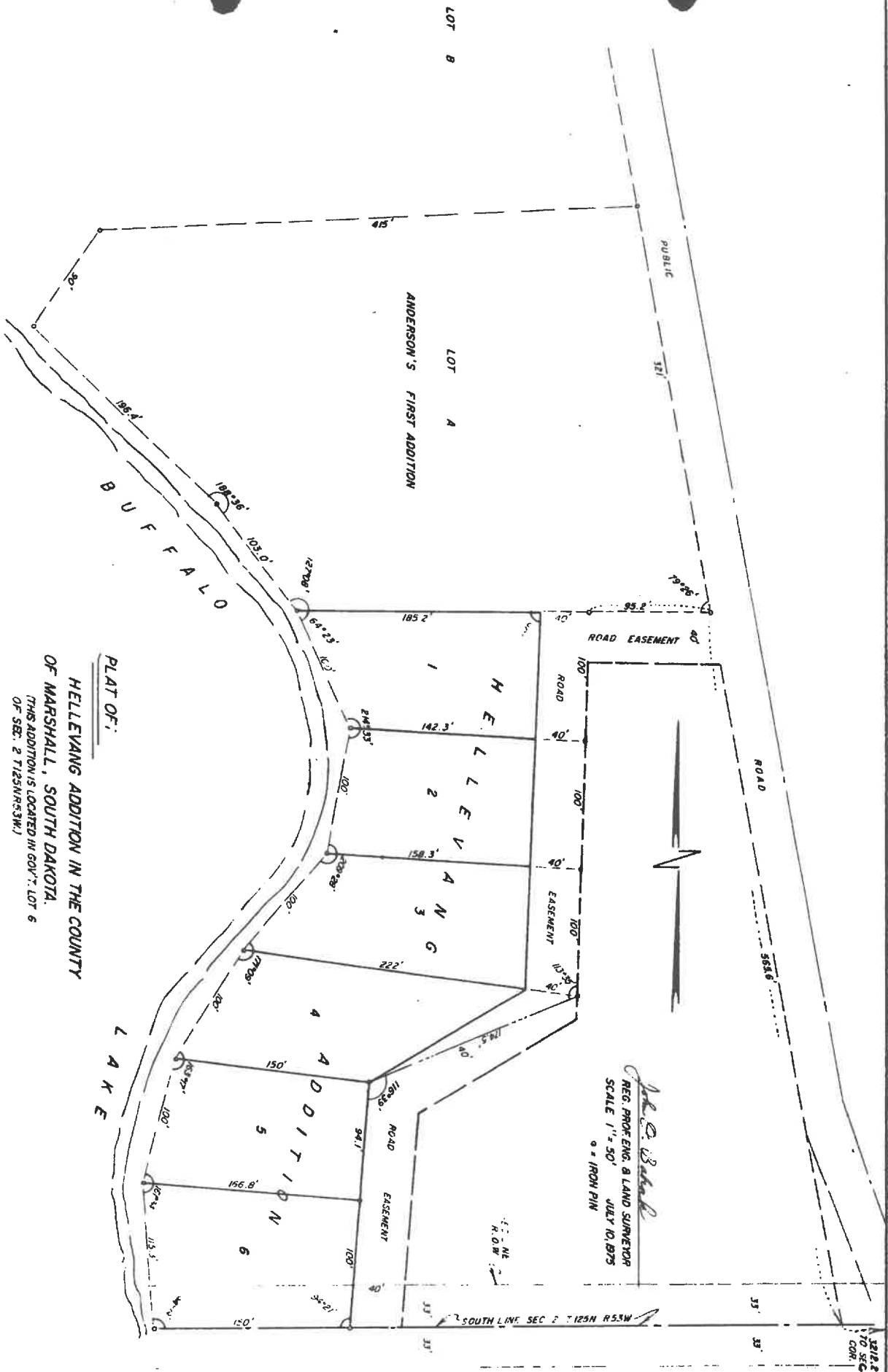
Sincerely,



Erin Collins-Miles
Planning and Zoning Director

Sent to the following adjacent landowners on 3/19/26:

1. Scott & Amy Holman - 4813 Bakers Ln Reiles Acres, ND 58102
2. Myrna Ball – 811 N 2nd St. Wahpeton, ND 58075



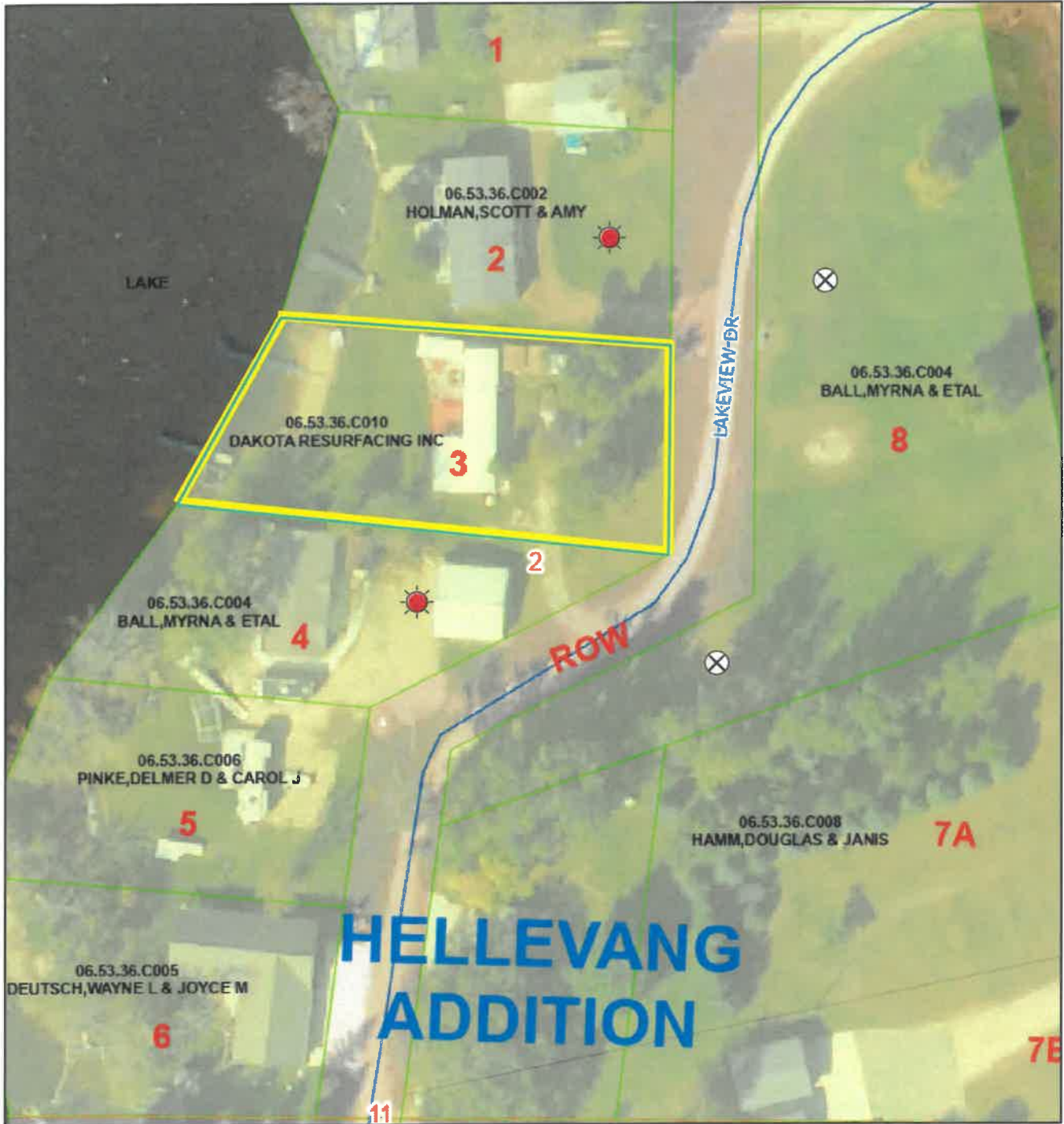
PLAT OF:
 HELLEVANG ADDITION IN THE COUNTY
 OF MARSHALL, SOUTH DAKOTA.
 THIS ADDITION IS LOCATED IN GOV'T. LOT 6
 OF SEC. 2 T125N R53W.

J. E. B. [unclear]
 REG. PROENG. & LAND SURVEYOR
 SCALE 1" = 50'
 JULY 10, 1975
 9" IRON PIN

SOUTH LINE SEC. 2 T125N R53W

1/2 SEC.
 10 SEC.
 COR.

MARSHALL COUNTY WEB VIEWER

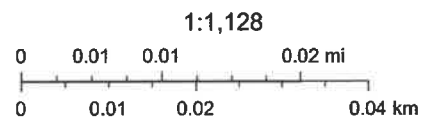


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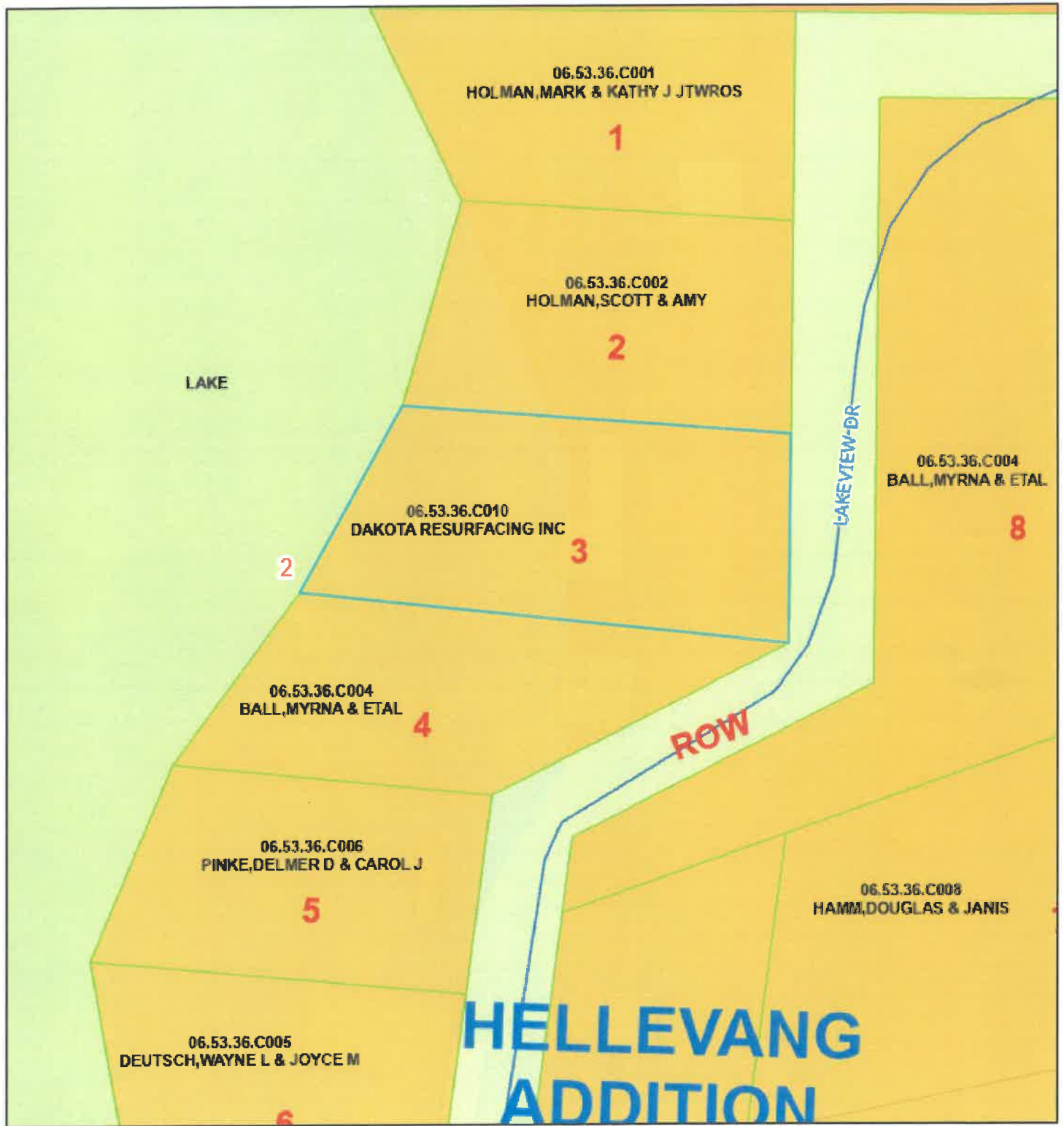
PLAT

- HELLEVANG ADDITION
- HELLEVANG'S 3RD ADDITION
- <Null>

- TOWNSHIPS
- SECTIONS
- PARCELS
- ROADS



MARSHALL COUNTY WEB VIEWER



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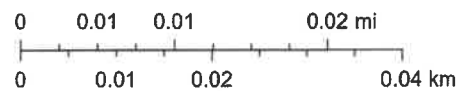
ZONING

- Agricultural District
- Lake Front Residential District

PLAT

<Null>

- TOWNSHIPS
- SECTIONS
- PARCELS



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Variance – Ronnie Grajczyk









