

Davison County Auditor

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TO: Board of Adjustment and the Public of Davison County

YOU ARE HEREBY NOTIFIED: Sean Gerstenecker has applied to the Davison County Board of Adjustment to recommend granting a variance of +/- 24 acres, creating Lot C-3 with a lot size of +/- 1 acre & +/- 24 acres, creating Lot C-4 with a lot size of +/- 1 acre, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District. +/- 10', creating a setback of +/- 65' from the south property line to the house on Lot C-4, where the minimum front yard setback is 75' in the Agricultural Residential District. +/- 7.75', creating a lot width for Lot C-3 of +/- 142.25' & +/- 7.66', creating a lot width for Lot C-4 of +/- 142.34', where the minimum lot width is 150' in the Agricultural Residential District.

This request is pursuant to Sections 4:07 & 4:07(5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is currently legally described as E.284.5' of Lot C in the SE1/4 of Section 3, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota. If approved, the new parcel will be legally described as Lots C-3 and C-4 in Lot C in the SE1/4 of the SE1/4 of Section 3, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

YOU ARE HEREBY NOTIFIED: The Davison County Board of Adjustment will hold a public hearing on the said request on Tuesday, May 12, 2026, at 9:15 A.M., in the Commissioners' Room of the Davison County North Offices, located at 1420 N. Main St., Mitchell, SD 57301.

All interested parties may be present and be heard on said request, either in person or by an agent. Written comments will be accepted until 5:00 P.M. on Monday, May 12, 2026, in the Davison County Planning & Zoning's office.

Dated the 2nd day of May 2026.

Kathy Wingert
Davison County Auditor
605-995-8608

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