# MARSHALL COUNTY ZONING
# VARIANCE
# No. VAR-2026-6038

Variance is hereby granted to Dan Matzinger, on behalf of the legal owners of the property under request ,to the requirements of Article VI, Section 4 of the Marshall County Zoning Ordinance No. 3, and the subdivision requirements of Marshall Co. Zoning Ordinance No. 10 for property to be legally described as:

PARCEL "A" LOCATED IN LOT 2 OF 1 IN THE SUBDIVISION OF LOT 1 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 85 NORTH, RANGE 19 WEST OF THE 5TH
P.M., MARSHALL COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 85 NORTH, RANGE 19 WEST OF THE 5TH P.M.; THENCE SOUTH 89°54'29" EAST, 263.51 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO A ROAD P.I. ON THE CENTERLINE OF 140TH STREET; THENCE SOUTH 13°46'28" EAST, 346.78 ALONG THE CENTERLINE OF KNAPP AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 13°46'28" EAST, 215.82 FEET ALONG SAID CENTERLINE; THENCE NORTH 89°54'29" WEST, 263.28 FEET; THENCE NORTH 00°42'50" WEST, 11.00 FEET TO THE SOUTHWEST CORNER OF LOT 4; THENCE SOUTH 89°54'29" EAST, 214.50 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 00°42'50" WEST, 198.55 FEET ALONG A PORTION OF THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES TOTAL INCLUDING 0.08 ACRES OF EXISTING ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD, IF ANY.

Said requirements would normally enforce a minimum lot size of 1 Acre in an A-1 District.

The Marshall County Board of Adjustment, after a public hearing on October 23, 2026, and due consideration in their deliberations, has granted permission to waive these requirements for the above-mentioned property and allow a parcel of less than one acre to be created.

E R Bidwell

Eric Bidwell
Chairman, Marshall County Board of Adjustment

October 23, 2026
Date

# MARSHALL COUNTY ZONING COMMISSION
# RECOMMENDATION TO THE
# BOARD OF SUPERVISORS

## Case # 2026-VAR-6038

A subdivision variance is recommended to be granted to Dan Matzinger on behalf of the legal owner of the land under request for the requirements of Article VI, Section 4, of the Marshall County Zoning Ordinance No. 3 and the subdivision plat submittal requirements of Marshall Co. Zoning Ordinance No. 10 for property described as:

**Parcel # 8519-26-100-003.**

**The variance submitted also requests approval for creation of a new parcel to be legally described as:**

**PARCEL "A" LOCATED IN LOT 2 OF 1 IN THE SUBDIVISION OF LOT 1 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 85 NORTH, RANGE 19 WEST OF THE 5TH P.M., MARSHALL COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 85 NORTH, RANGE 19 WEST OF THE 5TH P.M.; THENCE SOUTH 89°54'29" EAST, 263.51 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO A ROAD P.I. ON THE CENTERLINE OF 140TH STREET; THENCE SOUTH 13°46'28" EAST, 346.78 ALONG THE CENTERLINE OF KNAPP AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 13°46'28" EAST, 215.82 FEETALONG SAID CENTERLINE; THENCE NORTH 89°54'29" WEST, 263.28 FEET; THENCE NORTH 00°42'50" WEST, 11.00 FEET TO THE SOUTHWEST CORNER OF LOT 4; THENCE SOUTH 89°54'29" EAST, 214.50 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 00°42'50" WEST, 198.55 FEET ALONG A PORTION OF THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES TOTAL INCLUDING 0.08 ACRES OF EXISTING ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.**

**This parcel would require a minimum 1 acre lot area in an A-1 zoned area.**

The Marshall County Zoning Commission, after a public hearing on August 27, 2026, and due consideration in their deliberations, has recommended the Board of Supervisors waive the requirements for the above-mentioned property and allow the plat of survey to be filed in lieu of a subdivision plat for the above mentioned property.

Bill Hobson
Chair, Marshall County Zoning Commission

08-27-2026
Date