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 plat submittal 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 and require submittal of a subdivision plat after 2 or more splits of a parcel.

The Marshall County Board of Supervisors, after a public hearing on November 04, 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.

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Jarret Heil Date

Chair, Marshall County Board of Supervisors