MARSHALL COUNTY ZONING ADMINISTRATOR

PHONE: (641)844-2707 FAX: (641)844-2708 EMAIL: tkelley@marshallcountyia.gov
1 East Main Street, Marshalltown, IA

APPLICATION FOR ZONING CERTIFICATE – MARSHALL COUNTY, IOWA

DATE: 08/10/2026 NEW 911 ADDRESS: _____ APPLICATION #: 209eea66-b917-4f43-

NAME: Daniel Matzinger PHONE #: 6417526701 EMAIL: dmatzinger@cgaconsultants.com

MAILING ADDRESS: 16 E Main St STE 400, Marshalltown, Iowa 50158

Application is hereby made to the Marshall County Zoning Administrator for a Zoning Certificate in conformity with the requirements of the Zoning Ordinance of Marshall County, Iowa and any Amendments, for the following:

PARCEL #: 8519-26-100-003 LEGAL DESCRIPTION: LOT 1/5 NW NW & LOT 2/1 NE NW AKA

CURRENT ZONING: A1

PROPERTY SIZE (DIMENSIONS OR ACRES): 25

OWNER OF PROPERTY & ADDRESS: M LUCILLE HENSLEY FAMILY TRUST (OWNER)

,

THE UNDERSIGNED APPLICANT HEREBY APPLIES FOR A CERTIFICATE PERMITTING HIM/HER TO: (CHECK ACTIVITY)

(X) VARIANCE ( ) CONDITIONAL USE ( ) ZONING CHANGE

DESCRIBE REQUEST: Parcel seeking variance to minimum acreage requirement as well as subdivision requirement.

DESCRIBE REASON FOR PROPOSED REQUEST: New parcel is being made in addition to a new parcel that fits requirements for an ~~acreage parcel on property. Parcel is being created to transfer land to church~~ ownership to the north due to a current driveway and small piece of land south of current church lands that are currently being used by Bethel Grove Church.

DESCRIPTION: Parcel seeking variance to minimum acreage requirement as well as subdivision requirement.

PROPOSED USE: Access to church, and use of remaining land for church activites.

PRESENT USE OF PROPERTY: Farmlot and access to church

Attach a "top-view" drawing or sketch, including dimensions, of the proposed construction and/or changes to an existing structure. Also attach aerial view which shows the lot dimensions or area and dimensions/acres. If applicable show "footprint" for proposed construction and the distances to adjoining property, wells, septic system and buildings.



SHOW A SKETCH OF TRACT OR LOT WITH DIMENSIONS OF PROPOSED BUILDING OR IMPROVEMENTS WITH SETBACK DISTANCES.

The undersigned owner agrees that the improvements and use of the property will be in accordance with the Marshall County Zoning Ordinances, the laws of the State of Iowa, and any local building codes, which apply to the improvements and its use. The undersigned applicant certifies under oath and under penalties of perjury that the information provided on this form is true and correct.

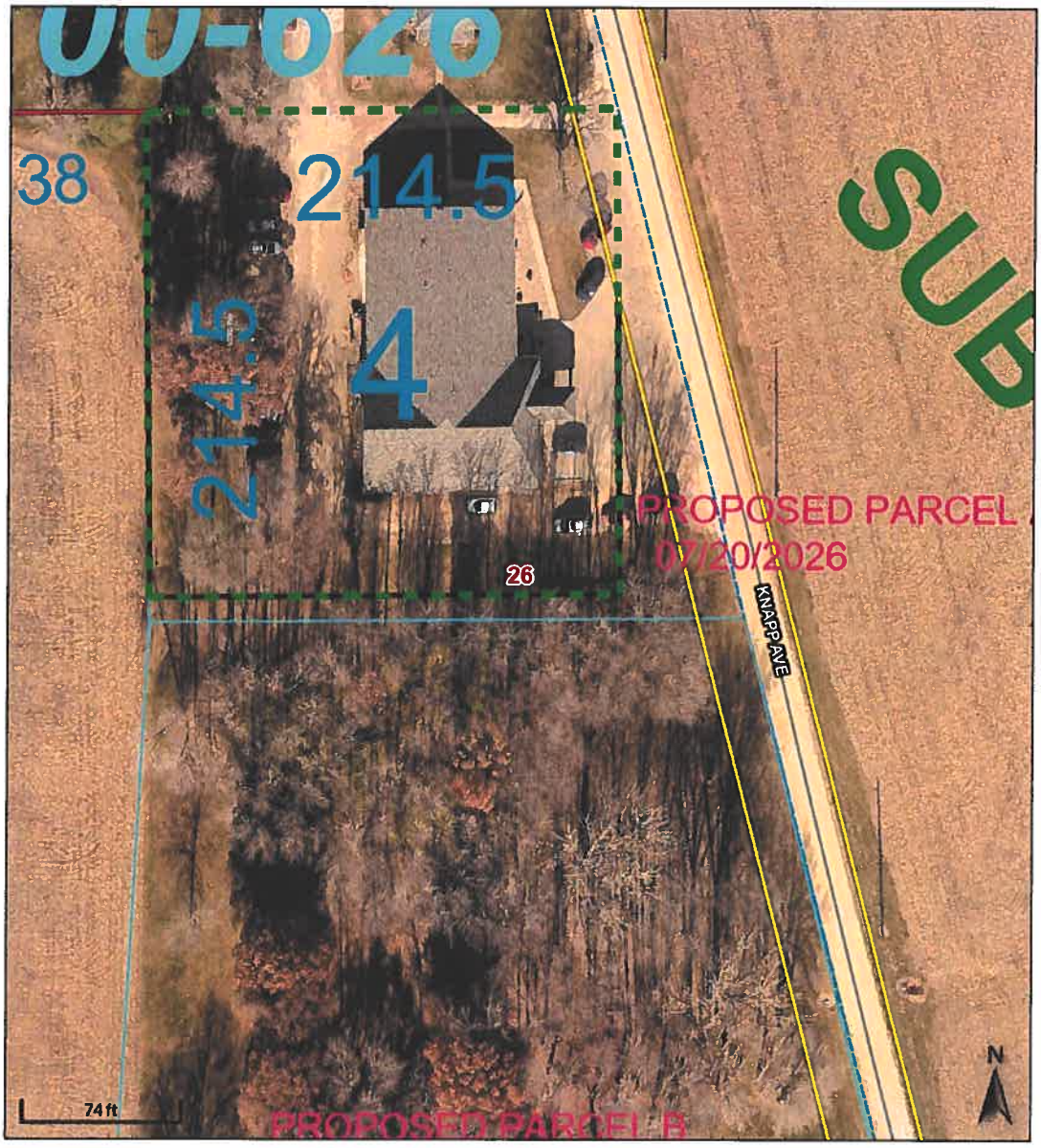
OWNER OR APPLICANT SIGNATURE: Signature of _____

APPROVED **DENIED**

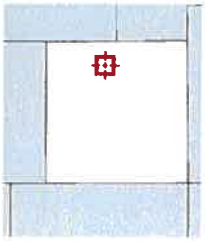
ZONING ADMINISTRATOR: _____ DATE: _____

Tyler H Kelley

Beacon™ Marshall County, IA



Overview

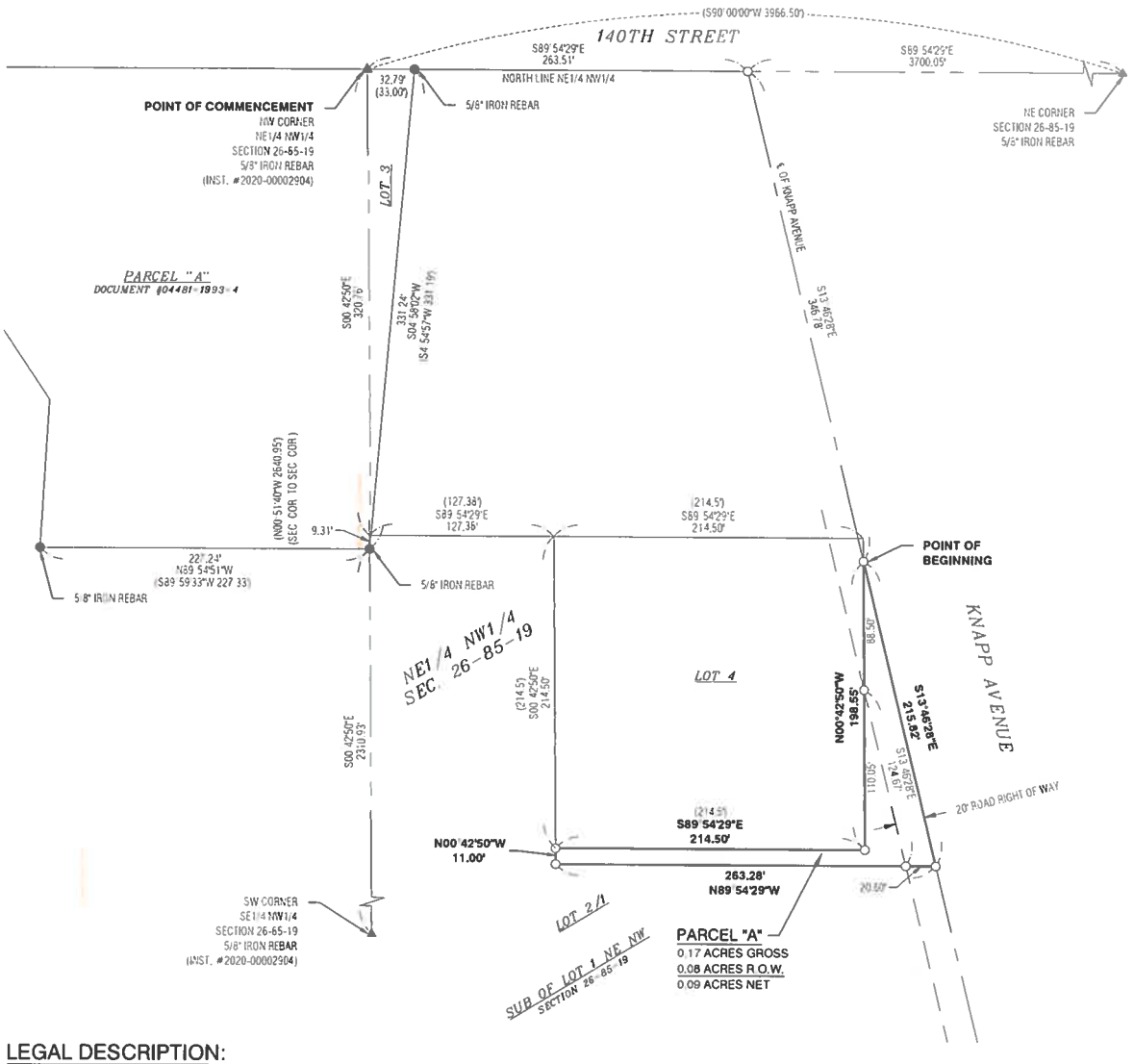


Date created: 8/10/2026
Last Data Uploaded: 8/10/2026 5:07:38 AM

Developed by SCHNEIDER GEOSPATIAL

PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	PARCEL "A" IN LOT 2/1 OF THE SUBDIVISION OF LOT 1 IN THE NE1/4 OF THE NW1/4 OF SECTION 26, TOWNSHIP 85 NORTH, RANGE 19 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA
PROPRIETOR:	M. LUCILLE HENSLEY FAMILY TRUST
REQUESTED BY:	RUTH FELD
PREPARED BY: RETURN TO: DANIEL C. MATZINGER, PLS	CLAPSADDLE-GARBER ASSOCIATES, INC. 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 CGA@CGACONSULTANTS.COM



LEGAL DESCRIPTION:

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.

NOTE:

ALL BEARINGS AND DISTANCES ARE THE RESULT OF G.P.S. OBSERVATIONS UTILIZING THE IOWA D.O.T. RTN AND THE IOWA REGIONAL COORDINATE SYSTEM ZONE 9.

FELD SURVEY MARSHALL COUNTY, IOWA

	( ) =	RECORDED AS
LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)		
FOUND	▲	PLSS CORNER (as noted)
FOUND	●	PARCEL OR LOT CORNER
SET	△	PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/PINK PLASTIC ID CAP (#28842)
SET	○	1/2" DIAMETER x 30" IRON REBAR w/PINK PLASTIC ID CAP (#28842)

N

SCALE 1"=80'

0 80'

DANIEL C. MATZINGER LICENSED 28842 IOWA PROFESSIONAL LAND SURVEYOR

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

_____ date

Daniel C. Matzinger, PLS
Iowa License Number 28842
My License Renewal Date is December 31, 2027
Pages or sheets covered by this seal THIS SHEET

CGA

P.N.	26-SB-0220
DATE OF SURVEY	7-10-26
DRAWN BY	TMM
FIELD CREW	DCM
SHEET NO.	1 OF 1

J:\26-SB-0220\dwgs\2_Survey\26-SB-0220 Plat 1.dwg - Plat LOUR Portrait - 08-10-26 - 9:54am - dcm274