

The property owners are requesting a 1.6 acre and a setback of 25 feet variance in order to sell the house. They want to keep the remaining acreage in farm land. The house and outbuildings were build many years before the ordinance went into effect. The reason for this is to keep the farm intact and allow access to the field for farm equipment. If the variance is not granted, farm land would have to be added to house property which the owners do not want to do. The owner's main objective is to just sell the house and the unattached garage and leave the farm intact. The houses to the north are built on 1 acre. The selling of 1.6 acres will not change the integrity of the neighborhood. Additional acreage kept would be used to aide in getting farm equipment to the field. Previously, the acreage to the south of the existing barn was used to gain entrance to the field but that acreage has been sold. So that option is no longer available. The northern part of the field has a deep ditch and is too wet to bring large equipment into the field at different times of the year. It has been tried numerous times without success. Farm equipment has ended up being buried in the wet soil and wreckers have been called to pull equipment out of the field.

.25 Variance from Developmental Standards

- A.) There will be no changes or improvements made to the property. It will be sold as it is right now. There will be no changes to the existing welfare of the surrounding community.
- B.) Since there is not going to be any changes to the property, the use and value of the surrounding properties will not be affected at all.
- C.) Only 1.6 acres and 25 feet set back (house and surrounding property) is going to be sold. This is to allow the farm to stay intact and allow access to the field through the adjacent acreage. A strict application of the ordinance will result in an economic hardship as access through the adjacent acreage to the field would be denied. Therefore, farm equipment would not be able to reach the field. There will be no change in the use or personal gain of the property if the variance is allowed. The houses to the north are built on 1 acre. The selling of 1.6 acres will not change the integrity of the neighborhood. The additional acreage will be used to aide in getting farm equipment into the field. Previously, farm equipment entered the field south of the existing barn. That option is no longer available since that acreage has been sold. The northern part of the field has a deep ditch and is too wet for large equipment to cross to enter the field at different times of the year. It has been tried numerous times without success. Farm equipment has ended up being buried in the wet soil and wreckers have been called to pull equipment out of the field.