

**NOTICE TO THE PUBLIC**  
**KOSSUTH COUNTY BOARD OF ADJUSTMENT**  
**APPLICATION FOR VARIANCE FROM THE ZONING ORDINANCE**

Public notice is hereby given that an application to the Kossuth County Board of Adjustment has been submitted by Elizabeth Fehr (aka Elizabeth Reynolds). The application (2025-03) is requesting a variance to the zoning ordinance for property located in an R-5 Rural One- and Two-Family district. Specifically, the variance application is requesting a reduction to the minimum setback requirements of the zoning ordinance. The zoning ordinance specifies the minimum side yard setback to be 20 feet and the minimum front yard setback to be 80 feet in an R-5 Rural One- and Two-Family district. However, the existing structure on the following described parcel and parcels in the subdivision do not meet the setbacks required by ordinance and have been determined to be Nonconforming uses by the Zoning Administrator. The applicant is requesting the minimum side yard setback be reduced to 4 feet and the minimum front yard distance to be reduced to 5 feet. The reduction in setback distance is requested to allow construction of a garage addition.

The property is located at 1033 Hwy 169 Bode, and is located in the unincorporated area of St. Joeseeph. The Kossuth County Parcel number for this parcel is 26-35-426-007.

The property is specifically described as That part of Lot One (1) of the Auditor's Plat of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Thirty-five (35), Township Ninety-four (94) North Range Twenty-nine (29), West of the 5th P.M., Kossuth County, Iowa described as follows:

Beginning at the Southeast corner of said Lot 1, which point is the same as a point Four Hundred Seventy-one feet ( 471') North of the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 35, thence North a distance of 230 feet to a point of beginning, thence West a distance of 165 feet, thence North a distance of 87 .5 feet parallel with the East line of said Section, thence East a distance of 165 feet, thence South along the East line of Section 35 to the point of beginning.

If anyone has an objection to the variance request as is, please submit the objection in writing to the Kossuth County Zoning Administrator no later than 12:00 noon, Friday, June 27, 2025. Written objections shall be signed by the writer to be considered valid.

Comments or questions can be sent by;

Email to: [zoning@kossuthcounty.iowa.gov](mailto:zoning@kossuthcounty.iowa.gov)

Mail to: Kossuth County Zoning Administrator  
109 West State Street  
Algona, IA 50511

The Kossuth County Board of Adjustment will conduct a public hearing on this request in the Kossuth County Courthouse at 5:30 PM, Tuesday July 1, 2025.

The public may participate in this hearing by attending the meeting in person or by joining the Teams Meeting detailed below.

Teams meeting ID 252 472 020 403 1, Passcode yv6RP26o.

Teams Phone Number 312-625-3636, Phone Conference ID 998 818 014#

More information is available at: <https://kossuthcounty.iowa.gov/public-notice.php>

**KOSSUTH COUNTY BOARD OF ADJUSTMENT**

Dated: June 6, 2025

By: Corey Petersen, Zoning Administrator