

Ray County BZA – Agenda 2024  
Library  
Monday, October 7, 2024 @ 6:30 p.m.  
Room

Ray County

Community

215 E Lexington St, Richmond

Call to Order:

Board Attendance: Jeff Nail – Board Chair -  
Bill Robinson -  
Jerry McLaughlin -

Kyle Foster -  
Grenda Lewis -

Others Attending:

Approval of Minutes: 6-3-24 (BZA Appeal Hearing)

6-3-24 (Regular BZA Meeting)

1. Variance Request of:

**Sub-Article 100.6 Residential Design Standards B. 1. Roof Pitch & 3. Eaves**

All detached houses shall be subject to the residential design standards of this Article, provided that houses located within mobile home parks shall not be subject to these standards. The County's currently adopted building codes shall govern all building requirements.

**B. Roof 1. Pitch**

The roof shall have a minimum 5:12 pitch (i.e., a vertical rise of at least 5 inches for every 12 inches of horizontal run).

**B. Roof 3. Eaves and Overhangs**

The roof shall have a minimum eave projection and roof overhang of 12 inches on each of the exterior walls. Eave projections and roof overhangs shall be architecturally integrated into the design of the house. Gutters shall not be counted in calculating roof overhang.

**Property Owner/Representative:** Donna Williams (Sarah Dunn)

**Location:** Lot 1, Samantha Farms, SW corner Hwy D and Bolling Rd, Lawson, (S35-T54-R29). Containing 38.7 acres.

**Request For:** 3/12 roof pitch and less than 12-inch eaves.

**2. Variance Request of:**

**Sub-Article 40.6 R-1B Residential Urban District (.27 acres – 2.99 acres)**

The Residential Urban district (R-1B) is primarily intended to accommodate urban density residential development in areas where the full range of urban services are available.

The R-1B district is appropriate for applications only where a central sewage treatment and water system are available.

**Property Owner/Representative:** Angela Hendrix

**Location:** NE corner of Albany Rd and W 73<sup>rd</sup>, north of Hwy 210, Orrick, (S13-T51-R29). Containing 2.20 acres.

**Request For:** Variance to allow on-site septic system in R-1B zoning district

**3. Adjourn:**