

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

Ray County
Community

215 E Lexington St, Richmond

Call to Order: By Board Chair, Jeff Nail, at 6:44 p.m.

Board Attendance: Jeff Nail – Board Chair - Present (Phone) Kyle Foster - Absent
Bill Robinson - Absent Grenda Lewis - Absent
Jerry McLaughlin - Absent

Others Attending: Stacy Wolfe and Paula Patchett, Ray County Planning & Zoning

Approval of Minutes:

6-3-24 (BZA Appeal Hearing) Kyle Foster moved to approve the minutes as presented. Grenda Lewis seconded. Vote 2 Yea – 0 Nay. Motion carried.

6-3-24 (Regular BZA Meeting) Grenda Lewis moved to approve the minutes as presented. Kyle Foster seconded. Vote 2 Yea – 0 Nay. Motion carried.

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.

Kyle Foster moved to approve roof pitch and eave variance. Grenda Lewis seconded. Vote 2 Yea – 0 Nay. Motion carried.

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 73rd, 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

Kyle Foster moved to approve variance allowing on-site septic system in R-1B zoning district. Grenda Lewis seconded. Vote 2 Yea – 0 Nay. Motion carried.

3. Adjourn: 6:47 p.m.

DRAFT

Board Chair, Jeff Nail

Date

Planning & Zoning, Administrator

Date