

**Ray County BZA – Minutes 2025  
Monday, March 3 @ 6:30 p.m.**

**Ray County Library  
Community Room  
215 E Lexington St, Richmond**

**Call to Order:** 6:30 p.m. by Board Chair, Jeff Nail, via phone.

**Board Attendance:**

**Jeff Nail** – Board Chair - Present (phone)

**Bill Robinson** – Present

**Jerry McLaughlin** – Absent

**Kyle Foster** – Absent

**Grenda Lewis** – Present

**Others Attending:** Stacy Wolfe, Ray County Planning & Zoning

**Approval of Minutes: 10-7-24**

Bill Robinson moved to approve the minutes of the 10-7-24 meeting as presented. Grenda Lewis seconded. Vote 2 Yea – 0 Nay. Motion carried.

**1. Variance Request of:**

**Sub-Article 70.1 Density & Dimension Standards**

Lots with an area of 3 to 4 acres located on interior subdivision streets shall be subject to a minimum lot width of 200 feet at the building line. All other lots shall be subject to a minimum lot width of 300 feet.

**Representative:** Tom Sisco, Surveyor

**Applicant:** Chad Rogers

**Property Owner:** Teresa Minnick

**Location:** East side of Manning Rd, approximately .50 miles north of E 112<sup>th</sup> St, Richmond (S23-T52-R27)

**Request:** Allow a new 3-acre parcel to be created with 253.73 feet of road frontage along Manning Rd. In order stay with an existing fence line the frontage falls short of the 300-foot minimum by 46.27 feet.

Bill Robinson moved to approve the frontage variance. Grenda Lewis seconded. Vote 2 Yea – 0 Nay. Motion carried.

**2. Adjourn – 6:32 p.m.**