

Ray County BZA – Agenda 2025
Library
Monday, May 5 @ 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: 3-3-25

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.

- 1. Applicant:** Christopher & Kitreana McGlothlin
Request: Manufactured home with a 3/12 roof pitch and 8-inch eaves
Location: Lot 13, Bridle Downs Estate. Approximately 350 feet south of Hwy Y/W 160th St, at the intersection of Bridle & Saddle Drive, Excelsior Springs (S32-T52-R28)
- 2. Applicant:** Shane & Tesha Buhrmeister
Request: Modular home with 3/12 roof pitch and 10-inch eaves
Location: Lot 2, Paxton Acres. Approximately 1.8 miles north of Hwy E, on the east side of Hwy A, Hardin (S4-T52-R26)
- 3. Applicant:** Casey Davis
Request: Manufactured home that does not meet the minimum roof pitch and eave requirements
Location: East side of Friendship Rd, approximately .25 miles south of W 92nd St, Richmond (S2-T51-R28)
- 4. Adjourn**