

Ray County BZA – Agenda 2025
Monday, November 3 @ 6:30 p.m.

Ray County Library
Community Room
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: 10-6-25

- **40.5 R-1A Residential Low Density**

- A. Description**

- The Residential Low-Density district (R-1A) is primarily intended to accommodate low density residential development, at a density not to exceed 1 dwelling unit per 3 acres. The purpose of the district is to provide a transition between rural and higher density areas.

- **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.

- **80.4 Lots**

- G. Street Access**

- Every lot shall abut on and shall have direct access to a public street, shared drives along common lot lines may be approved.

- **100.6 Residential Design Standards**

- B. Roof 1. Pitch**

- The roof shall have a minimum 5:12 pitch (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:** Joseph & Lindsey DeAngelo (Article 100.6 - Roof Pitch & Eaves B.1. & B.3.)

Request: Allow 3/12 roof pitch and 8-inch eaves

Location: North side of E 164th Street, approximately .75 miles west of Hwy B, Richmond (S20-T53-R27)

2. **Applicant:** Jeff King (Articles 80.4 Lots, Street Access)

Property Owner: John Denison

Request: To create a new lot, by cutting 11.8 acres off the north side of a 40-acre parcel that does not abut on or have direct access to a public street

Location: North side of Hwy Y, between Pine Rd and King Rd, Excelsior Springs (S20-T53-R29)

3. **Applicant:** Ruth Carter (Articles 40.5 Zoning District R-1A & 80.4 Lots, Street Access)

Request: To bring an existing 1.37-acre parcel into compliance for residential construction.

The parcel does not abut on or have direct access to a public street. Falls short of the minimum 3.00 acres required to rezone to R-1A by 1.63 acres.

Location: NW side of Hwy D, approximately 1.00 miles east of Hwy C, Lawson (S24-T54-R29)

4. **Adjourn**