

Ray County BZA – Minutes 2025
Friday, August 15 @ 8:00 a.m.

Ray County Courthouse
Commissioner's Office (2nd Floor)
100 W Main, Richmond

Call to Order: 8:00 a.m. by Board Chair, Jeff Nail.

Board Attendance:

Jeff Nail – Board Chair - Present
Bill Robinson - Present
Jerry McLaughlin - Present

Kyle Foster - Present
Grenda Lewis - Absent

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

Approval of Minutes: 6-2-25 Jerry McLaughlin moved to approved. Bill Robinson seconded. Motion carried.

Variance Request of:

100.6 Residential Design Standards

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.

A. Minimum Size 1. Width & Depth

Detached houses shall have a minimum exterior dimension of 22 feet on any side.

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: Colby Lewis (Roof B. 1.)

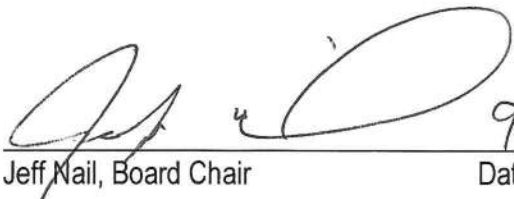
Request: Allow 4/12 roof pitch on an existing 60 x 60 building with 16" eaves for conversion to residential use

Location: Sweet Water Ranch, Lot 2 consisting of 13.52 acres, located on the west side of Reynolds Rd, approximately 1.2 miles east of Hwy O, Orrick (S28-T52-R29)

Variance request to allow a 4/12 roof pitch on an existing 60 x 60 building with 24" eaves. This variance will allow the structure to be converted to residential use. The 2 white buildings will be removed.

Kyle Foster moved to approve the 4/12 roof pitch. Jerry McLaughlin seconded. Vote 3 Yea – 0 Nay. Motion carried.

2. Adjourn: 8:07 a.m.


Jeff Nail, Board Chair
9-19-25
Date


Stacy Wolfe, Planning & Zoning
9-8-25
Date