

Ray County BZA – Minutes 2026
Monday, January 5 @ 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.

Board Attendance:

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

Kyle Foster - Absent
Grenda Lewis - Absent

Others Attending: Stacy Wolfe, Planning & Zoning

Approval of Minutes: 11-3-25

Jerry McLaughlin moved to approve the minutes as presented. Bill Robinson seconded. Vote 2 Yea – 0 Nay. Motion carried.

• **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.

• **Article 40 Base Zoning Districts**

C. Density and Dimension Standards

The following standards apply to all development in the R-A, R-1 & R-1A districts:

Front/Street Side Setbacks = 50 Feet

1. Applicant: Jason Putnam (Article 100.6 - Roof Pitch & Eaves B.1. & B.3.) (**Postponed from 12-1-25 Weather**)

Request: Allow 4/12 roof pitch and 6-inch eaves

Location: West side of Conservation Rd, approximately .60 miles north of E 156th, Richmond (S20-T53-R27)

Bill Robinson moved to approve. Jerry McLaughlin seconded. Vote 2 Yea – 0 Nay. Motion carried.

2. Applicant: Parker Houck (Article 40 C. Density & Dimension Standards)

Request: Allow construction of detached garage approximately 25 feet from the street side property line

Location: West side of Hidden Valley Rd, approximately .56 miles north of W 160th, Rayville (S23-T53-R29).

Jerry McLaughlin moved to approve. Bill Robinson seconded. Vote 2 Yea – 0 Nay. Motion carried.

3. Adjourn: 6:42 p.m.