

Ray County BZA – Minutes 2026
Monday, May 4 @ 6:00 p.m.

Ray County Library
Community Room
215 E Lexington St, Richmond

Call to Order: 6:05 p.m. by Kyle Foster, in the absence of Jeff Nail.

Board Attendance:

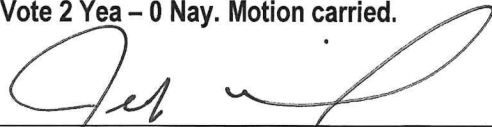
Jeff Nail – Board Chair - Absent
Bill Robinson - Present
Jerry McLaughlin - Absent

Kyle Foster – Present (Chaired)
Grenda Lewis - Present

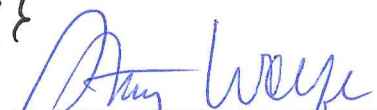
Others Attending: Stacy Wolfe, Ray County Planning & Zoning

Approval of Minutes: 3-2-2026, Grenda Lewis moved to approve the minutes as presented. Bill Robinson seconded. Vote 2 Yea – 0 Nay. Motion carried.

- **Article 100 Development Standards - 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).
 - **Article 80 Subdivision - 80.4 Lots**
A. Width to Depth Ratio
The width to depth ration of any lot shall not exceed 1 to 4 (width to depth)
 - **Article 70 Density & Dimension Standards - 70.1 Density and Dimensional Standards Table [2]**
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.**
1. **Variance Request of: Sub-Article 100.6 Residential Design Standards B. 1.**
Applicant/Property Owner: Jason Bush
Location: South side of W 76th St, approximately .20 miles east of Hwy T, Richmond (S13-T51-R28)
Request: Asking for a 3/12 roof pitch for a metal roof.
Grenda Lewis moved to approve the roof pitch variance. Bill Robinson seconded. Vote 2 Yea – 0 Nay. Motion carried.
 2. **Variance Request of: Sub-Article 80.4 Lots A. Width to Depth Ratio**
Applicant/Property Owner: Jeis, LLC (Edwin Ropp & Jonas Yutzy)
Location: East side of Murray Rd, approximately .25 miles south of Hwy D, Polo (S29&30-T54-R28)
Request: Proposed Lot 1 of Jeis Acres has a depth of 2120.41 feet requiring the lot width to be 530.10 feet. Available road frontage to leave the existing entrance with proposed Lot 2 is 496.29 feet, leaving the frontage short by 33.81 feet.
Bill Robinson moved to approve the width to depth ratio variance. Grenda Lewis seconded. Vote 2 Yea – 0 Nay. Motion carried.
 3. **Variance Request of: Sub-Article 70.1 Density & Dimensional Standards [2]**
Applicant/Property Owner: Justin, Sr & Meredith Jones
Location: West side of Hirning Dr, approximately .22 miles south of Fredericksburg Rd, Ex Sp (S7-T52-R29)
Request: Proposed Replat of Lots 3-6 Stoney Bluff, Lot 5A is asking for a lot width of 152.36 feet, setting the build line at 90 feet and Lot 6A is asking for a lot width of 145.92 feet, setting the build line at 50 feet.
Grenda Lewis moved to approve the reduction of the build line setback on Lots 5A & 6A. Bill Robinson seconded. Vote 2 Yea – 0 Nay. Motion carried.


Jeff Nail, Board Chair

7-6-26
Date


Stacy Wolfe, Planning & Zoning

7-6-26
Date