

Ray County BZA – Minutes 2026
Monday, July 6 @ 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 – Present

Others Attending: Stacy Wolfe, Planning & Zoning

Wolfe announced the meeting was being recorded.

Approval of Minutes: 5-4-26

Bill Robinson moved to approve the minutes as presented. Jerry McLaughlin seconded. Vote 3 Yea – 0 Nay. Motion carried.

- **Article 60.3 Accessory Uses**
B. Accessory Structures 5. General Standards
Requires a 15-foot minimum setback for an accessory structure from an interior property
- **Article 70 Density & Dimension Standards - 70.1 Density and Dimensional Standards Table**
R-A & R-1 zoning classification required property line setback minimums
Front/Street Side = 50 feet Interior Sides = 25 Feet Read Side = 50 Feet

1. Variance Request of: Article 60.3 Accessory Uses B. Accessory Structures 5. General Standards

Applicant/Property Owner: Karla Easley

Location: NE corner of Hwy KK and W 206th St, Lawson (S29-T54-R29)

Request: Approximately 5-foot interior side setback from an existing shed, so she can divide off a 3-acre parcel with the existing house.

Variance request presented by surveyor, Tom Sisco. He explained to the Board there is a fence running along the east side of the garage that creates a natural boundary. Jerry McLaughlin moved to approve. Bill Robinson seconded. Vote 3 Yea – 0 Nay. Motion carried.

2. Variance Request of: Article 70.1 Front/Street Side Setback

Applicant/Property Owner: Robert & Erin Hewlett

Location: East side of Oak Lane at the south end of the road, approximately .35 miles south of Old Hwy 10m, Richmond (S34-T52-R27)

Request: Allow Hewlett's to construct their new residence 17 feet over the front 50-foot-built line on the Cul de sac.

Hewlett's shortened their garage and straightened it to run even with the front of the house allowing them to meet the 50-foot setback parallel to the road, the corner of the house dips into the front setback of the cul de sac by 17 feet. They are asking for a 33-foot front setback at the cul de sac line. Grenda Lewis moved to approve. Jerry McLaughlin seconded. Vote 3 Yea – 0 Nay. Motion carried.

3. Variance Request of: Article 70.1 Front/Street Side Setback

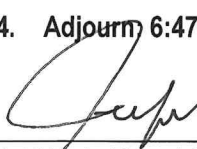
Applicant/Property Owner: Cristofer Shafer

Location: SE corner of W 174th St and Silvey Rd, Lawson (S18-T53-R29)

Request: New residence is approximately 13 feet over the front 50-foot-build line.

Shafer is asking for a 37-foot front setback. Did not realize the house was 13 feet over the build line until end of construction. Controversy about the residence being within the utility easement. Wolfe assured the house was not built within the utility easement. Grenda Lewis moved to approve. Bill Robinson seconded. Vote 3 Yea – 0 Nay. Motion carried.

4. Adjourn 6:47 p.m.


Janet Aldrich, Board Chair

Jeff Nail

8-3-26
Date


Stacy Wolfe, Planning & Zoning

8-3-26
Date