Ray County BZA Minutes
Monday, August 3, 2026

Ray County Library
Community Room
215 E Lexington St, Richmond

Call to Order: Board Chair, Jeff Nail, called the meeting to order at 6:32 p.m.

Board Attendance:

Jeff Nail – Board Chair - Present
Bill Robinson - Present
Jerry McLaughlin - Absent
Kyle Foster - Absent
Grenda Lewis - Present

Others Attending: Stacy Wolfe, Planning & Zoning

Approval of Minutes: 7-6-26
Bill Robinson moved to approve the minutes as present. Grenda Lewis seconded. Vote 2 Yea – 0 Nay. Motion carried.

- **100.6 Residential Design Standards**
  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 (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. **Variance Request of: Article 100.6 B. Roof 1. Pitch**
   Applicant/Property Owner: Mandy Meierer
   Location: North side of W 88th St, approximately .20 miles west of Vandiver Rd, Richmond (S4-T51-R28)
   Request: 3/12 Roof Pitch – 2026 Modular Home with 12" eaves
   Grenda Lewis moved to approve the variance request for roof pitch. Bill Robinson seconded. Vote 2 Yea – 0 Nay. Motion carried.

2. **Variance Request of: Article 100.6 B. Roof 1. Pitch & B. 3. Eaves**
   Applicant/Property Owner: Kyle & Whitney Marrant
   Location: North side of E 192nd St, approximately .25 miles west of Hwy E, Richmond (S35&S36-T54-R27)
   Request: 3/12 Roof Pitch with 10-inch eaves – 2026 Home
   Grenda Lewis moved to approve the variance request for roof pitch and eaves. Bill Robinson seconded. Vote 2 Yea – 0 Nay. Motion carried.

3. **Variance Request of: Article 100.6 A. 1. Width & Depth and 100.6 B. 3. Eaves**
   Applicant/Property Owner: Michael & Brittanie DeAngelo
   Location: South side of E 188th St, approximately .32 miles east of Dockery Rd, Richmond (S6-T53-R27)
   Request: Attach a new 16' x 50 manufactured home to an existing 16' x 20' structure, all having 1-inch eaves. The structure will have 1120 sq ft livable space and a 5/12 roof pitch. They will install gutters with underground outlets to safely remove water away from the structure and outlet it in a stable location.
   Bill Robinson moved to approve the variance request for structure width and depth and eaves. Grenda Lewis seconded. Vote 2 Yea – 0 Nay. Motion carried.

11-2-26
Jeff Nail, Board Chair — Date

11-2-26
Stacy Wolfe, Planning & Zoning — Date