**Ray County BZA – Minutes 2026**
**Monday, September 14 @ 6:30 p.m.**

**Ray County Library, Community Room**
**215 E Lexington St, Richmond**

**Call to Order:** By board chair, Jeff Nail at 6:30 p.m.

**Board Attendance:**

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

**Others Attending: Stacy Wolfe, Planning & Zoning**

**Approval of Minutes: 8-3-26**
Bill Robinson moved to approve the minutes as presented. Jerry McLaughlin seconded. Vote 3 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:** Barbara Garrison
   **Location:** South side of Shach Creek Rd, approximately .40 miles west of Hwy O, Orrick (S5-T51-R29)
   **Request:** 3/12 Roof Pitch – 1996 model with 12" eaves, 1568 square feet of livable space
   Randy Garrison was present with Barbara; he stated that the roof pitch is a 4/12 pitch.
   Kyle Foster moved to approve the roof pitch variance. Jerry McLaughlin seconds. Vote 3 Yea – 0 Nay. Motion carried.

2. **Adjourn:** 6:40 p.m.

11-2-26
**Jeff Nail, Board Chair** **Date**

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