

**CITY OF MOODY
ZONING BOARD OF ADJUSTMENT & APPEALS MEETING
JANUARY 20, 2026
6:00 PM**

- 1. OPEN:**
- 2. ROLL CALL**
- 3. APPROVE MEETING MINUTES FROM NOVEMBER 18TH, 2025.**
- 4. PUBLIC HEARING- RAY BALES, PROJECT MANAGER WITH RAYZER SHARP FLIPS LLC REQUEST A VARIANCE FOR R-2 AREA & DIMENSIONAL REGULATIONS REGARDING MINIMUM LOT SIZE, FOR A RESIDENCE ON A PROPERTY LOCATED AT 1610 PARK AVENUE AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID # 25-08-34-0-002-002.000 CURRENTLY ZONED AS R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT.**
- 5. PUBLIC HEARING- RAY BALES, PROJECT MANAGER WITH RAYZER SHARP FLIPS LLC REQUEST A VARIANCE FOR R-2 AREA & DIMENSIONAL REGULATIONS REGARDING YARD SETBACKS, FOR A RESIDENCE ON A PROPERTY LOCATED AT 1610 PARK AVENUE AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID # 25-08-34-0-002-002.000 CURRENTLY ZONED AS R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT.**
- 6. PUBLIC HEARING- RAY BALES, PROJECT MANAGER WITH RAYZER SHARP FLIPS LLC REQUEST A VARIANCE FOR R-2 AREA & DIMENSIONAL REGULATIONS REGARDING MINIMUM FLOOR SQUARE FOOTAGE AREA, FOR A RESIDENCE ON A PROPERTY LOCATED AT 1610 PARK AVENUE AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID # 25-08-34-0-002-002.000 CURRENTLY ZONED AS R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT.**