City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Variance Application

Applicants are advised to read the Board of Adjustment and Variances section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 3/4/25

Applicant or Designee:

Name Matthew Finley
Address P.O. Box 10, Bryant
Phone 501-606-1300
Email Address: Stuart@finleyandcompany.com

Project Location:

Property Address Hurricane Lake Rd. Bryant, AR 72022
Parcel Number 840-12022-000
Zoning Classification _____

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)
PT SW SE, E OF RD 2024-022069
Township 01 South, Range 14 West, Section 20

Description of Variance Request (Attach any necessary drawings or images)
For encroachment into front BSL of Lot 2. All 4 lots will have porches and this structure will look bad from the street if variance is denied.

Proposed Use of Property Residential

Application Checklist

Requirements for Submission

- ☐ Letter Stating Request and outlining the variance that is requested
- ☐ Completed Variance Application
- ☐ Submit Variance Application Fee ($40.00 for Lot and Block Description, $125.00 for Metes and Bounds descriptions)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies of the Site Plan showing:
  - Specific area(s) on site requesting Variance
  - Location, Size of buildings and use of land or improvements
  - Location and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing landscaping
  - Scale, North Arrow, Vicinity Map

Once the application has been filed, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will be placed on the agenda for application acceptance.

Note: that this is not an exhaustive guideline regarding the Board of Adjustment. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a variance request at the site of _____(address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.