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: 05.05.2025

Applicant or Designee:

Name Richardson Engineering

Address 325 W. South St, Benton, AR 72015

Phone 501.315.7225

Email Address: charlotte@richcardson-engrs.com

Project Location:

Property Address 515 N. Reynolds Rd
Bryant, AR 72022

Parcel Number 840-14339-000

Zoning Classification C-2

Property Owner (If different from Applicant):

Name LM South Investments - Jamey South

Phone 501.847.3038

Address 515 N. Reynolds Rd, Bryant

Email Address jamey.south.dd9b@statefarm.com

Additional Information:

Legal Description (Attach description if necessary)

See attached

Description of Variance Request (Attach any necessary drawings or images)

Variance on rear setback to waive the 3x normal setback for a commercial zone abutting a residential zone. Property is zoned C-2 and adjoining property is zoned R-2. We are requesting to keep the standard 25' rear setback per the C-2 setback requirements. Please see the attached site plan.

Proposed Use of Property Storage Building

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 Charlotte Crone, 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, June 9th, 2025 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 515 N. Reynolds Rd, Bryant, Saline County (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.

AFFP
Notice of Public Hearing A pub

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE } SS

, being duly sworn, says:

That she is Lisa McElrath of the The Saline Courier, a daily newspaper of general circulation, printed and published in Benton, Saline County, Arkansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

May 14, 2025

Notice of Public Hearing

A public hearing will be held on Monday, June 9th, 2025, 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 515 North Reynolds Road, Bryant, AR 72022. 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

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Lisa McElrath

Subscribed to and sworn to me this 14th day of May 2025.

Rhonda Overbey, Notary, Saline County, Arkansas

My commission expires: January 29, 2033

01119213 00187427

Eric Richardson
Richardson Engineering (28)
325 W South
Benton, AR 72015

RHONDA OVERBEY
Notary Public - Arkansas
Saline County
Commission # 12721758
My Commission Expires Jan 29, 2033