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

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit 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: 10-03-2025

Applicant or Designee:

Name DAVID & NENEISE MOULIN
Address 4015 RORDWOOD CIRCLE
BRYANT, AR. 72022
Phone 501-951-2732
Email: NMOULIN@YAHOO.COM

Project Location:

Property Address 4015 RORDWOOD CIRCLE
BRYANT, AR. 72022
Parcel Number 840-11500-092
Zoning Classification RESIDENTIAL

Property Owner (If different from Applicant):

Name
Phone
Address SAME
Email Address

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach Legal Description to Application)
WESTPOINTE NORTH PH II 92/ 2012-90103

Current Use of Property PRIMARY RESIDENCE

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)
REPLACEMENT OF COVERED BUILDING FOR USE AS A POOL HOUSE.

Application Checklist

Requirements for Submission

- ☑ Letter stating request of Conditional Use and reasoning for request
- ☑ Completed Conditional Use Permit Application
- ☑ Submit Conditional Use Permit Application Fee ($125)
- ☑ Submit Copy of completed Public Notice [Attachment 1]
- ☑ Submit one (1) copy of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

- ☐ Public Notice Requirements: **NOTE: Failure to provide notice in the following manners shall require delay of the public hearing until notice has been properly made.**

  - 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. A copy of the public notice is provided on last page of application. [Attachment 1] Once published, the proof of publication must be provided to the Planning and 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 the public hearing.** One (1) sign is required for every two hundred (200) feet of street frontage.

Once the application is received, 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 then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

READ CAREFULLY BEFORE SIGNING

I David L Hawkins, 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 City Codes and that it is my responsibility to obtain all necessary permits required.

David and Deneise Moulin
4015 Robinwood Circle
Bryant, Arkansas 72022

September 30, 2025

City of Bryant, Arkansas
Planning and Development
210 SW 3rd Street
Bryant, Arkansas 72022

RE: Conditional Use Permit Application

Good Day,

We are respectfully requesting approval of a Conditional Use Permit for a replacement covered building on our primary residence property. The previous covered deck has been completely removed, and the replacement structure for the most part, is in place. We have approximately $23k in purchased building materials, an additional $5k in roof structure that was built off site, and $1800 in specialized labor (plumbing rough-in). I genuinely believed that replacing an existing structure would not be an issue...however, I am now painfully aware that a permit was needed.

The intended use will be as a pool house, and the location is contained within a fenced corner area of our backyard. There is no egress into any of the neighboring properties and access into our backyard is through a lockable front gate. There was an existing covered deck in the same location. This project started out being a repair to the existing structure by replacing rotten boards. Then this turned into a rebuild due to deterioration of the wood structure. The frame is 2" x 8" treated lumber on 6" x 6" treated posted cemented into ground at original post locations. The roof will be metal and match the house color for aesthetics. The walls will be non-structural in nature and would be installed between the 6" x 6" posts, outside painted to match house. This request includes provisions for a small half bathroom and electrical. There is existing electrical service to the building.

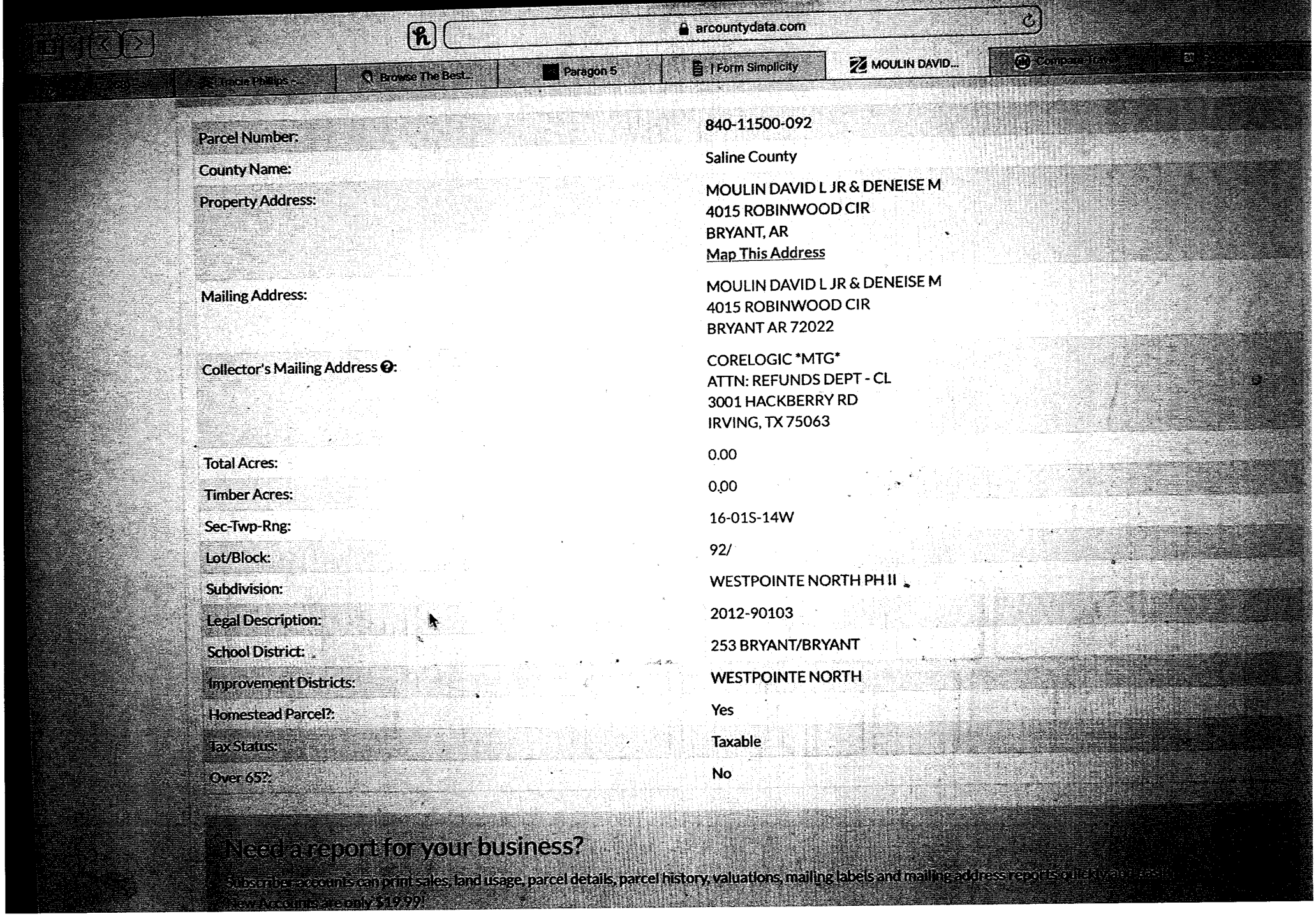
Thank You in Advance,

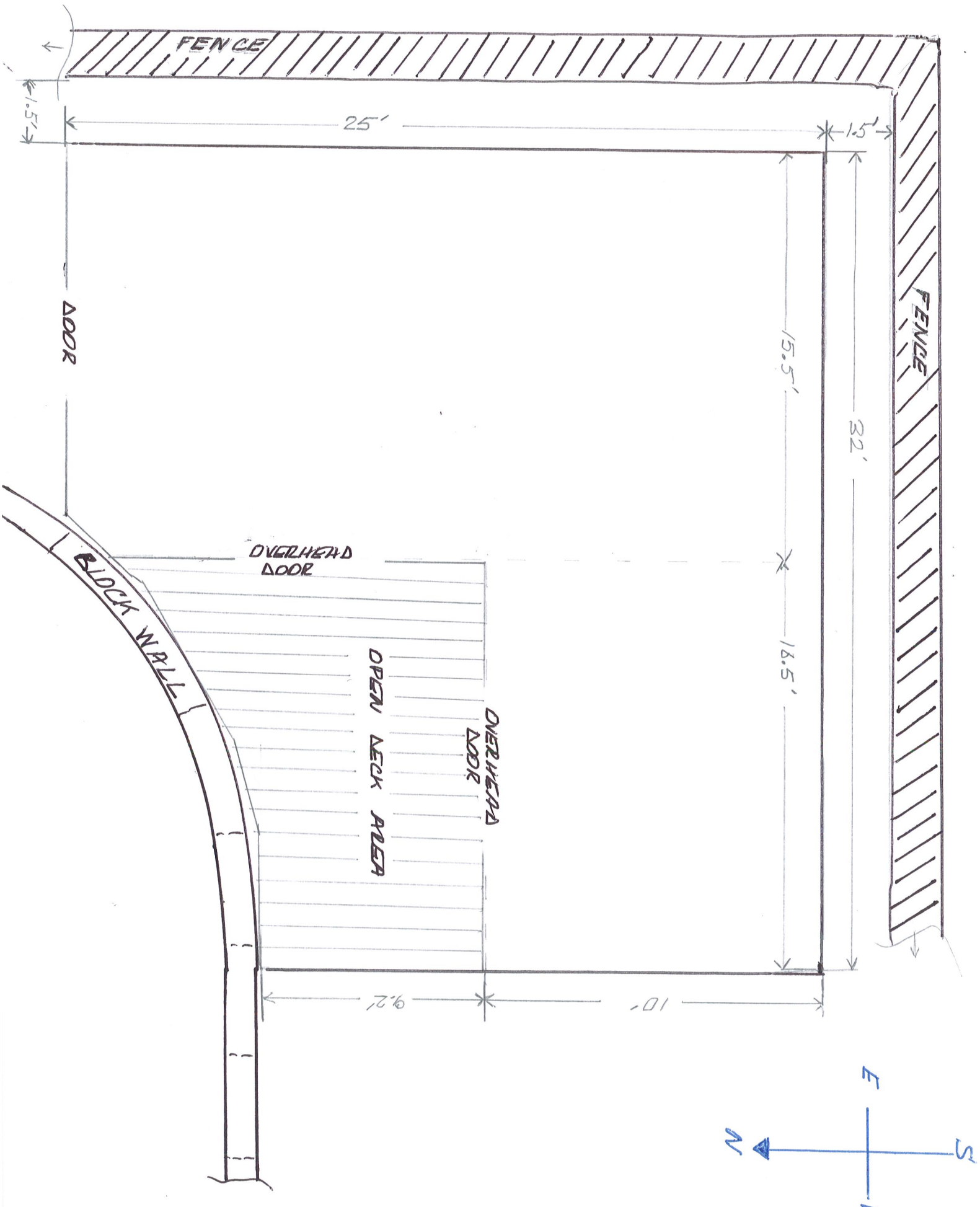
David L. Moulin

[Attachment 1]
SAMPLE NEWSPAPER NOTICE - This notice is to be run in the legal notices section of the Saline Courier no less than fifteen (15) days prior to the public hearing.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City of Bryant, AR Planning Commission on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, for the purpose of public comment on the application for DAVID L. MOULTON (your name) to obtain a Conditional Use for the purpose of COMPLETION OF A POOL HOUSE IN BACKYARD - CORNER OF PROPERTY (SE) (use requested) within a _____(current zoning) zone at the site of 4015 ROBINWOOD CIRCLE BRYANT, ARKANSAS 72022 (address). A legal description of this property can be obtained by contacting the Bryant Planning and Development Department at 501-943-0488.


arcountydata.com
Tracie Phillips -...
Browse The Best...
Paragon 5
| Form Simplicity
MOULIN DAVID...
Compass Travel
Parcel Number:
840-11500-092
County Name:
Saline County
Property Address:
MOULIN DAVID L JR & DENEISE M
4015 ROBINWOOD CIR
BRYANT, AR
Map This Address
Mailing Address:
MOULIN DAVID L JR & DENEISE M
4015 ROBINWOOD CIR
BRYANT AR 72022
Collector's Mailing Address:
CORELOGIC *MTG*
ATTN: REFUNDS DEPT - CL
3001 HACKBERRY RD
IRVING, TX 75063
Total Acres:
0.00
Timber Acres:
0.00
Sec-Twp-Rng:
16-01S-14W
Lot/Block:
92/
Subdivision:
WESTPOINTE NORTH PH II
Legal Description:
2012-90103
School District:
253 BRYANT/BRYANT
Improvement Districts:
WESTPOINTE NORTH
Homestead Parcel?:
Yes
Tax Status:
Taxable
Over 65?:
No
Need a report for your business?
Subscriber accounts can print sales, land usage, parcel details, parcel history, valuations, mailing labels and mailing address reports quickly and easily.
New Accounts are only $19.99!


FENCE
1.5'
25'
1.5'
FENCE
32'
15.5'
18.5'
DOOR
OVERHEAD DOOR
BLOCK WALL
OPEN DECK AREA
OVERHEAD DOOR
9.2'
10'
E
N
S
W



