HOPE
CONSULTING
ENGINEERS - SURVEYORS

December 21, 2022

City of Bryant Board of Zoning Adjustments
210 Southwest Third St., Bryant, AR 72022

Dear Board Members,

We would like to request a variance for Lot 18, Coral Ridge Subdivision in Bryant, on behalf of the owner Oltman's Development, Inc. We would like to request that the front setback be reduced to 12' and the rear setback be reduce to 20'.

Thank you for your consideration in this matter.

Sincerely,

Jonathan Hope

129 North Main St. Benton, Arkansas 72015
www.hopeconsulting.com
(P) 501-315-2626
(F) 501-315-0024

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: 12/21/22

Applicant or Designee:

Name JONATHAN HOPE
Address 129 N. MAIN ST., BENTON
Phone 501-315-2626
Email Address: JONATHAN@HOPECONSULTING.COM

Project Location:

Property Address LOT 18 CORAL RIDGE DR. BRYANT, AR.
Parcel Number LOT 18
Zoning Classification R-2

Property Owner (If different from Applicant):

Name OLTMAN'S DEVELOPMENT, INC.
Phone
Address 1930 N. REYNOLDS RD. UNIT 1P, BRYANT
Email Address JEREMIAH.OLTMANS@CRYE-LEIKE.COM

Additional Information:

Legal Description (Attach description if necessary)

LOT 18, CORAL RIDGE, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

REDUCTION OF FRONT SETBACK TO 12' AND THE REAR SETBACK TO 20'

Proposed Use of Property R-2

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.

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

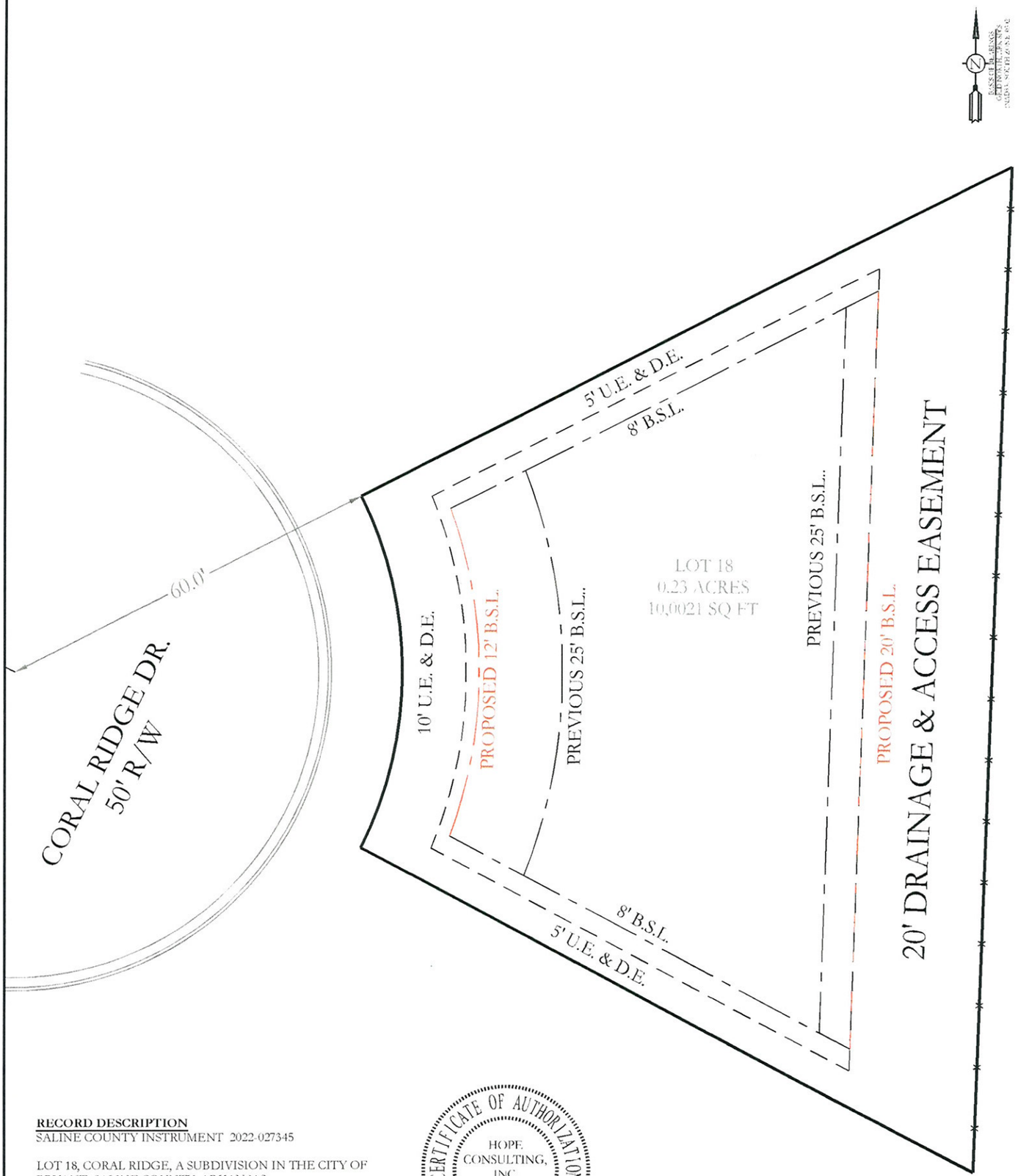
This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

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22-LOT18RE
Drawing No.

811 Know what's below. Call before you dig.



RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-027345

LOT 18, CORAL RIDGE, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

20' 10' 0 20'

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER

ORIGINAL SIGNATURE ON FILE

By affixing my seal and signature, I, Corbitt Shoffner, PS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E , dated: 06/05/2022.

For the Exclusive Use and Benefit of:

Oltman's Development, Inc.
Address Lot 18 Coral Ridge Dr.
Bryant, AR
Date 12/21/2022

500	01S	14W	0	07	130	62	1664

LEGEND
- Computed Point
- Found monument
- Set 1/2" Rebar #1664
(M) - Measured
(D/P) - Record

Drawn By MD
Checked By WCS