RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

February 7, 2023

City of Bryant
Attn: Mr. Rick Johnson, Chairman Board of Zoning Adjustment
210 SW 3rd Street
Bryant, AR 72022

Re: Letter of Request for Variance Application for Shady Pine Plaza, Bryant, Arkansas

Dear Mr. Johnson:

Please accept this letter as a request for approval of the Variance Requests for Shady Pine Plaza, located in Bryant, Arkansas. We are requesting 2 Variances.

Side setback variance from 15' to 10' to the East.
Rear setback variance from 25' to 15' to the North.

Developer's Information:
Alan Schrader
Schrader Homes
P.O. Box 824
Bryant, AR 72089
clientservices@schraderhomes.com
(501) 847-1940

Engineer's Information:
Eric Richardson, P.E.
Richardson Engineering, PLLC
P.O. Box 192
Benton AR, 72018
Eric@Richardson-engrs.com
(501) 315-7225

Sincerely,

Alan Schrader

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: February 7, 2023

Applicant or Designee:

Name Alan Schrader

Address 123 N. East Street, Benton 72019

Phone (501) 847-1940

Email Address: clientservices@schraderhomes.com

Project Location:

Property Address 2228 Shady Pine Drive
Bryant, AR 72019

Parcel Number 840-12028-000

Zoning Classification C-2

Property Owner (If different from Applicant):

Name Jones Family Trust

Phone (501) 563-6326

Address 5903 Worth Avenue, Bryant 72019

Email Address

Additional Information:

Legal Description (Attach description if necessary)

Attached

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

Attached

Proposed Use of Property Commercial Retail

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, March 13, 2023 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 2228 Shady Pine Drive, Bryant, AR 72019 (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.