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: 3/21/23

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 1 CORAL RIDGE DR. BRYANT, AR.
Parcel Number LOT 1
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 1, CORAL RIDGE, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

REDUCTION OF REAR SETBACK TO 22' AND SIDE SETBACK TO 7'.

Proposed Use of Property R-2

HOPE
CONSULTING
ENGINEERS - SURVEYORS

March 20, 2023

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 1, Coral Ridge Subdivision in Bryant, on behalf of the owner Oltman's Development, Inc. We would like to request that the rear setback be reduced to 22' and the sideset back be reduced to 7'.

Thank you for your consideration in this matter.

Sincerely,

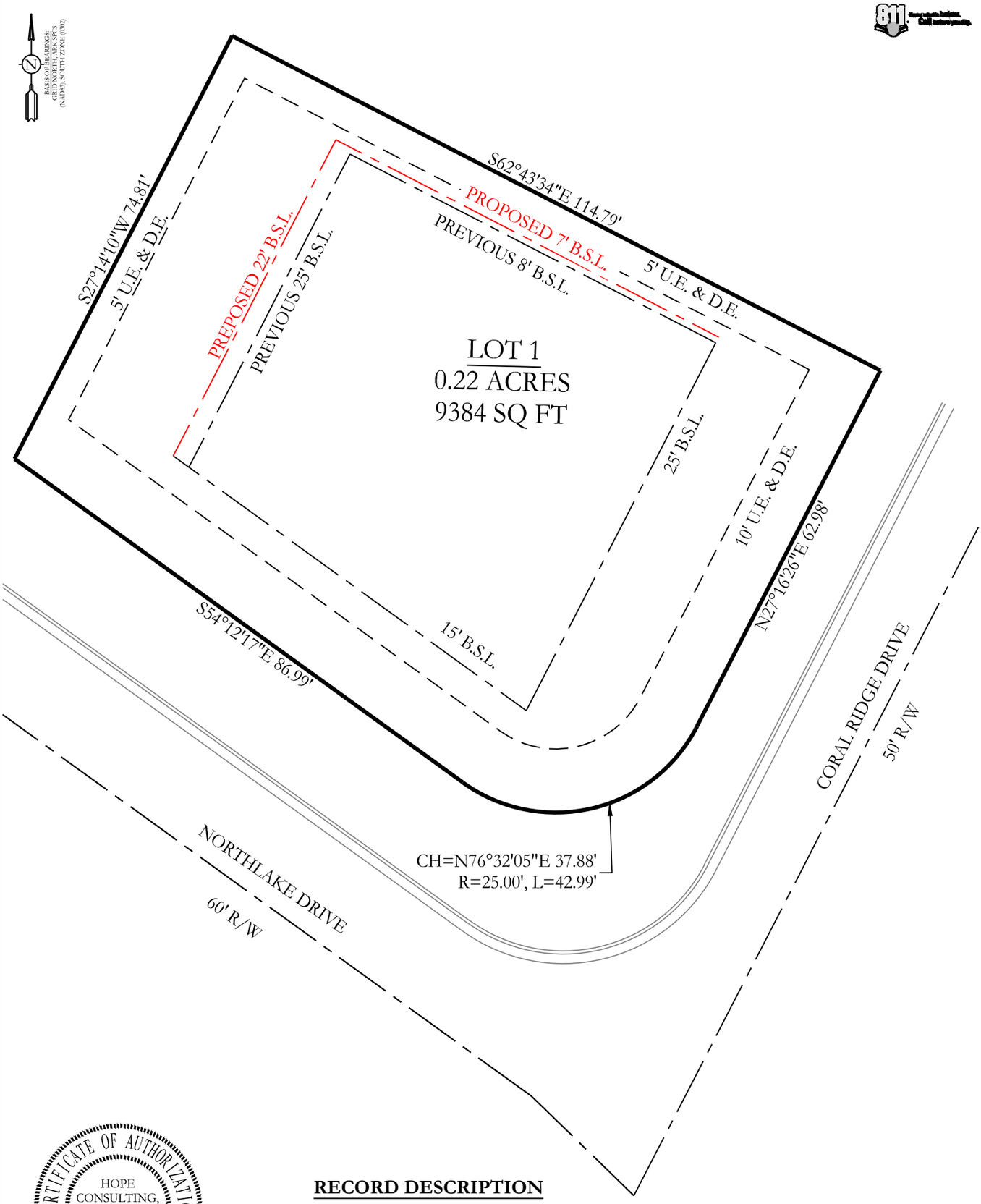
Jonathan Hope

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

HOPE CONSULTING
ENGINEERS • SURVEYORS

129 N. Main Street, Benton, Arkansas 72015
Ph. (501) 315-2626 Fax (501)315-0024
www.HopeConsulting.com

23-0221
Drawing No.



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

RECORD DESCRIPTION

LOT 1, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

By affixing my seal and signature, I, Jonathan Hope, PS No. 1762, 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: 06/05/2020.

For the Exclusive Use and Benefit of:
Oltman's Development Inc.

Address Coral Ridge Dr.
Bryant, AR
Date DATE

500	01S	14W	0	07	130	62	1664

20' 10' 0 20'

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

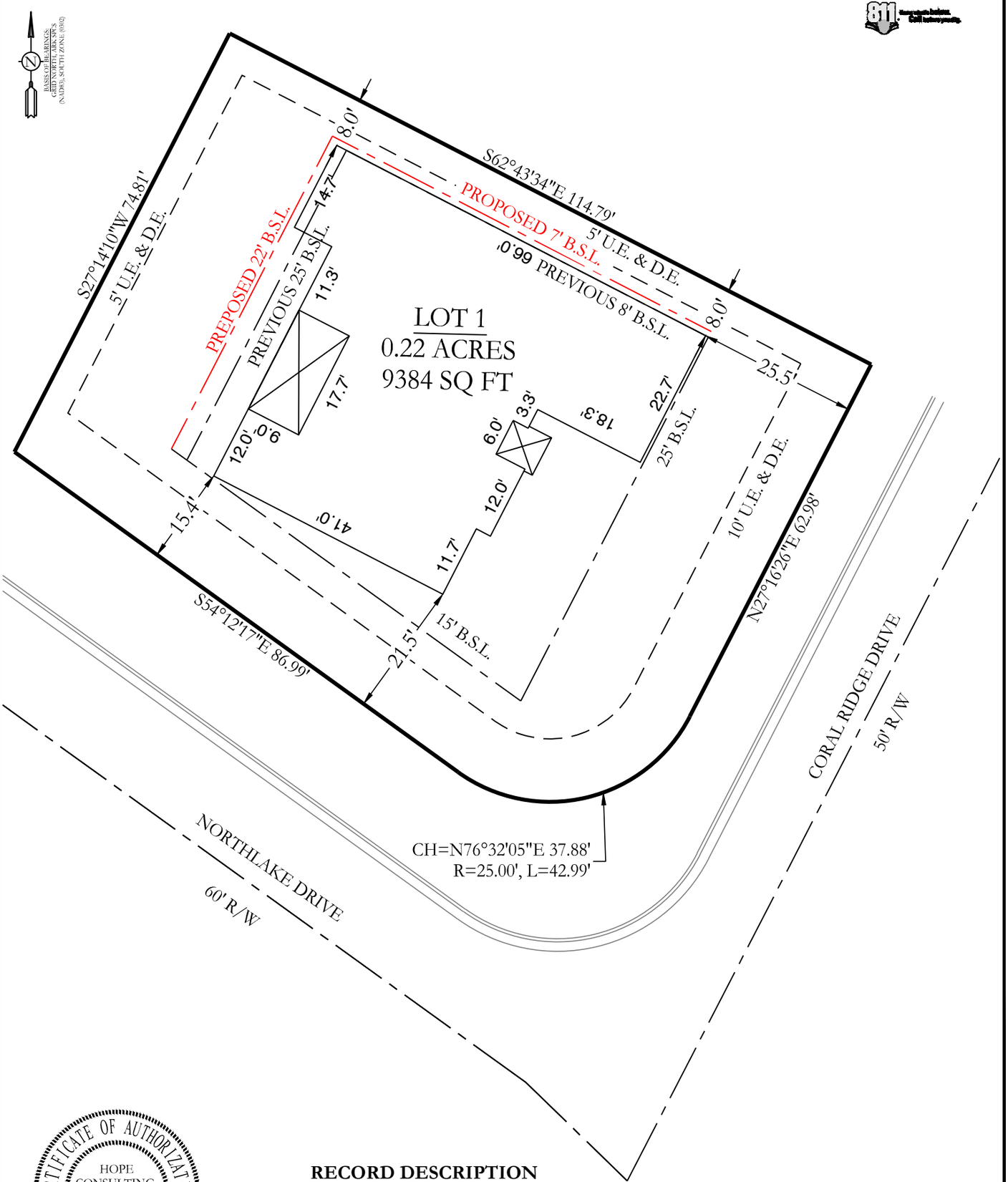
Drawn By MD
Checked By WCS

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