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 24 CORAL RIDGE DR. BRYANT, AR.
Parcel Number LOT 24
Zoning Classification R-2

Property Owner (If different from Applicant):

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

Additional Information:

Legal Description (Attach description if necessary)

LOT 24, 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 10.5'

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 24, 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 10.5'.

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

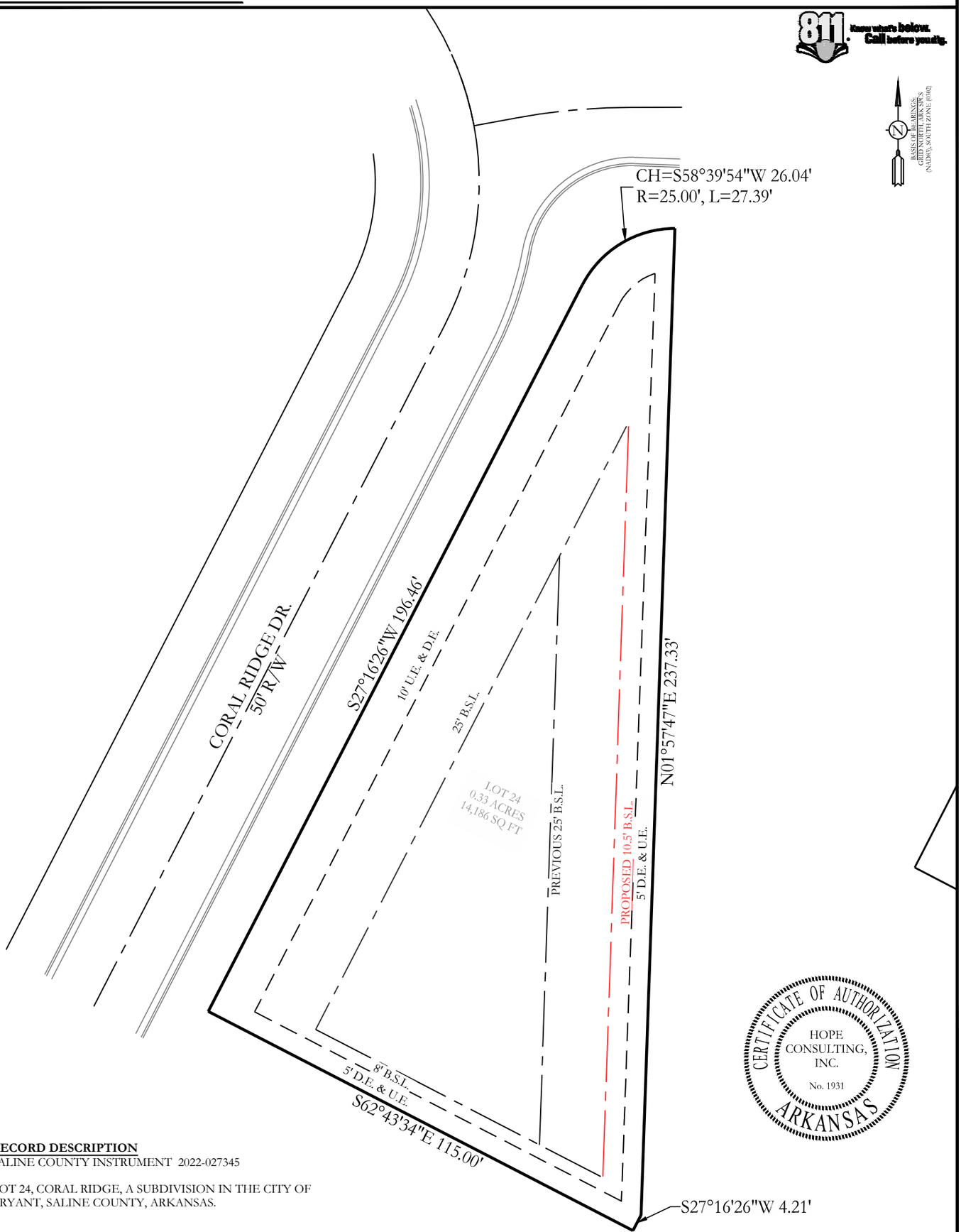
HOPE CONSULTING
ENGINEERS - SURVEYORS

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

22-LOT24RE
Drawing No.

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

BASIS OF BEARINGS:
GRID NORTH, ARKANSAS
(NAD83), SOUTH ZONE (0302)



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

RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-027345

LOT 24, CORAL RIDGE, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

30' 15' 0 30'

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

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 24 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

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