City of Bryant, Arkansas
Community 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: June 13, 2023

Applicant or Designee:

Name William Gray
Address 307 SW 4th Street Bryant, AR 72022
Phone 501-425-8975
Email Address: billsrg@gmail.com

Project Location:

Property Address 307 SW 4th Street Bryant, AR 72022
Parcel Number 840-15969-000
Zoning Classification Residental

Property Owner (If different from Applicant):

Name SAME
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)
See Attached

Description of Conditional Use Request (Attach any necessary drawings or images)
To build another bay on my shop. Letter, photos and drawing Attached. Site Plan Attached.

Proposed/Current Use of Property Residential

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
- ☐ 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 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.

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.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I William H Gray, 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.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, July 10, 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 conditional use request at the site of 307 SW 4th Street, Bryant, AR 72022 (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.

June 13, 2023

William (Bill) Gray
307 SW 4th Steet
Bryant, AR 72022

Letter Stating Request of Conditional Use Permit and Reason for Request

To Whom it May Concern,

I am requesting approval of my Conditional Use Permit to allow me to get a building permit and to complete my add on bay to my shop. I have a 30' x 40' shop in my back yard that I keep and work on my old cars. I built the shop 9 years ago and just recently bought another car. I thought I would add another 15' X 44' bay onto the existing shop and without thinking, I got to work. I am retired and am doing the work myself. I have the slab and framing completed and was ready to put the metal on. The new bay will match the existing shop. I have attached pictures of my shop and the new bay.

I have talked to my neighbor on the west side, Joe Casey, and he has no problem with my add on. Him and I are very good friends and he comes over or I go over to his place. First Southern Church is directly behind me and I have talked to the Pastor, Peter Cunningham, and the Youth Pastor, Seth Alkire, and they have no problem with the add on. I have a privacy fence that hides most of the shop and backyard. I keep the yard well maintained and looking good.

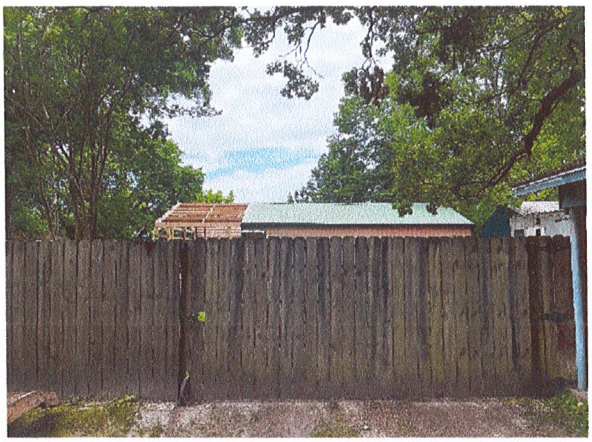
Thank You,

William H. Gray

William Gray

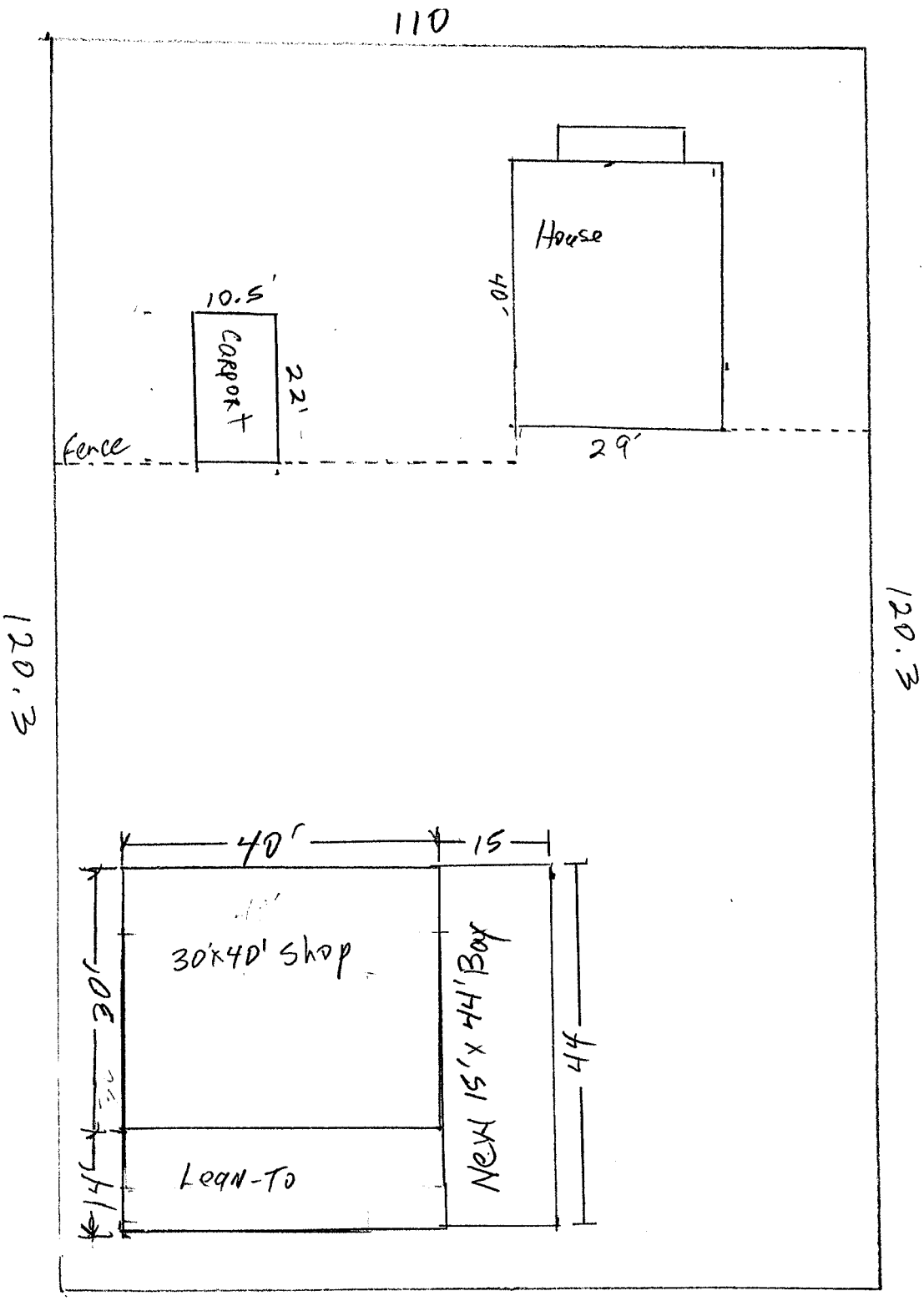
PICTURES OF SHOP AND ADD-ON BAY



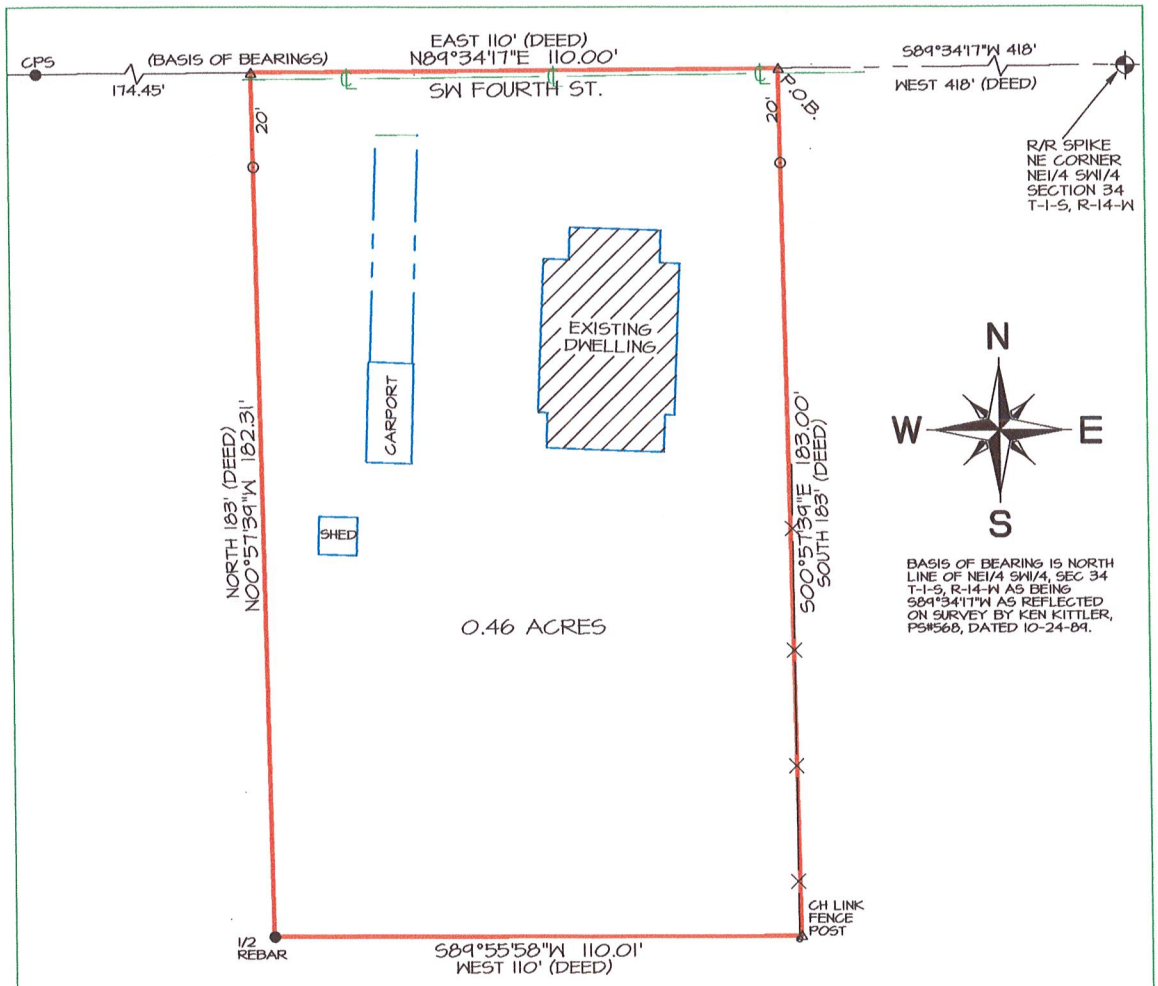








307 SW 4th Street
William Gray



RECORD DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 34, T-1-S, R-14-W, SALINE COUTNY, ARKANSAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NE1/4 OF SW1/4 THAT IS 418 FEET WEST OF THE NORTHEAST CORNER THEREOF AND FROM SAID POINT RUN THENCE SOUTH 183 FEET; THENCE WEST 110 FEET; THENCE NORTH 183 FEET TO THE NORTH LINE OF SAID NE1/4 OF SW1/4; RUN THENCE EAST ALONG THE NORTH LINE THEREOF 110 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF AUTHORIZATION
REAL ESTATE SERVICES OF SALINE COUNTY INC.
No. 2023
ARKANSAS SURVEYOR

LEGEND
⊙ SET #5 BAR/CAP
● EXISTING MON.
△ CALC. POINT
—X— FENCE

DATE: 8-12-13
GRAPHIC SCALE 1"=30'
0 30 60 90

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1141
KERRY D LANE

DRAWING NO. 090-13	REAL ESTATE SERVICES OF SALINE COUNTY, INC. 501-315-8866	
REVISIONS BY	FOR USE AND BENEFIT OF:	DRAWN BY
DATE	WILLIAM GRAY	CHECKED BY
		APPROVED BY
	1200 FERGUSON DR., SUITE 5, BENTON, AR., 72015	
	500-015-14W-0-34-310-62-1141	

14 026576

Document Filed for Record
In BK 2014 PG 24572
APR 21 2014
at 1:34 am/pm
Dennis Milligan, Circuit Clerk
By [illegible] DC

SEAL OF CIRCUIT COURT SALINE COUNTY, AR

Basis of Bearing is based on Survey by Kerry D. Lane PLS# 1141 Dated : 08-12-13

S 89°55'58" W
418.09 FT

RR SPIKE
NE CORNER
NE 1/4, SW 1/4,
SECTION 34,
T-1-S, R-14-W

L1

FOUND 5/8" REBAR WITH CAP# 1141

Legal Description

Part of the Northeast Quarter of the Southwest Quarter, Section 34, Township 1 South, Range 14 West, Saline County, Arkansas. Described as follows: Commencing at the Northeast Corner of the Northeast Quarter of the Southwest Quarter, thence South 89°34'50" West along the North Line of said Northeast Quarter of the Southwest Quarter for 418.09 Feet; Thence South 00°59'07" East for 183.03 Feet to the Point of Beginning; Thence South 00°57'58" East for 17.31 Feet to a Set 5/8 Inch Rebar and Cap PLS# 1740; Thence South 89°40'43" West for 109.99 Feet to a Set 5/8 Inch Rebar and Cap PLS# 1740; Thence North 00° 58'27" West For 17.8 Feet to a Found 1/2" Rebar; Thence North 89° 55' 58" East for 110 Feet to the Point of Beginning. Containing 0.04 Acres more or less

S 00°59'07" E
183.03 FT

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

(Basis of Bearing)
N 89°55'58" E 110.00 FT

FOUND 1/2" REBAR

1930.98 sq. ft 0.04 Acres

L3

L2

Sewer line

Fence Corner Bears
S 38°32'45" W 1.00 FT
From Property Corner

SET 5/8" REBAR WITH CAP# 1740

S 89°40'43" W 109.99 FT

SET 5/8" REBAR WITH CAP# 1740

DATE: 03-18-14

NUMBER	DIRECTION	DISTANCE
L1	S 00°59'01" E	20.05 FT
L2	S 00°57'58" E	17.31 FT
L3	N 00°58'27" W	17.80 FT

30 0 30 60

Scale: 1" = 30'

LEGEND
- ● - FOUND MONUMENT
- ⊙ - SET #5 REBAR/CAP #1740
- △ - COMPUTED POINT
- ⊕ - CONTROLLING CORNER
- ✕ - FENCE

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

RASBURRY SURVEYING
308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

FOR USE AND BENEFIT OF:

BILL GRAY

PROPERTY ADDRESS:
SW FOURTH ST
BRYANT, AR 72022

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1740
SIGNATURE
JOHN A. LANE

FILE: C\DRAWINGS\1S-14W\S 34\BILL GRAY | DRAWN BY:JAL

STATE CODE:500-01S-14W-0-34-310-62-1740 | CHECKED BY:JAL


840-00717-000
840-00716-000
840-00724-000
840-00723-000
840-00722-000
840-00730-000
840-00720-000
840-00721-000
PINE
840-00725-000
Post Properties
840-00726-000
S VINE
840-00731-000
SW 4
SW 4
SW 4
840-05047-000
T1S-R14W-S34
840-05048-000
Linda Casey
840-05049-000
840-15969-000
Williams Gray
840-15970-000
Charles Quinn 0.35
840-15964-000
0.20 AC
840-15969-001
Brad House
840-1596
Cole
840-15965-001
840-1597
First Southern Bapts Church
840-15972-001
840-15972-003
840-03048-000
840-03049-000