#0888

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: 7/11/24

Applicant or Designee:

Name Donald Whitfield
Address 19 Tanglewood Dr
Phone 501-993-6869
Email Address: dwcpa@att.net

Project Location:

Property Address 19 Tanglewood Dr
Bryant, AR 72022
Parcel Number 840-09527-000
Zoning Classification R-E

Property Owner (If different from Applicant):

Name Same
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Pt. Lot 19 Tanglewood Acres Sub.

Description of Conditional Use Request (Attach any necessary drawings or images)

Allow construction of a 26'x24' Building and allow existing storage building of 12'x16' + 12'x12' to Remain. See Attached Letter.

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 _____, 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, August 12th, 2024 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 19 Tanglewood Drive, Bryant, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Lance Penfield
Chairman of Planning Commission
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.

Donald Whitfield
19 Tanglewood Drive
Bryant, AR 72022

July 11, 2024

City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Variance

The purpose of this letter is to ask for a variance to construct a 26' x 24' storage building at 19 Tanglewood Drive in Bryant, Arkansas and to allow the existing storage buildings of 12' x 16' and 12' x 12' to remain.

Based on the total square footage of my home which is 2,542, the maximum building of 25% of the total square footage would be 635. The new building would be 624 square feet. The square footage currently in the two existing buildings combined is 336 square feet. The total square footage after construction would be 960 square feet. The variance I am requesting would be to allow for an additional 325 square feet on my property which is .82 acres.

Le me know if you have any questions or need additional information.

Thank you,

Sincerely,

Donald Whitfield

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0488, Comdev@cityofbryant.com

General – Permit Application

Please complete both pages of this application and submit to the City of Bryant Permitting office, located at the address above.

Completed applications can also be scanned and emailed to Comdev@cityofbryant.com.

Date: 7-10-24

Permit Type:

_____ Electrical Permit	_____ Remodel Permit	_____ Burn Permit
_____ Plumbing Permit	_____ Demolition Permit	_____ Site Clearance Permit
_____ Mechanical Permit	✓ Accessory Building Permit	_____ Mobile Home Permit

Other if not listed above _____

Contractor Information:

Contractor/Owner Donald Whitfield

Physical Address of Business 19 Tangle Wood Dr.

City, State, Zip code Bryant, AR.

Mailing Address (If different from Above) Same

City, State, Zip code _____

Email Address dwcpa@att.net

Business Phone _____ Cell Phone 501-993-6869 Fax _____

Project Information:

Project Address/Location Same

Project Cost _____ Commercial or Residential? residential

Square footage (If Applicable) _____

If new addition, will foam insulation be used? No ✓ Yes ____ If "Yes", provide technical evaluation report on foam insulation type, and a copy of installer's certification. (Attach to application when submitted)

Additional Project Information 26' wide X 24' deep accessory Building