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: July 8, 2024

Applicant or Designee:

Name Scott Smith, Smith Associates Architects

Address 2701 Kavanaugh Blvd, Suite 208 Little Rock, AR 72205

Phone 501-614-8822

Email Address: scott@smithassociatespa.com

Project Location:

Property Address 611 Providence Drive, Bryant, Arkansas

Parcel Number 840-11420-000

Zoning Classification R-2

Property Owner (If different from Applicant):

Name Robert and Laurine Burdett

Phone 501-519-3177

Address 611 Providence Drive, Bryant, AR 72202

Email Address midarkroofing@comcast.net

Additional Information:

Legal Description (Attach description if necessary)

Lot 20, Westpointe Addition to the City of Bryant, Saline County, Arkansas

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

Increase lot coverage from 25% to 30.1%

Proposed Use of Property Owner-occupied single family residence

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, August 12, 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 variance request at the site of 611 Providence Drive, Bryant, Arkansas (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.

Smith Associates
Architects, P.A.

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Little Rock, AR 72205
(501) 614-8822
FAX (501) 614-8826
www.smithassociatespa.com

July 8, 2024

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant
210 SW 3rd St
Bryant, AR 72022

Re: 611 Providence Drive
Bryant, Arkansas

Mr. Johnson,

Enclosed please find a Variance Application and several drawings for a proposed addition to the above referenced address. The requested variance is for an increase in lot coverage from 25% to 30.1%. No other variances are requested.

The lot is not as deep (121.0') as a typical lot, and is the basis for the requested variance. As an example, if this lot had a more typical depth of 140.0', the lot would contain 21,520 SF and the proposed lot coverage would only be 25.5%.

Let me know if you need any additional information at this time.

Cordially,
Smith Associates Architects, PA



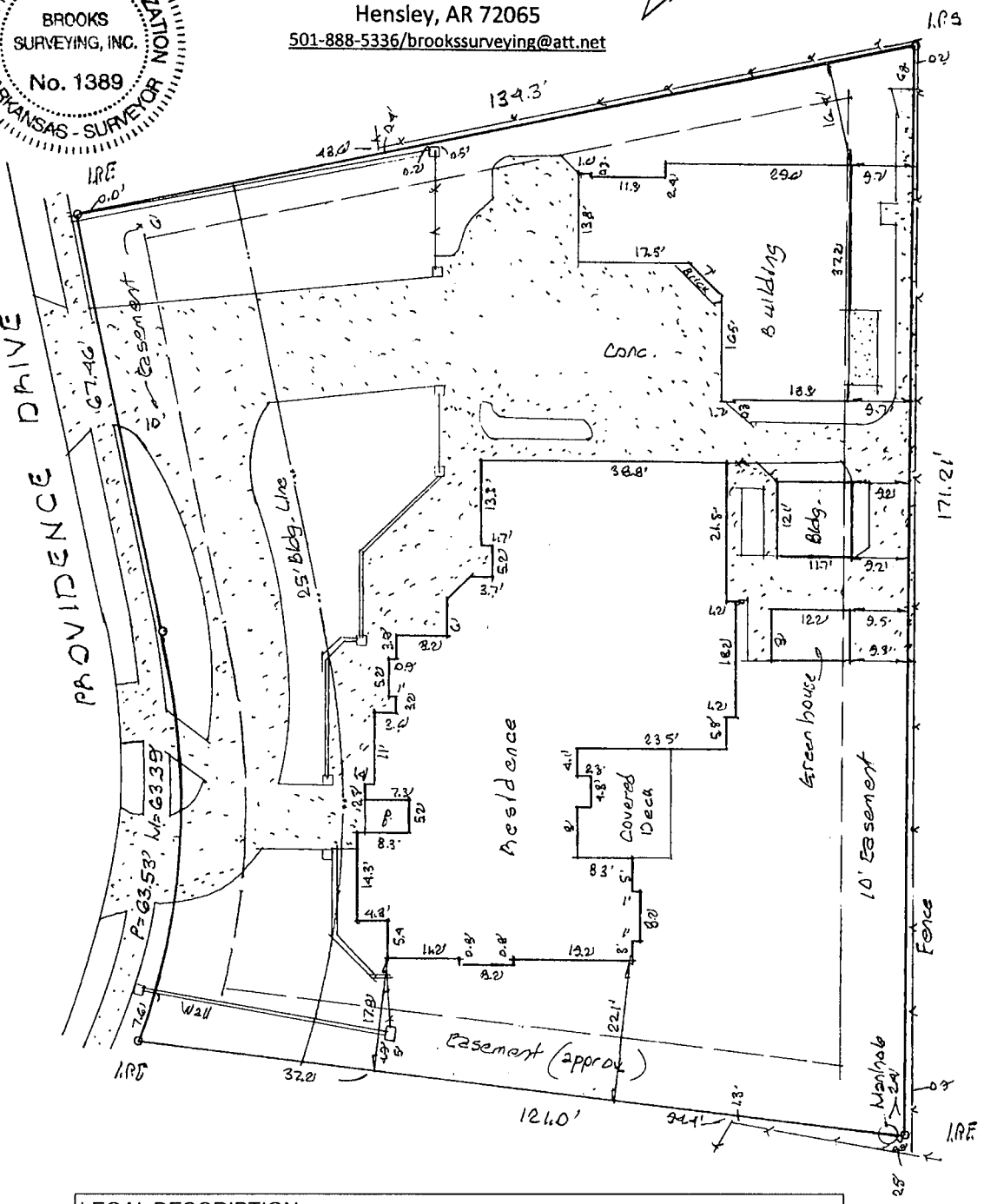
Scott Smith, AIA

enclosure

Cc: Robert and Laurine Burdett

BROOKS SURVEYING, INC.
20820 Arch Street Pike
Hensley, AR 72065
501-888-5336/brookssurveying@att.net

CERTIFICATE OF AUTHORIZATION
BROOKS SURVEYING, INC.
No. 1389
ARKANSAS - SURVEYOR NOTION



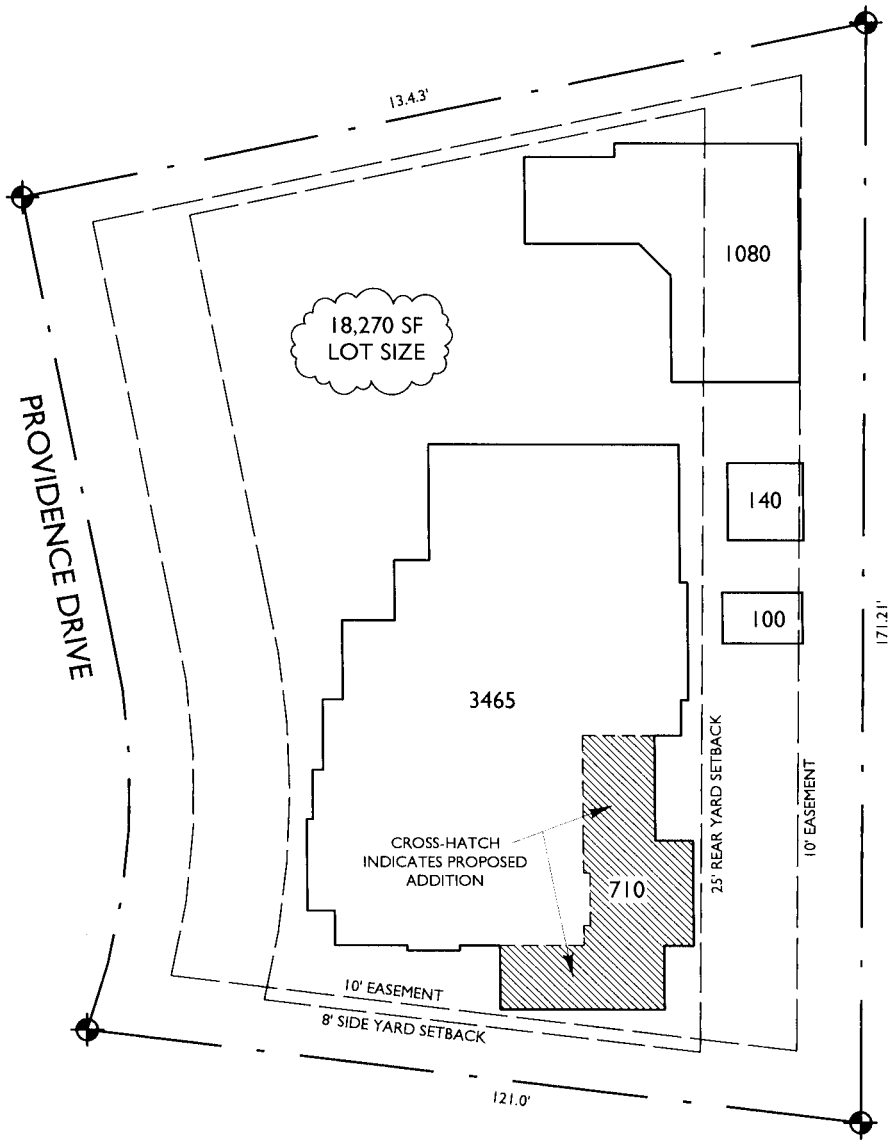
LEGAL DESCRIPTION

Lot 20, WESTPOINTE ADDITION to the City of Bryant, Saline County, Arkansas.

Date of Survey:	May 17, 2024
Scale:	1" = 20'
Property Address:	611 Providence Drive
For Use & Benefit of:	Robert A. Burdett, Laurine Burdett

REGISTERED
STATE OF ARKANSAS
NO. 13899
SIGNATURE
5-17-24
TIMOTHY C. COLE
PROFESSIONAL LAND SURVEYOR

This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. **THIS SURVEY IS CERTIFIED TO AND LIMITED TO THE PARTIES SHOWN HEREON.**



EXISTING PRINCIPAL STRUCTURE	3465
ACCESSORY STRUCTURES	1320
EXISTING LOT COVERAGE	4785 (26.2%)

EXISTING PRINCIPAL STRUCTURE	3465
ACCESSORY STRUCTURES	1320
PROPOSED ADDITION	710
PROPOSED LOT COVERAGE	5495 (30.1%)

July 8, 2024

611 Providence Drive
Bryant, Arkansas

NORTH

SITE PLAN

0 30 60

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NORTH

EXISTING PLAN

0 8 16 32

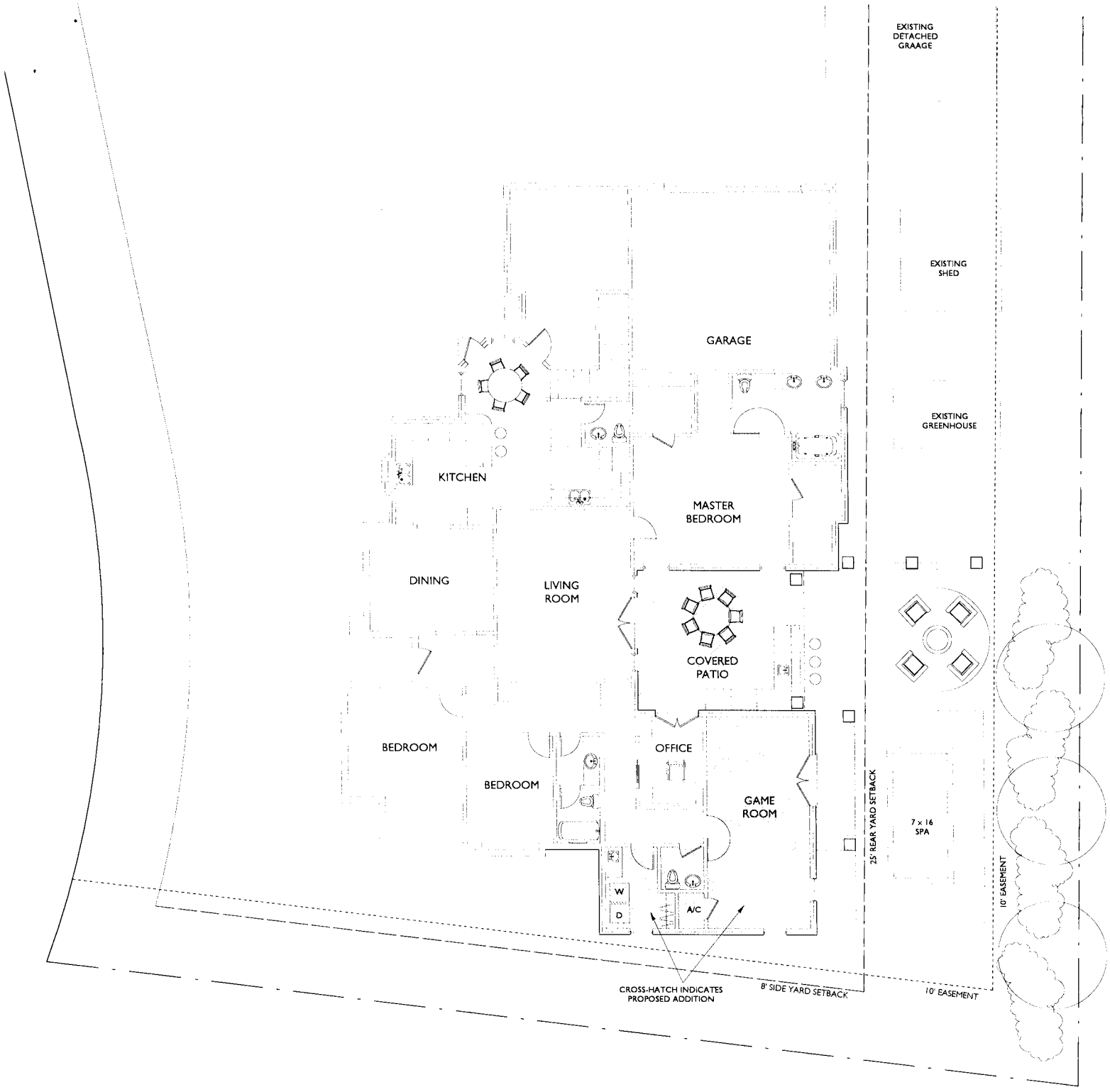
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NORTH

PROPOSED PLAN

0 8 16 32

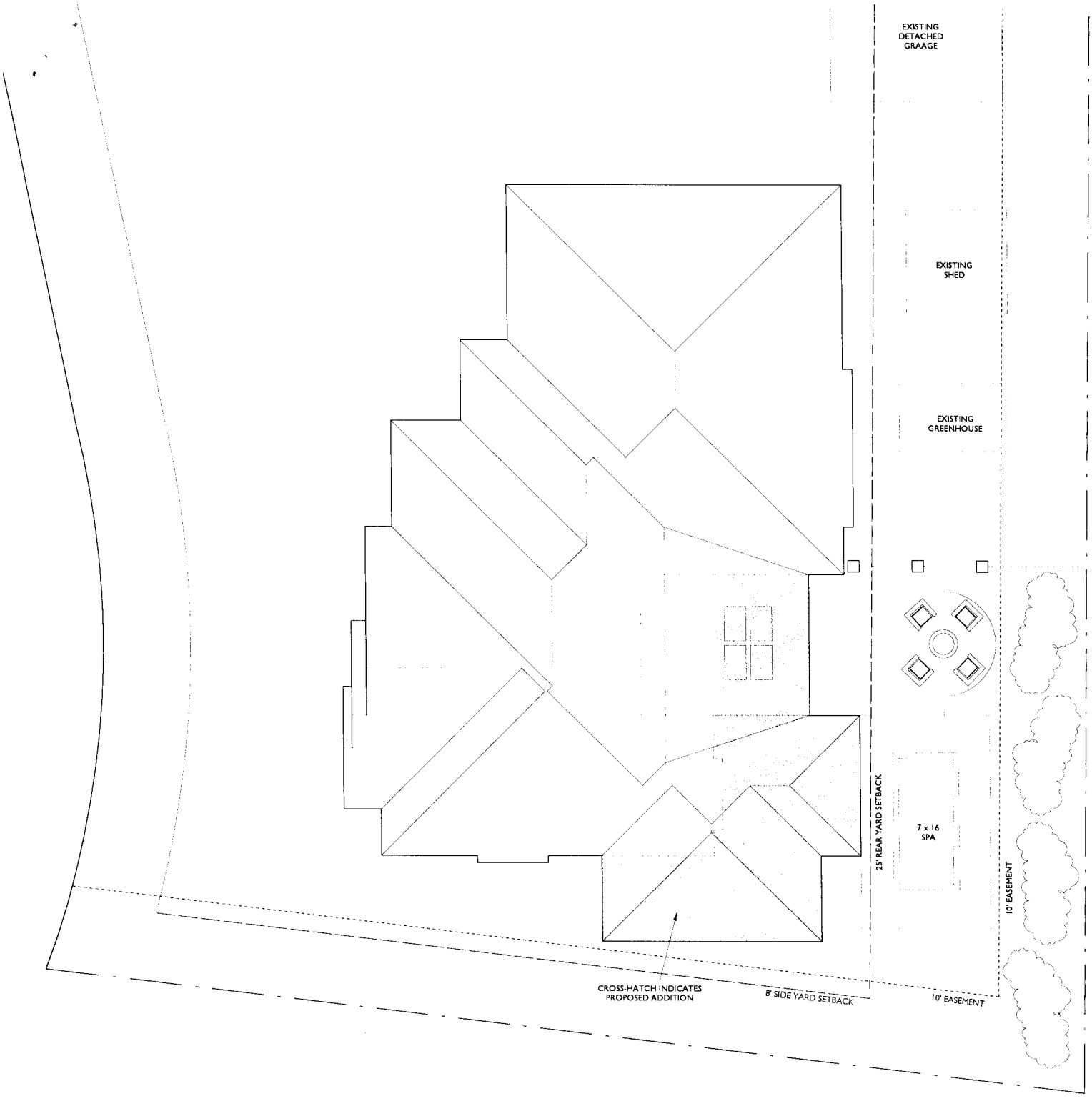
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NORTH

ROOF PLAN

0 8 16 32

July 8, 2024

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