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: 8-8-2024

Applicant or Designee:

Name Curtis & Karen Kirkham
Address 3108 Glennbrook St
Phone 501 993 7372
Email Address: KKirkham5@gmail.com

Project Location:

Property Address 3108 Glennbrook St Bryant, AR 72022
Parcel Number _____
Zoning Classification Residential

Property Owner (If different from Applicant):

Name _____
Phone 501-351-2410 - Curtis
Address _____
Email Address CEKirkham3@gmail.com - Curtis

Additional Information:

Legal Description (Attach description if necessary)
Lots 8, 9, 9 10 Block 3 Sherwood Estates a subdivision of Saline County, Arkansas

Description of Conditional Use Request (Attach any necessary drawings or images) — Accessory Dwelling Unit
Add plumbing so Father-in-law w/ dementia can live with us & we can take care of him so we do not have to put in a nursing home.

Proposed/Current Use of Property Storage - tool shop

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, September 9th, 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 3108 Glennbrook St. 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.

August 8, 2024

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

RE: Conditional Use Permit Application
Curtis & Karen Kirkham
3108 Glennbrook Street
Bryant, AR 72022

Dear Community Development Committee:

We are Curtis and Karen Kirkham and we reside at the above-referenced address. We are applying for a Conditional Use Permit for the extra building on our property. We obtained this property from Curtis's mother, Ruby Barnaby, who passed away Marh 11, 2023. She purchased this property in 1997 and the structure was already on the property. It already has siding, windows, a door, new roof and electricity. We need to add plumbing, new sheetrock, paint, flooring, a bathroom and kitchenette to make this an in-law suite for Curtis' father, who has beginning dementia. He does not smoke and we will not be putting a stove or oven in this structure, so fire risk will be minimal.

We already take care of my mother, who is in late-stage dementia and has been totally bedridden since March of 2020. We also take care of our two grandchildren ages 12 and 10. Their mother abandoned them when they were 4 and 2. They are here everyday after school when it is in session, throughout the summer and a lot of weekends. Our house is pretty full, which is why we need to convert this building to make room for "Pop". He is still ambulatory and needs his privacy.

We do not want to put our parents in a nursing home. We choose to care for them ourselves. Converting this building would be an ideal place for Pop to stay and to be cared for properly. Please allow us to make this a comfortable place for Pop to live out his days at home with his family.

Thank you for your time and consideration in this matter and we look forward to hearing from you soon.

Sincerely

Curtis & Karen Kirkham

Curtis and Karen Kirkham