



Bryant Board of Zoning Adjustment Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: May 08, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. **Board of Zoning Adjustment Meeting Minutes 4/10/2023**
 - [Bryant Board of Zoning and Adjustment Minutes 04-10-2023.pdf](#)

Announcements

DRC Report

2. Coral Ridge Subdivision - Lot 1 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 22' and Side Setback from 8' to 7' - Recommended Approval

3. Coral Ridge Subdivision - Lot 7 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 23' - Recommended Approval

4. Coral Ridge Subdivision - Lot 11 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 7' - No Recommendation, Suggestion to submit updated Plot Plan showing new proposal on setbacks

5. Coral Ridge Subdivision - Lot 15 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 23' and 13' - No Recommendation

6. Coral Ridge Subdivision - Lot 16 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 10' and Front Setback from 25' to 20' - No Recommendation

7. Coral Ridge Subdivision - Lot 24 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 10.5' - No Recommendation

8. Coral Ridge Subdivision - Lot 28 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 8' - Recommended Approval

Public Hearing

9. Coral Ridge Subdivision - Lot 1 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 22' and Side Setback from 8' to 7'

- [LOT 1 VAR-PACKET CORAL RIDGE.pdf](#)

10. Coral Ridge Subdivision - Lot 7 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 23'

- [LOT 7 VAR-PACKET CORAL RIDGE.pdf](#)

11. Coral Ridge Subdivision - Lot 11 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 7'

- [LOT 11 VAR-PACKET CORAL RIDGE.pdf](#)

12. Coral Ridge Subdivision - Lot 15 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 23' and 13'

- [23-0245 PP LOT 15 CORAL RIDGE with proposed variance .pdf](#)
- [LOT 15 VAR-PACKET CORAL RIDGE \(1\).pdf](#)

13. Coral Ridge Subdivision - Lot 16 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 10' and Front Setback from 25' to 20'

- [REVISED Var lots 16 coral ridge-LOT 16 VAR-SETBACK.pdf](#)
- [LOT 16 VAR-PACKET CORAL RIDGE.pdf](#)
- [REVISED Var lots 16 coral ridge-LOT 16 VAR-WITHHOUSE.pdf](#)

14. Coral Ridge Subdivision - Lot 24 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 10.5'

- [LOT 24 VAR- PACKET CORAL RIDGE \(1\).pdf](#)
- [LOT 24 VAR- PACKET CORAL RIDGE.pdf](#)

15. Coral Ridge Subdivision - Lot 28 - Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 8'

- [LOT 28 VAR-PACKET CORAL RIDGE.pdf](#)

Old Business

New Business

Adjournments



Bryant Board of Zoning and Adjustment Meeting Minutes

Monday, April 10th, 2023

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Penfield, Edwards, Arey, Johnson, Hooten, Burgess, Erwin
- Commissioners Absent: Statton

APPROVAL OF MINUTES

1. *Motion to approve minutes for Bryant Board of Zoning and Adjustment Meeting on March 13th, 2023 made by Commissioner Burgess and Seconded by Commissioner Penfield. Voice Vote. 7 yays and 0 nays. Statton Absent*

PUBLIC HEARING

2. **Butler Center – 1109 N Reynolds Road** – Setback Variance
GarNat Engineering - Requesting Approval for Variance on Side Setback from 45' to 25' and Rear setback from 75' to 30'.

After a discussion on the reasoning for the variances on the property, Chairman Johnson asked if there were any members of the public there to speak for or against the Variances. No members of the public in attendance spoke.

With no public comments, Chairman Johnson called for a roll call vote to approve both variances. 7 yays, 0 nays. Statton Absent.

3. **Elite Volleyball Academy – Henry Ave and Christy Ln** – Setback Variance
GarNat Engineering - Requesting Approval for Variance on Rear Setback for portion of property from 75' to 25'.

After a discussion on the reasoning for the variances on the property, Chairman Johnson asked if there were any members of the public there to speak for or against the Variances.

Todd Sellers – Bryant School District – Stated that the School, being directly across the street from the facility, had no concerns on the development.

With no other public comments, Chairman Johnson called for a roll call vote to approve both variances. 7 yays, 0 nays. Statton Absent.

ADJOURNMENT

Commissioner Burgess made motion to adjourn, Seconded by Commissioner Arey. Voice Vote, 7 yays, 0 nays, Statton Absent. Meeting adjourned.

Chairman Rick Johnson

Date

Secretary Tracy Picanco

Date



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:

Project Location:

Name JONATHAN HOPE

Property Address LOT 1 CORAL RIDGE DR.

Address 129 N. MAIN ST., BENTON

BRYANT, AR.

Phone 501-315-2626

Parcel Number LOT 1

Email Address: JONATHAN@IHOPECONSULTING.COM

Zoning Classification R-2

Property Owner (If different from Applicant):

Name OLTMAN'S DEVELOPMENT, INC.

Phone _____

Address 1930 N. REYNOLDS RD., UNIT 1P, BRYANT

Email Address JEREMIAH.OLTMANS@CRVE-LEIKE.COM

Additional Information:

Legal Description (Attach description if necessary)

LOT 1, 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 22' AND
SIDE SETBACK TO 7'.

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 1, 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 22' and the sideset back be reduced to 7'.

Thank you for your consideration in this matter.

Sincerely,

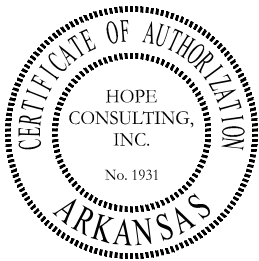
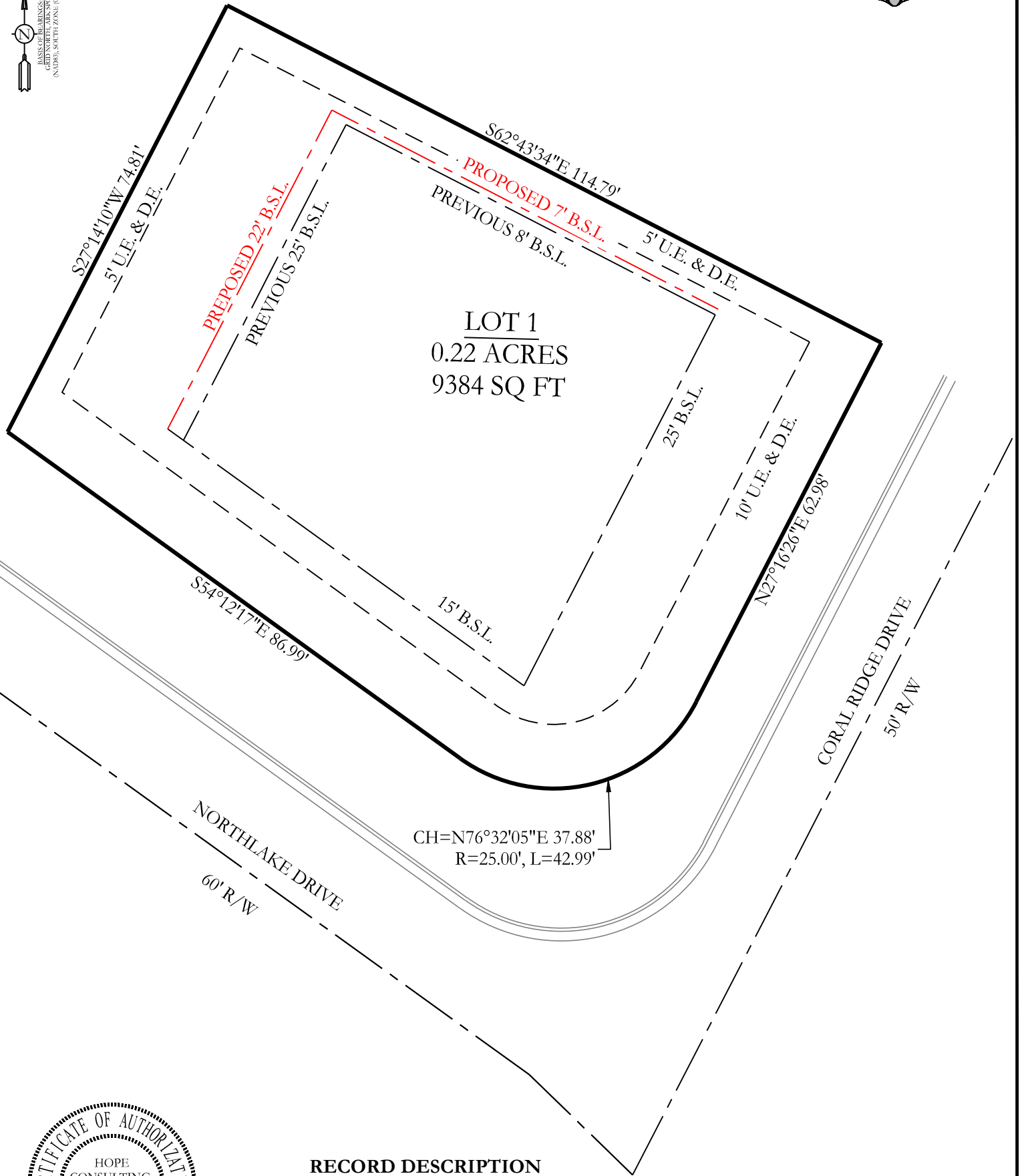
Jonathan Hope

129 North Main St. Benton, Arkansas 72015

www.hopeconsulting.com

(P) 501-315-2626

(F) 501-315-0024



RECORD DESCRIPTION

LOT 1, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

20' 10' 0 20'



By affixing my seal and signature, I, Jonathan Hope, PS No. 1762, 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 legal 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: 06/05/2020.

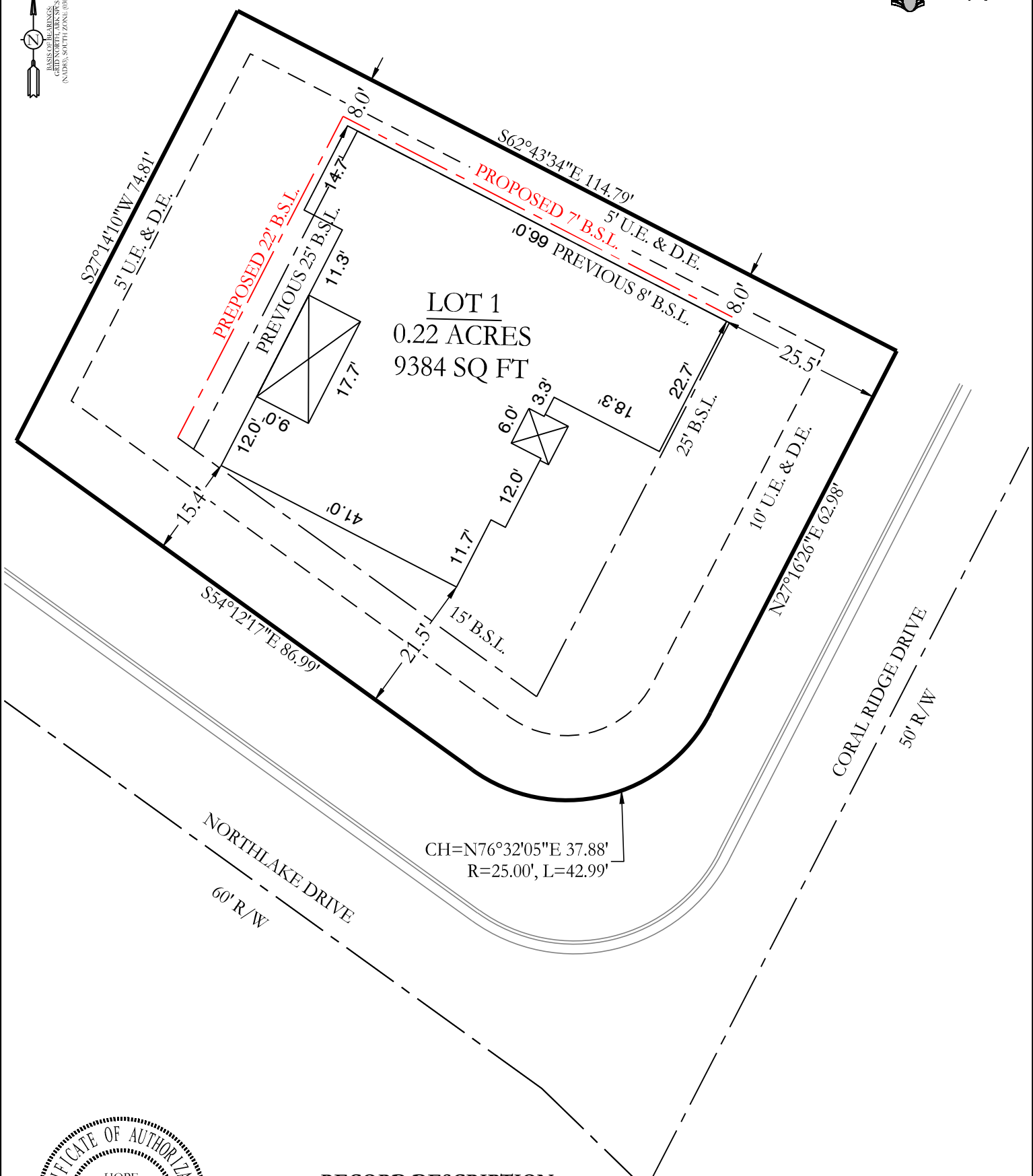
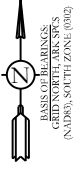
For the Exclusive Use and Benefit of:
Oltman's Development Inc.
 Address Coral Ridge Dr.
Bryant, AR Date DATE

LEGEND

- △ - Computed Point
- - Found monument
- ⊙ - Set 1/2" Rebar #1664
- (M) - Measured
- (D/P) - Record

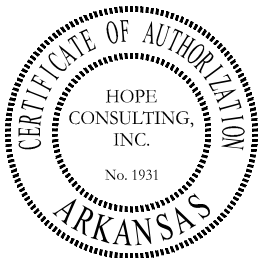
Drawn By MD
 Checked By WCS

500	01S	14W	0	07	130	62	1664
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 Address Coral Ridge Dr.
Bryant, AR Date DATE



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Drawn By MD
 Checked By WCS

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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:

Project Location:

Name JONATHAN HOPE

Property Address LOT 7 CORAL RIDGE DR.

Address 129 N. MAIN ST., BENTON

BRYANT, AR.

Phone 501-315-2626

Parcel Number LOT 7

Email Address: JONATHAN@HOPECONSULTING.COM

Zoning Classification R-2

Property Owner (If different from Applicant):

Name OLTMAN'S DEVELOPMENT, INC.

Phone _____

Address 1930 N. REYNOLDS RD., UNIT 1P, BRYANT

Email Address JEREMIAH.OLTMANS@CRVE-LEIKE.COM

Additional Information:

Legal Description (Attach description if necessary)

LOT 7, 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 23'

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 7, 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 23'.

Thank you for your consideration in this matter.

Sincerely,

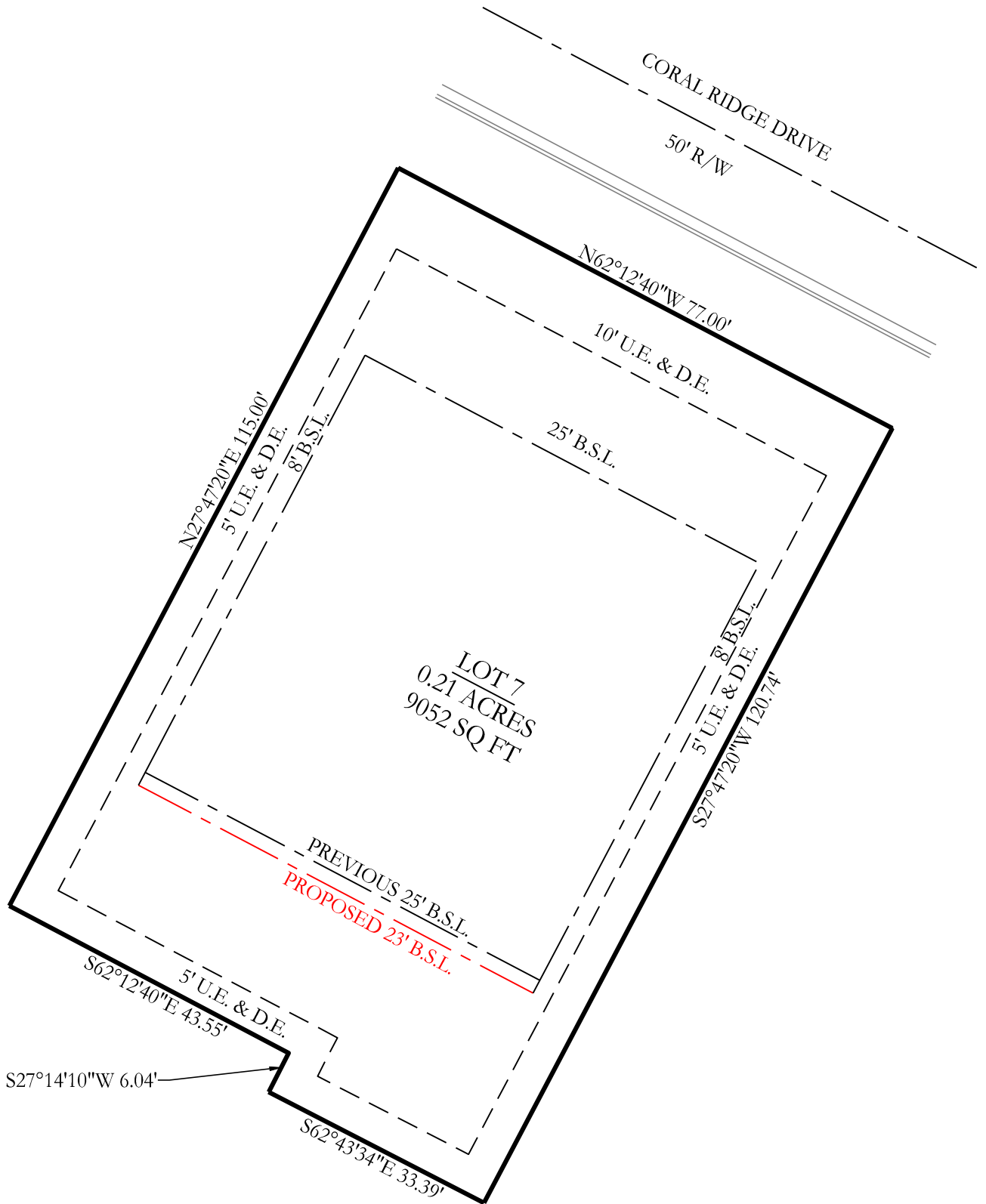
Jonathan Hope

129 North Main St. Benton, Arkansas 72015

www.hopeconsulting.com

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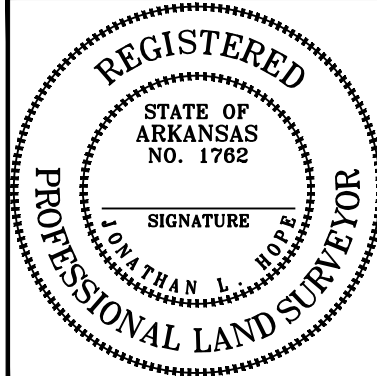
LOT 7
 0.21 ACRES
 9052 SQ FT

PREVIOUS 25' B.S.L.
 PROPOSED 23' B.S.L.



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 For the Exclusive Use and Benefit of:
Oltman's Development Inc.

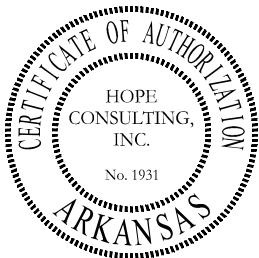
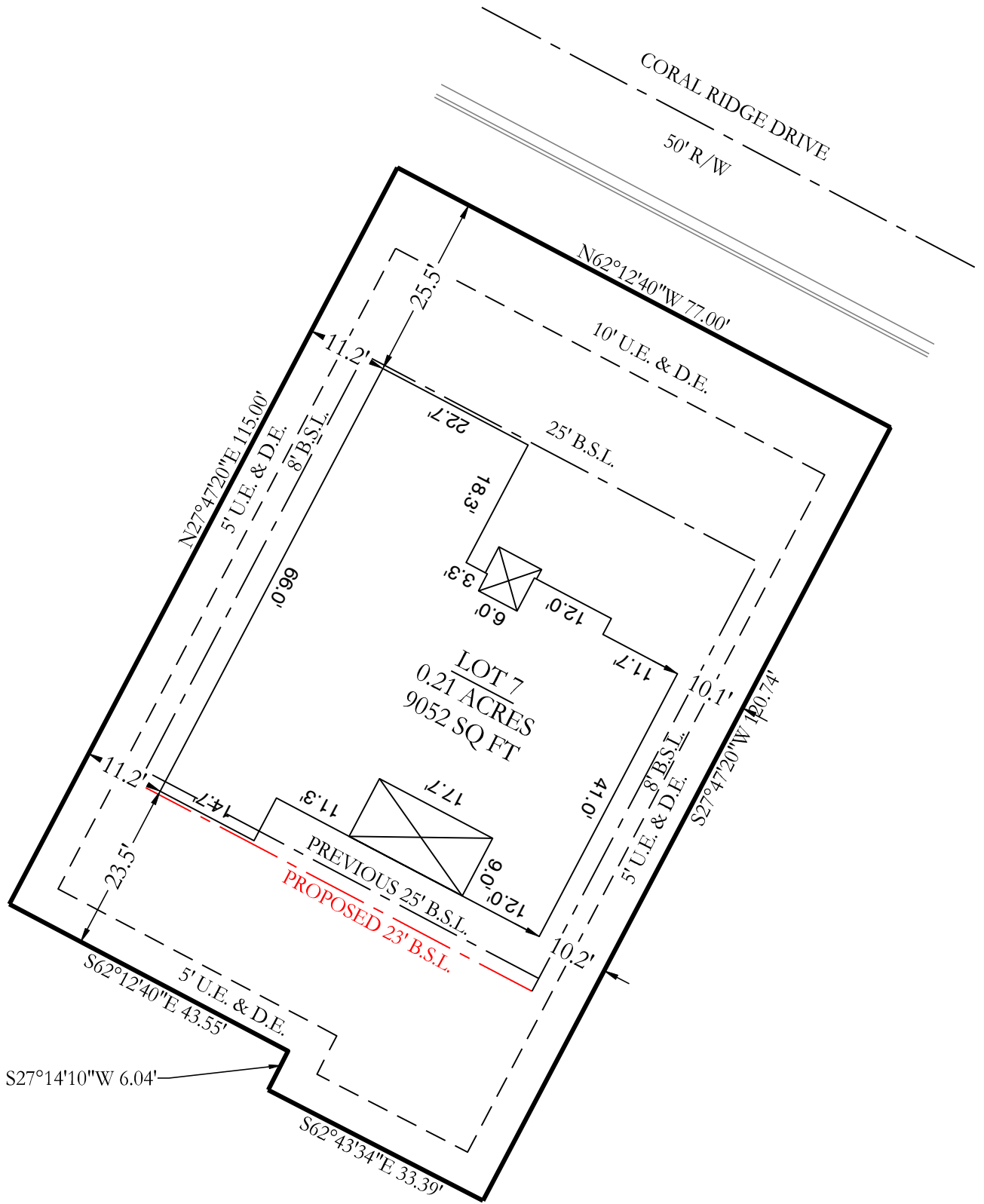
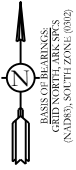
LEGEND

- △ - Computed Point
- - Found monument
- ⊙ - Set 1/2" Rebar #1664
- (M) - Measured
- (D/P) - Record

Address Coral Ridge Dr.
Bryant, AR Date DATE

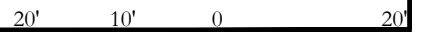
500	01S	14W	0	07	130	62	1664
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Drawn By MD
 Checked By WCS



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For the Exclusive Use and Benefit of:
 Oltman's Development Inc.
 Address Coral Ridge Dr.
 Bryant, AR Date DATE
 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



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 11 CORAL RIDGE DR.

BRYANT, AR.

Parcel Number LOT 11

Zoning Classification R-2

Property Owner (If different from Applicant):

Name OLTMAN'S DEVELOPMENT, INC.

Phone _____

Address 1930 N. REYNOLDS RD., UNIT 1P, BRYANT

Email Address JEREMIAH.OLTMANS@CRVE-LEIKE.COM

Additional Information:

Legal Description (Attach description if necessary)

LOT 11, CORAL RIDGE, A SUBDIVISION IN THE CITY
OF BRYANT, SALINE COUNTY, ARKANSAS

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

REDUCTION OF REARSET BACK TO 7'

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 11, 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 7'.

Thank you for your consideration in this matter.

Sincerely,

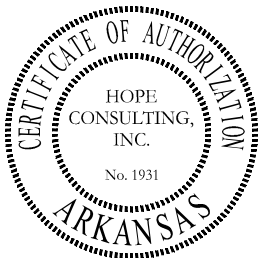
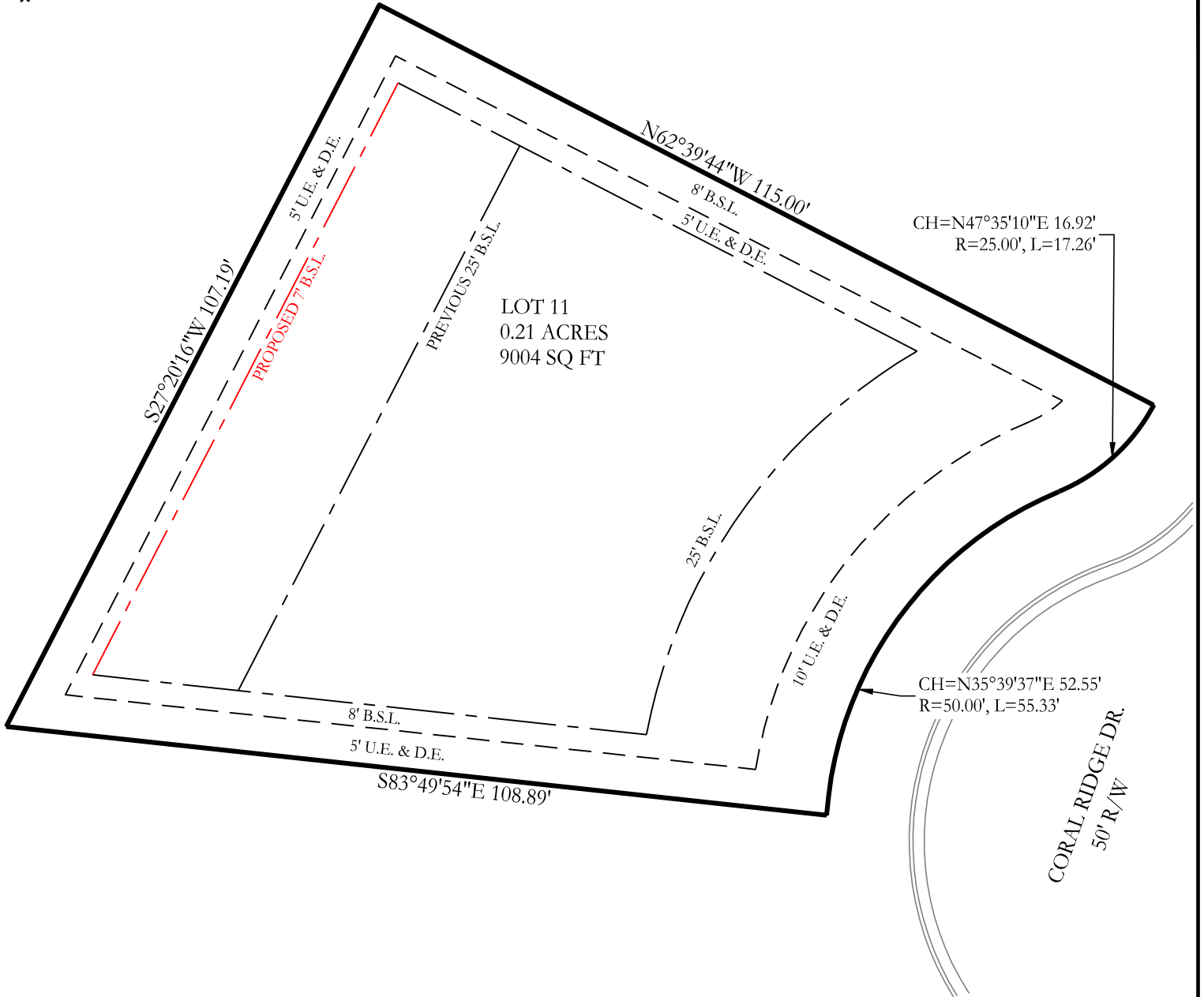
Jonathan Hope

129 North Main St. Benton, Arkansas 72015

www.hopeconsulting.com

(P) 501-315-2626

(F) 501-315-0024



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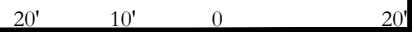
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For the Exclusive Use and Benefit of:
Oltman's Development Inc.

Address Coral Ridge Dr.
Bryant, AR Date DATE

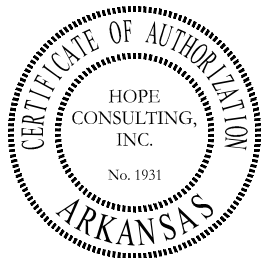
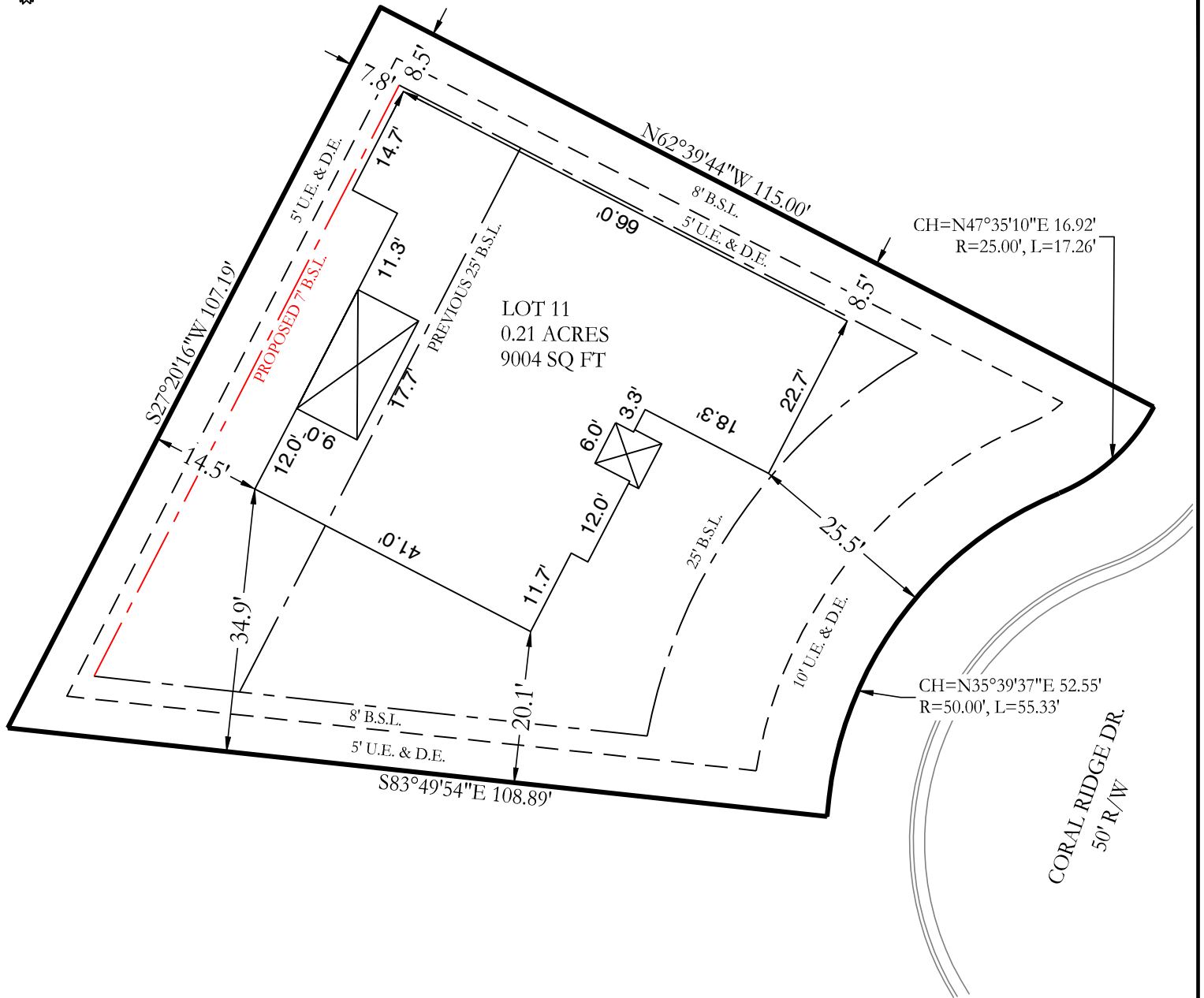
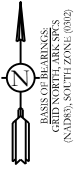
500 01S 14W 0 07 130 62 1664



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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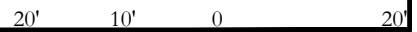
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For the Exclusive Use and Benefit of:
Oltman's Development Inc.

Address Coral Ridge Dr.
Bryant, AR Date DATE

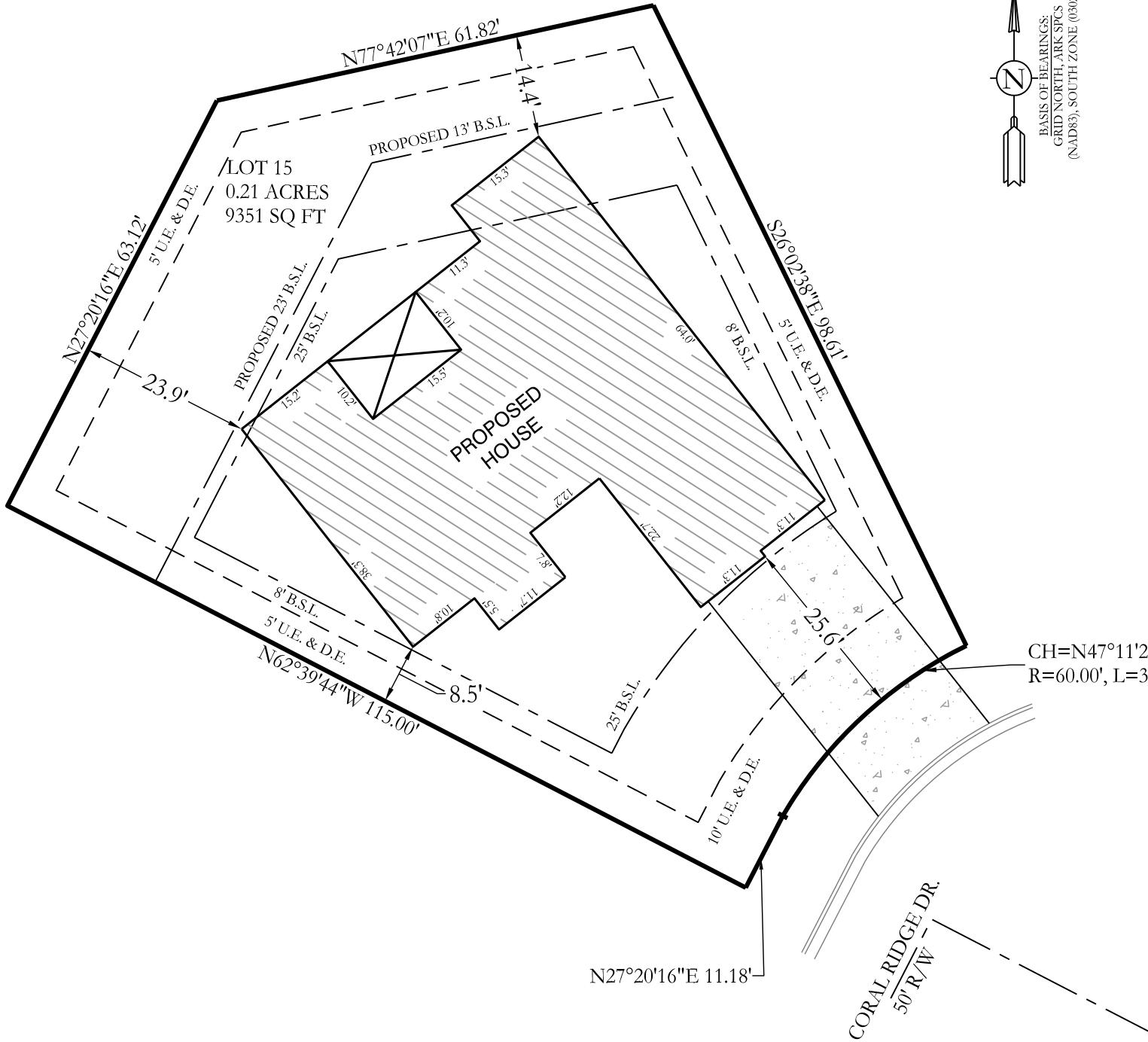
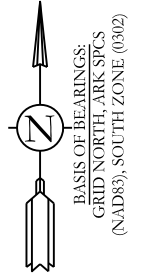
500 01S 14W 0 07 130 62 1664



LEGEND

- Computed Point
- Found monument
- Set 1/2" Rebar #1664
- (M) - Measured
- (D/P) - Record

Drawn By MD
 Checked By WCS



RECORD DESCRIPTION

LOT 15, CORAL RIDGE A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

20' 10' 0 20'



PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E, dated: 06/05/2020.

For the Exclusive Use and Benefit of:

Homes by Ibara

Address 6058 Coral Ridge Dr.
Alexander, AR 72002 Date 03/01/2023

LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Cap #1664
- (M) - Measured
- (P) - Platted
- (R) - Record

Drawn By MD
 Checked By WCS



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: 4/19/2023

Applicant or Designee:

Project Location:

Name JONATHAN HOPE

Property Address LOT 15 CORAL RIDGE DR.

Address 129 N. MAIN ST., BENTON

BRYANT, AR.

Phone 501-315-2626

Parcel Number LOT 15

Email Address: JONATHAN@HOPECONSULTING.COM

Zoning Classification R-2

Property Owner (If different from Applicant):

Name HOMES BY IBARRA LLC

Phone 501-213-5648

Address 3808 NORTHLAKE RD

Email Address arreguin.brian10@gmail.com

Additional Information:

Legal Description (Attach description if necessary)

LOT 15, 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 SETBACKS TO 23' AND
13'.

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 15, Coral Ridge Subdivision in Bryant, on behalf of the owner Brian Ibarra with Homes by Ibarra, LLC. We would like to request that the rear setbacks be reduced to 23' and 13'.

Thank you for your consideration in this matter.

Sincerely,

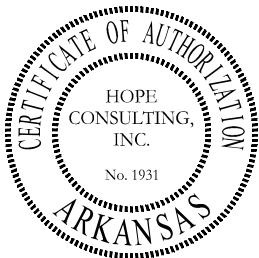
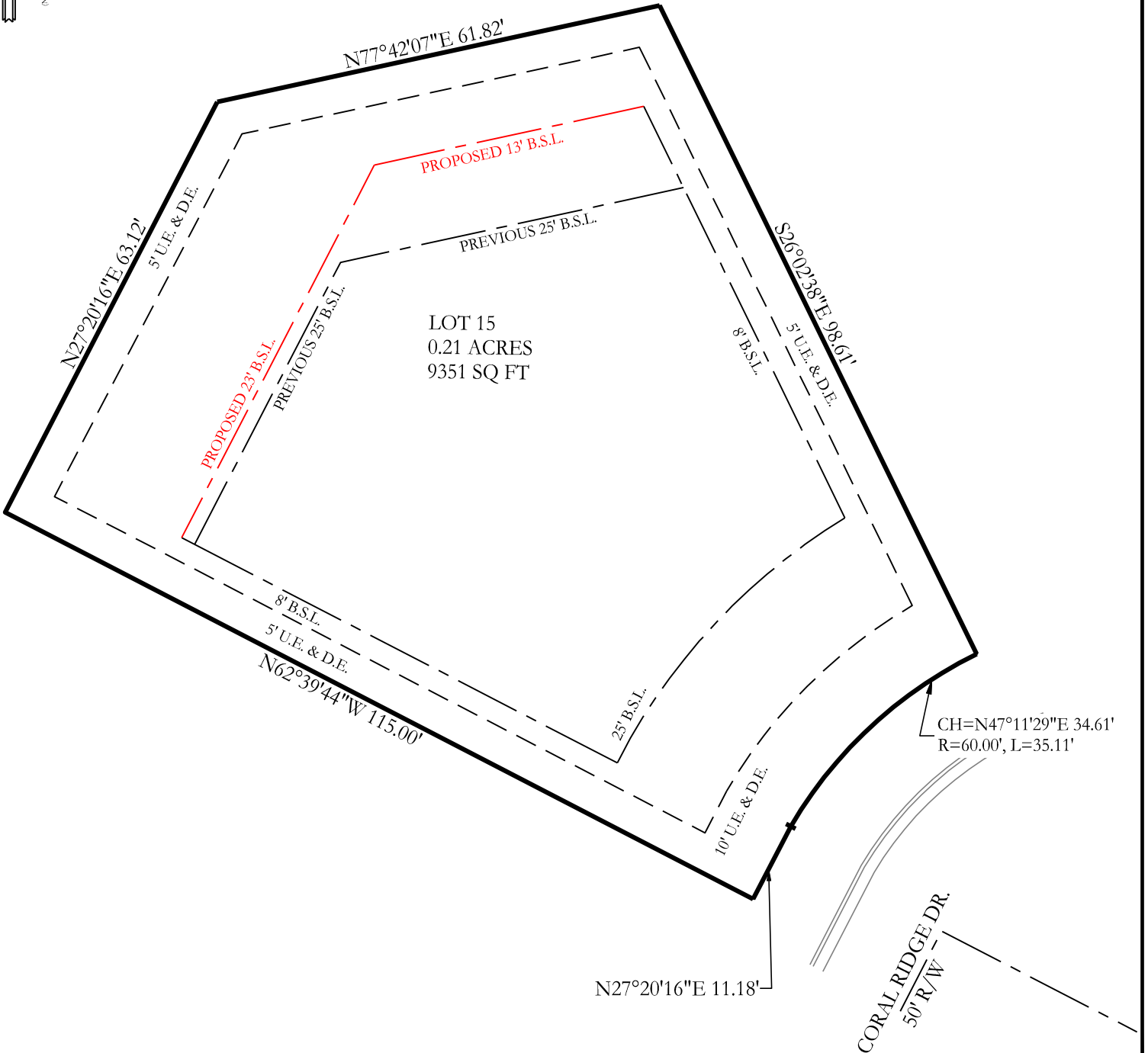
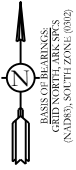
Jonathan Hope

129 North Main St. Benton, Arkansas 72015

www.hopeconsulting.com

(P) 501-315-2626

(F) 501-315-0024



RECORD DESCRIPTION

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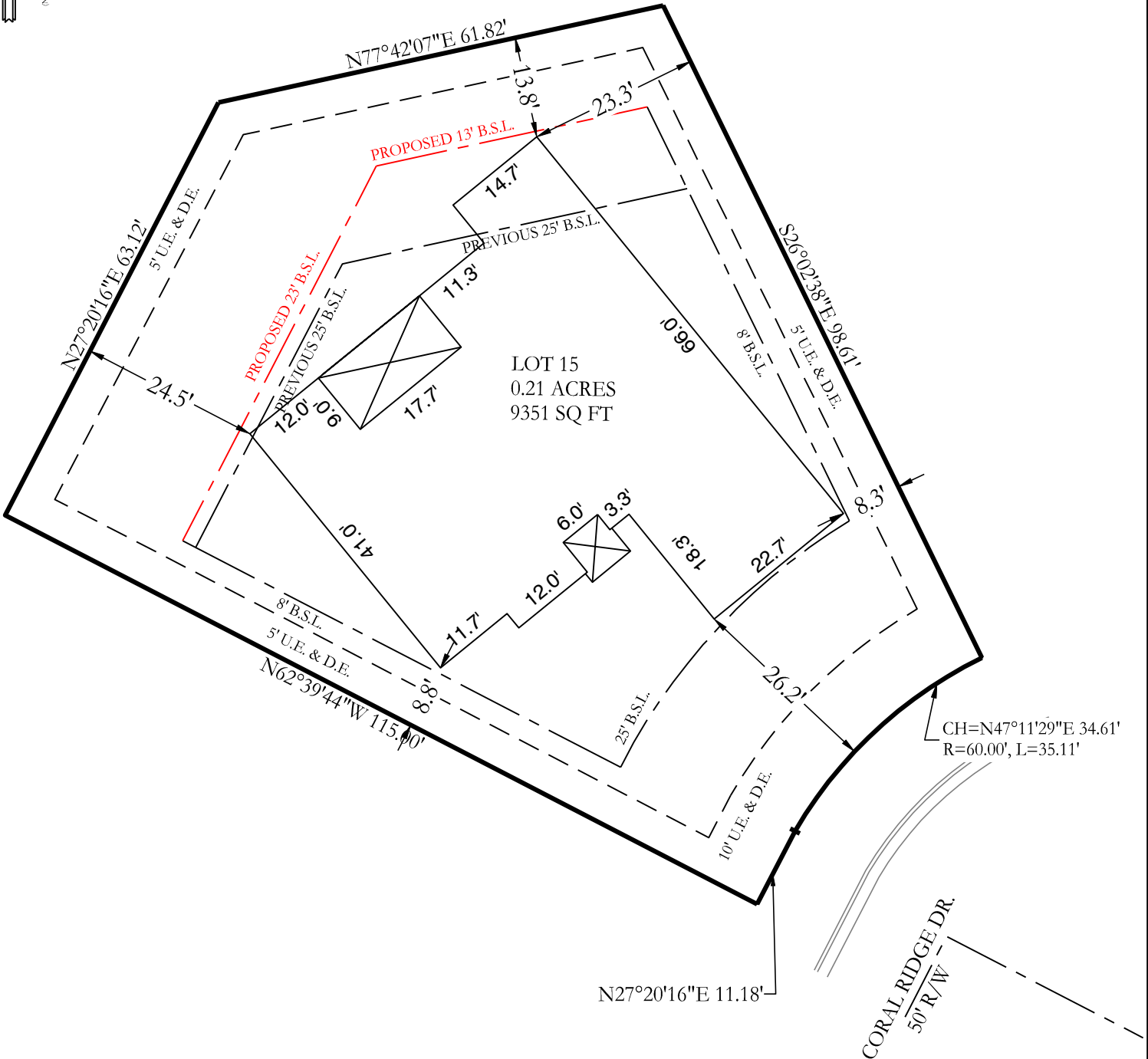
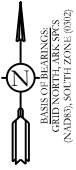
For the Exclusive Use and Benefit of:

 Address Coral Ridge Dr.
Bryant, AR Date DATE

LEGEND	
△	- Computed Point
●	- Found monument
⊙	- Set 1/2" Rebar #1664
(M)	- Measured
(D/P)	- Record

Drawn By MD
 Checked By WCS

500	01S	14W	0	07	130	62	1664
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RECORD DESCRIPTION

LOT 15, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

20' 10' 0 20'



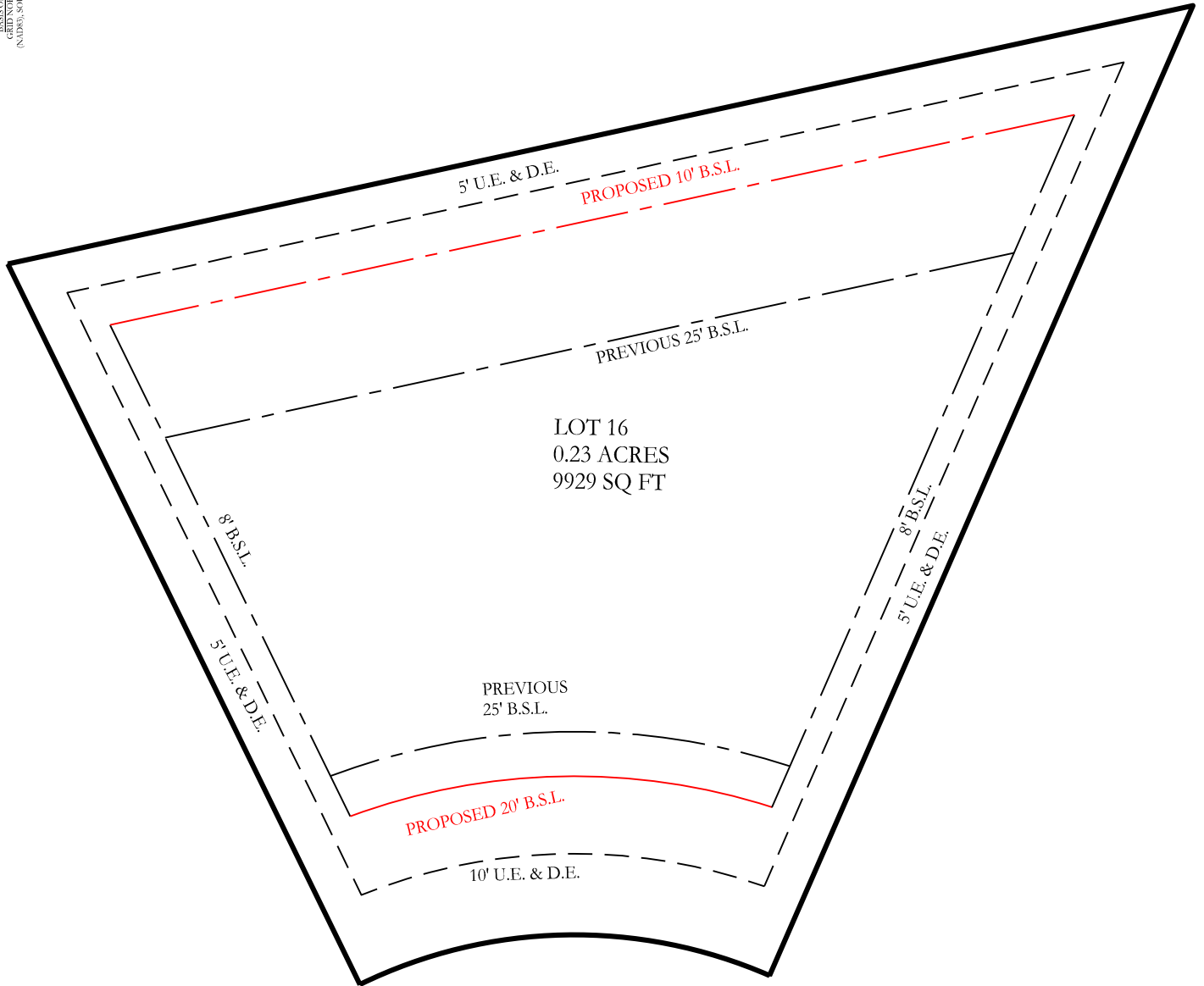
By affixing my seal and signature, I, Jonathan Hope, PS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
 This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited 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: 06/05/2020.
 For the Exclusive Use and Benefit of:

- LEGEND**
- △ - Computed Point
 - - Found monument
 - ⊙ - Set 1/2" Rebar #1664
 - (M) - Measured
 - (D/P) - Record

Address Coral Ridge Dr.
Bryant, AR Date DATE

Drawn By MD
 Checked By WCS

500 01S 14W 0 07 130 62 1664



LOT 16
 0.23 ACRES
 9929 SQ FT

PREVIOUS
 25' B.S.L.

PROPOSED 20' B.S.L.

10' U.E. & D.E.

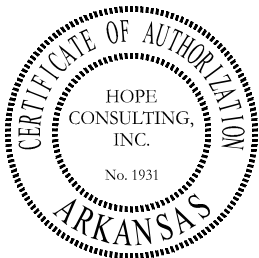
CORAL RIDGE DR.
 50' R/W

CORAL RIDGE DR.
 50' R/W

RECORD DESCRIPTION

LOT 16, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

20' 10' 0 20'



By affixing my seal and signature, I, Jonathan Hope, PS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
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 For the Exclusive Use and Benefit of:
Oltman's Development Inc.

- LEGEND**
- △ - Computed Point
 - - Found monument
 - ⊙ - Set 1/2" Rebar #1664
 - (M) - Measured
 - (D/P) - Record

Address Coral Ridge Dr.
Bryant, AR Date DATE
 500 01S 14W 0 07 130 62 1664

Drawn By MD
 Checked By WCS



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:

Project Location:

Name JONATHAN HOPE

Property Address LOT 16 CORAL RIDGE DR.

Address 129 N. MAIN ST., BENTON

BRYANT, AR.

Phone 501-315-2626

Parcel Number LOT 16

Email Address: JONATHAN@HOPECONSULTING.COM Zoning Classification R-2

Property Owner (If different from Applicant):

Name OLTMAN'S DEVELOPMENT, INC.

Phone _____

Address 1930 N. REYNOLDS RD., UNIT 1P, BRYANT

Email Address JEREMIAH.OLTMANS@CRVE-LEIKE.COM

Additional Information:

Legal Description (Attach description if necessary)

LOT 16, 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 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 16, Coral Ridge Subdivision in Bryant, on behalf of the owner Oltnan's Development, Inc. We would like to request that the rear setback be reduced to 5'.

Thank you for your consideration in this matter.

Sincerely,

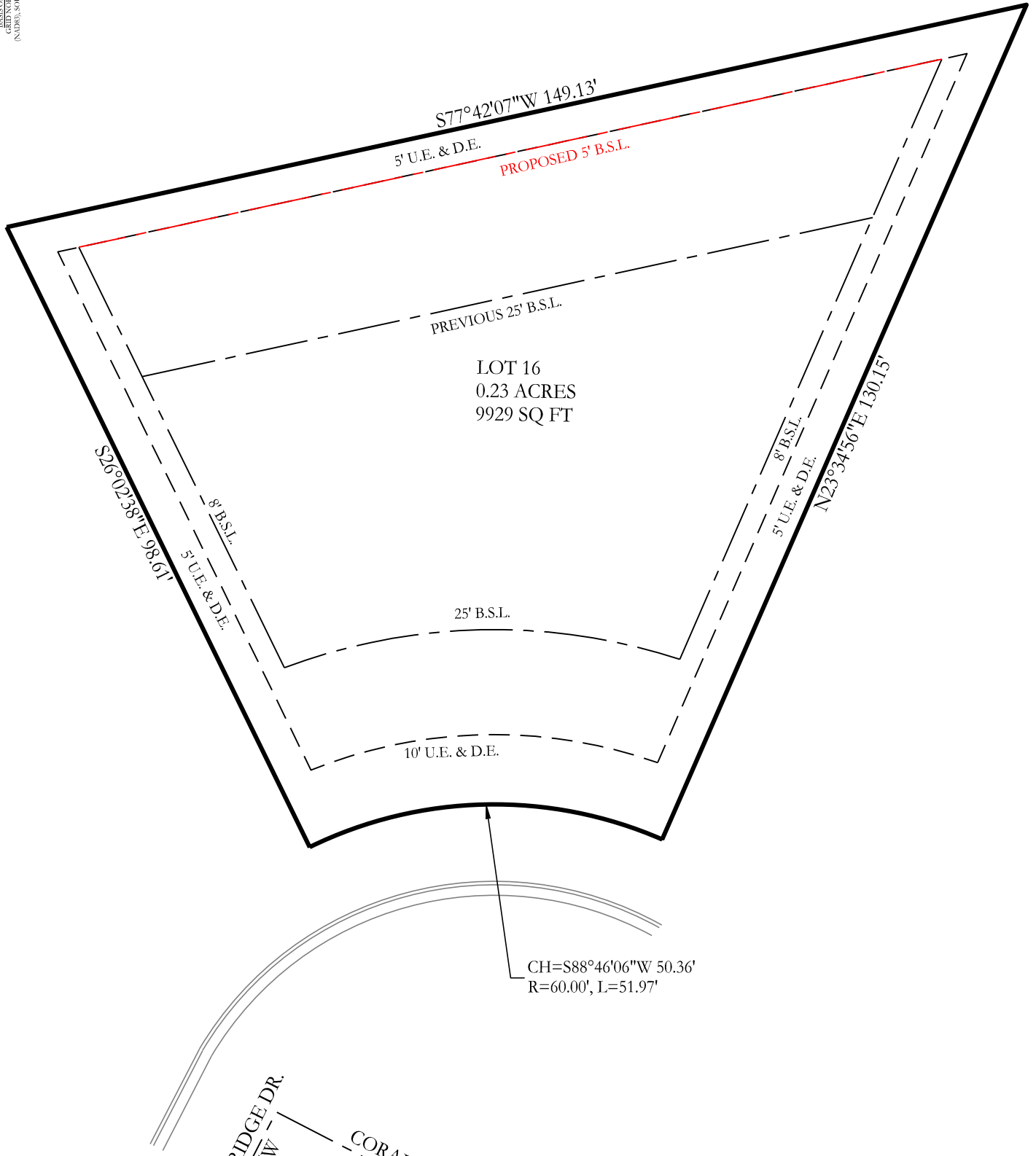
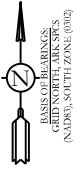
Jonathan Hope

129 North Main St. Benton, Arkansas 72015

www.hopeconsulting.com

(P) 501-315-2626

(F) 501-315-0024



LOT 16
 0.23 ACRES
 9929 SQ FT

CH=S88°46'06"W 50.36'
 R=60.00', L=51.97'

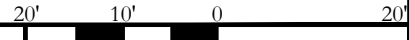
CORAL RIDGE DR.
 50' R/W

CORAL RIDGE DR.
 50' R/W



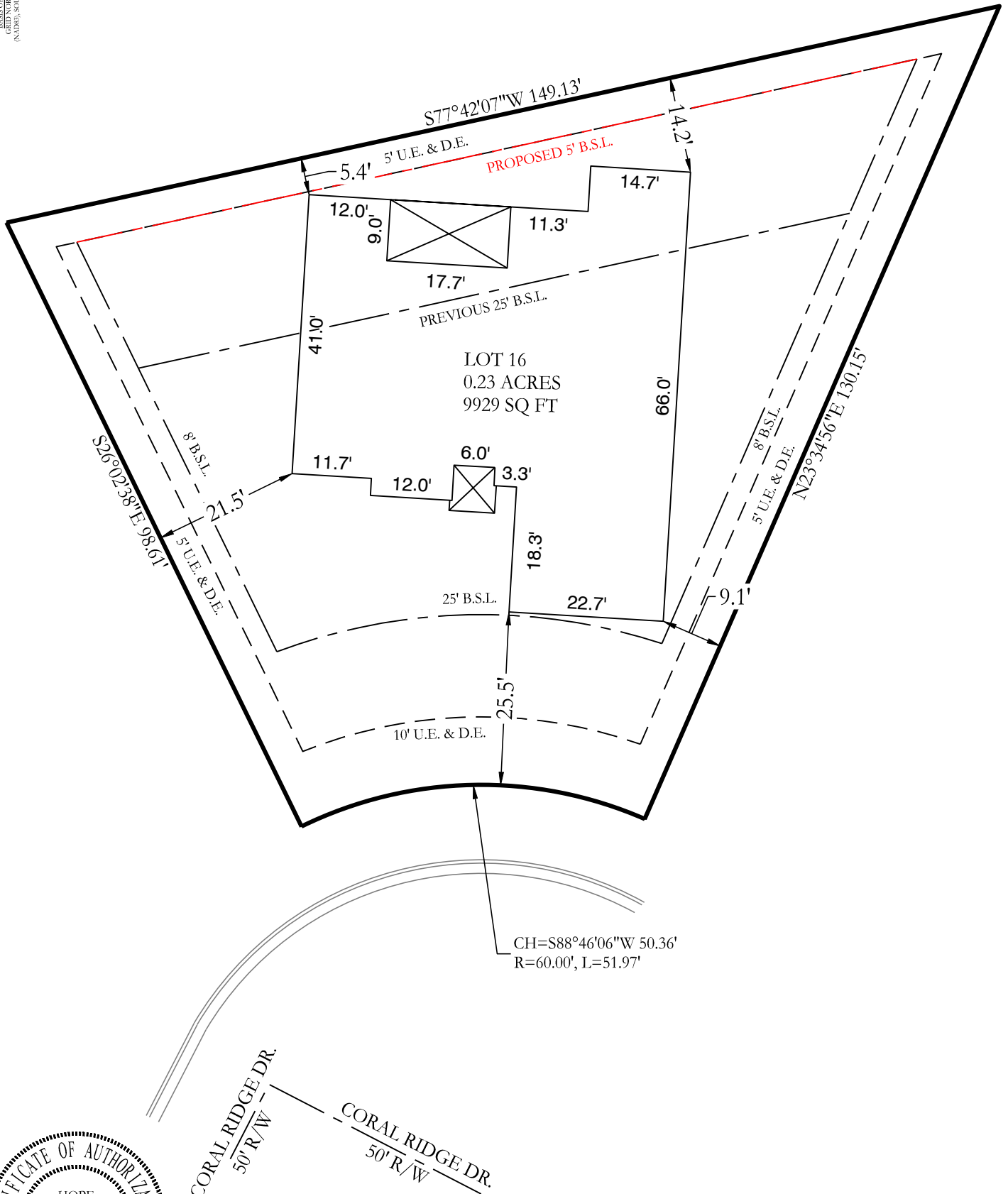
RECORD DESCRIPTION

LOT 16, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



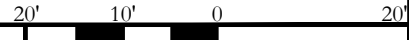
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 This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
 No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E, dated: 06/05/2020.
 For the Exclusive Use and Benefit of:
Oltman's Development Inc.
 Address Coral Ridge Dr.
Bryant, AR Date DATE
 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	<u>MD</u>
Checked By	<u>WCS</u>



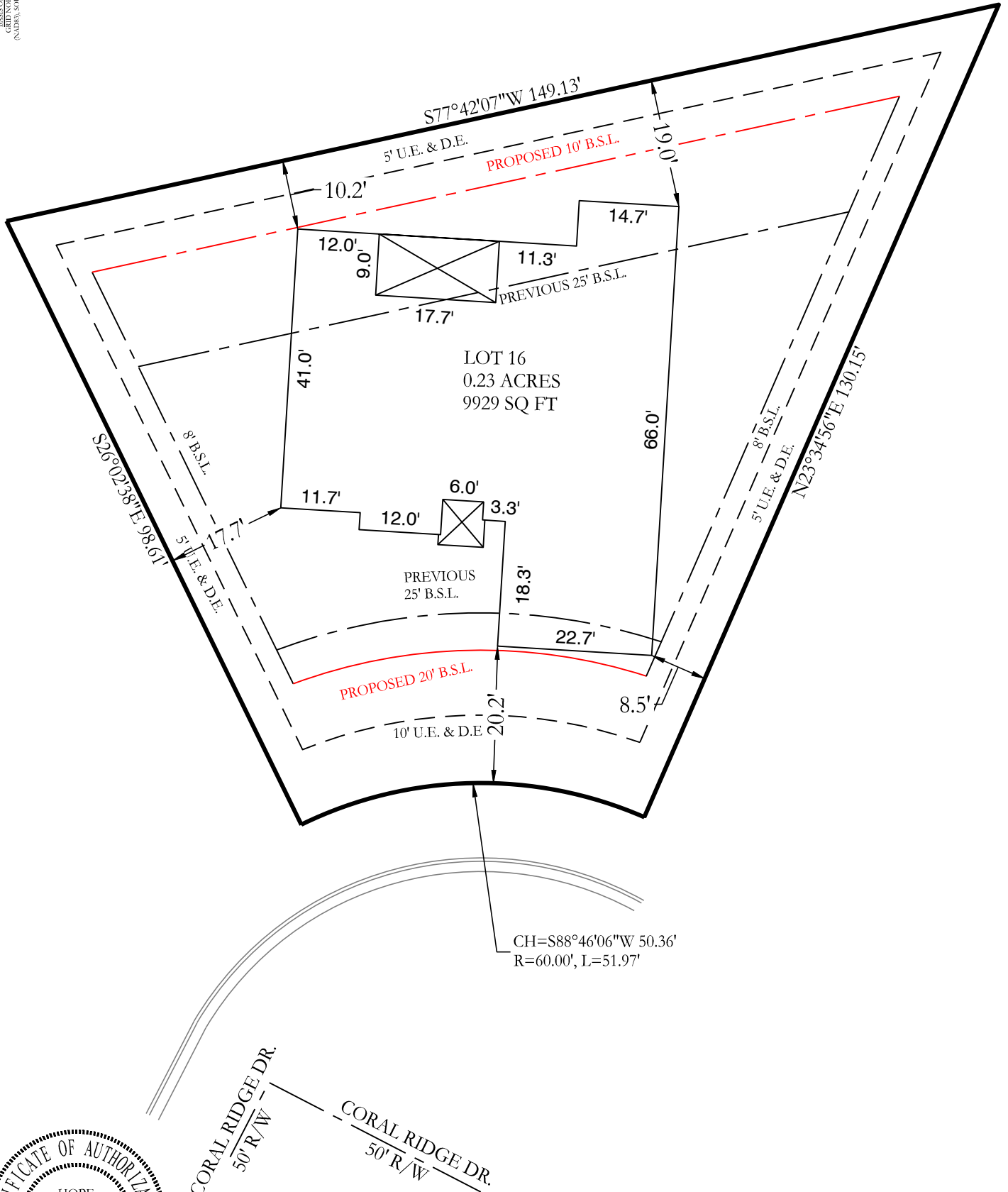
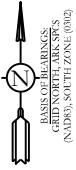
RECORD DESCRIPTION

LOT 16, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



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 For the Exclusive Use and Benefit of:
Oltman's Development Inc.
 Address Coral Ridge Dr.
Bryant, AR Date DATE
 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	<u>MD</u>
Checked By	<u>WCS</u>



RECORD DESCRIPTION

LOT 16, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



By affixing my seal and signature, I, Jonathan Hope, PS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
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 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: 06/05/2020.
 For the Exclusive Use and Benefit of:
Oltman's Development Inc.
 Address Coral Ridge Dr.
Bryant, AR Date DATE
 500 01S 14W 0 07 130 62 1664

20' 10' 0 20'

LEGEND

- △ - Computed Point
- - Found monument
- ⊙ - Set 1/2" Rebar #1664
- (M) - Measured
- (D/P) - Record

Drawn By MD
 Checked By WCS



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,

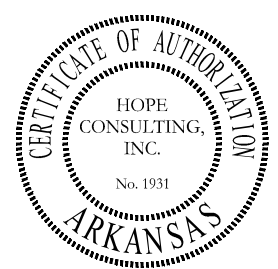
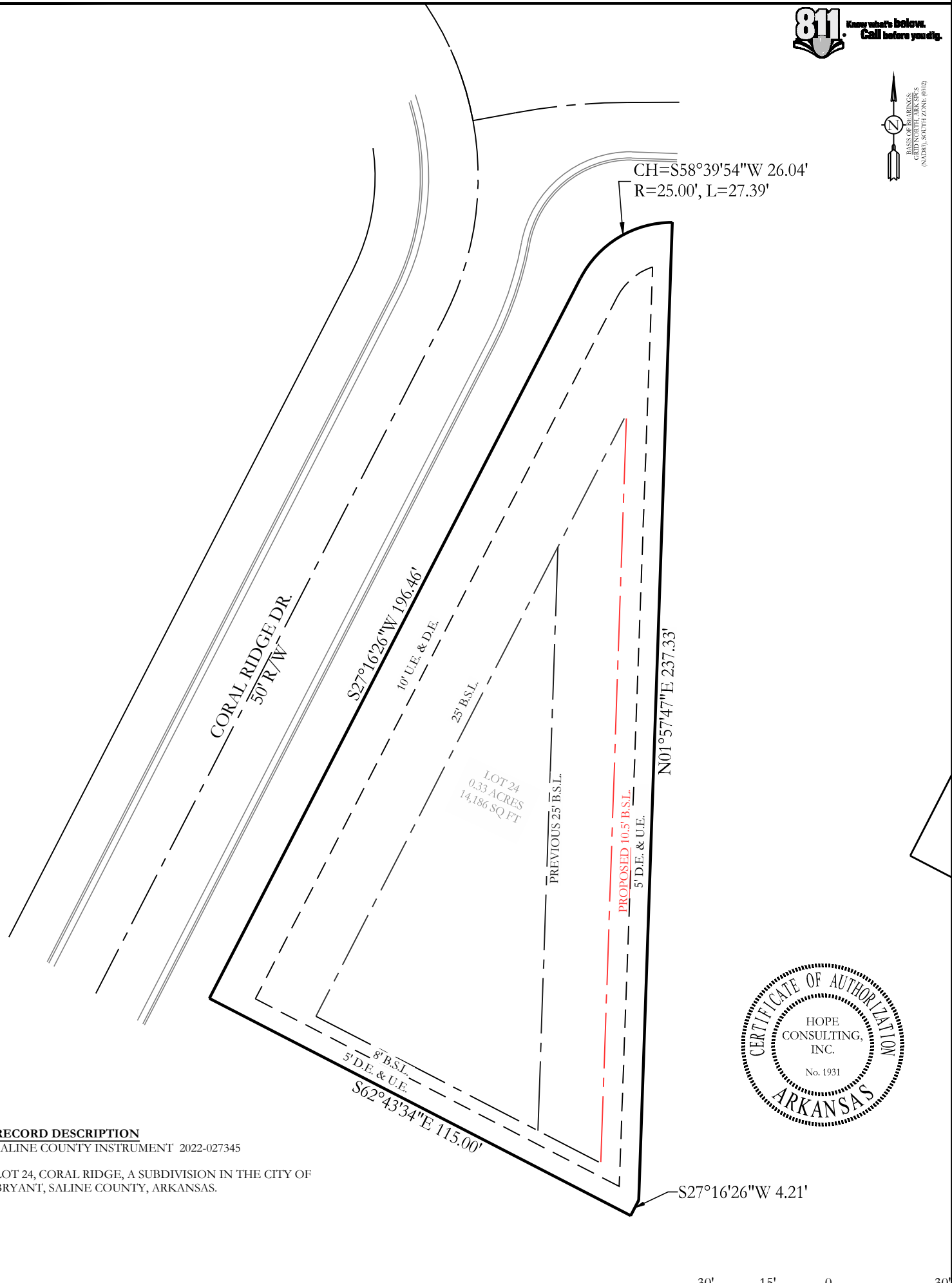
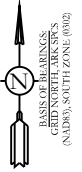
We would like to request a variance for Lot 24, Coral Ridge Subdivision in Bryant, on behalf of the owner Oltman's Development, Inc. We would like to request that the rear setback be reduced to 10.5'.

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



RECORD DESCRIPTION
 SALINE COUNTY INSTRUMENT 2022-027345

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



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

LEGEND

- Computed Point
- Found monument
- Set 1/2" Rebar #1664
- (M) - Measured
- (D/P) - Record

Drawn By MD
 Checked By WCS

ORIGINAL SIGNATURE ON FILE

500	01S	14W	0	07	130	62	1664
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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 9.5'

Proposed Use of Property R-2



March 20, 2023

City of Bryant Board of Zoning Adjustments
210 Southwest Third St., Bryant, AR 72022

Dear Board Members,

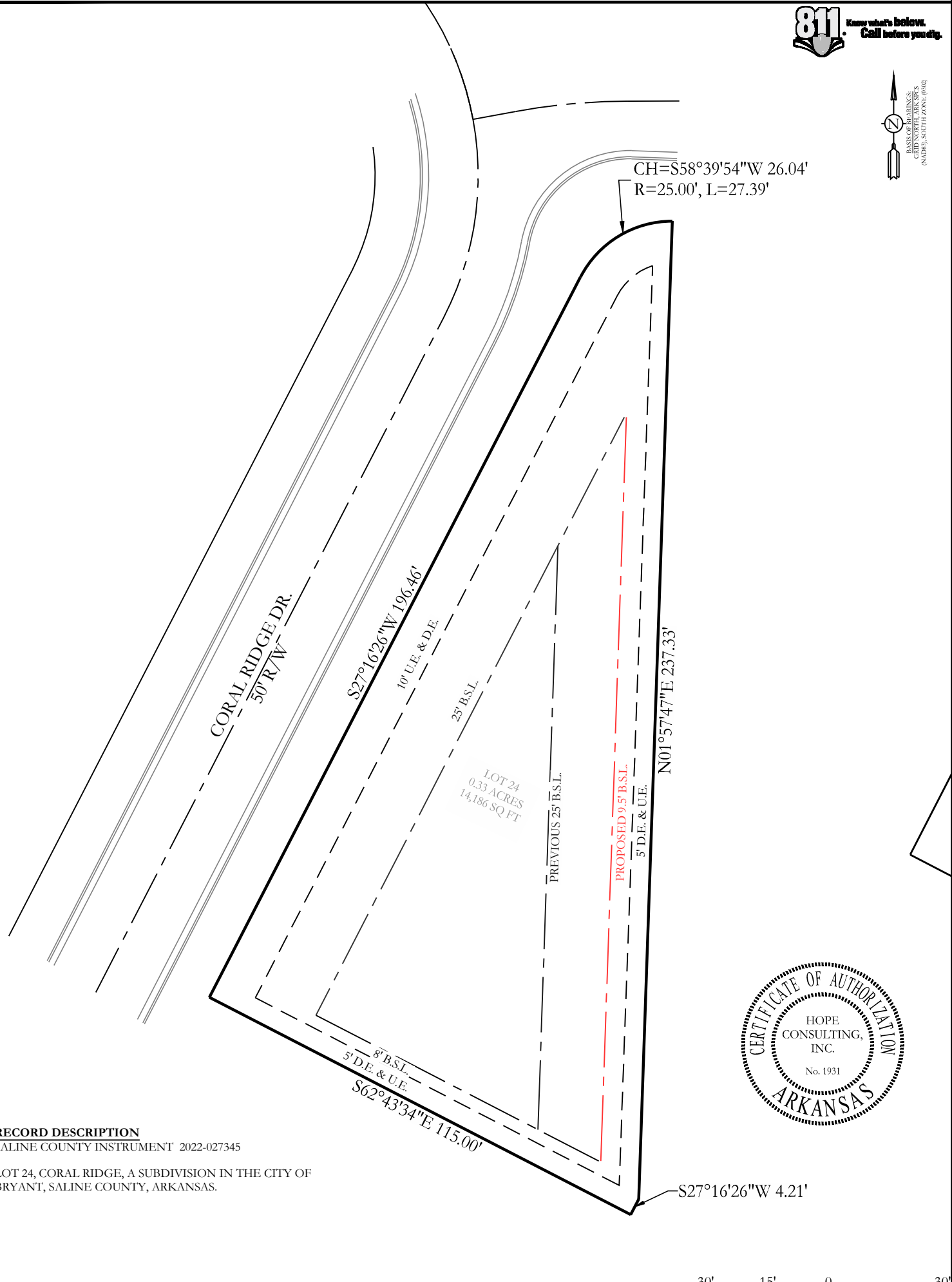
We would like to request a variance for Lot 24, Coral Ridge Subdivision in Bryant, on behalf of the owner Oltman's Development, Inc. We would like to request that the rear setback be reduced to 9.5'.

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



RECORD DESCRIPTION
 SALINE COUNTY INSTRUMENT 2022-027345

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



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

LEGEND

- Computed Point
- Found monument
- Set 1/2" Rebar #1664
- (M) - Measured
- (D/P) - Record

Drawn By MD
 Checked By WCS

ORIGINAL SIGNATURE ON FILE

500	01S	14W	0	07	130	62	1664
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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:

Project Location:

Name JONATHAN HOPE

Property Address LOT 28 CORAL RIDGE DR.

Address 129 N. MAIN ST., BENTON

BRYANT, AR.

Phone 501-315-2626

Parcel Number LOT 28

Email Address: JONATHAN@HOPECONSULTING.COM

Zoning Classification R-2

Property Owner (If different from Applicant):

Name OLTMAN'S DEVELOPMENT, INC.

Phone _____

Address 1930 N. REYNOLDS RD., UNIT 1P, BRYANT

Email Address JEREMIAH.OLTMANS@CRVE-LEIKE.COM

Additional Information:

Legal Description (Attach description if necessary)

LOT 28, 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 8'.

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 28, Coral Ridge Subdivision in Bryant, on behalf of the owner Olzman's Development, Inc. We would like to request that the rear setback be reduced to 8'.

Thank you for your consideration in this matter.

Sincerely,

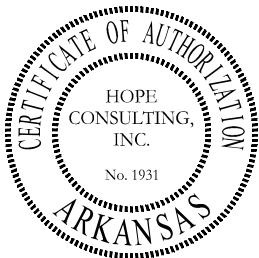
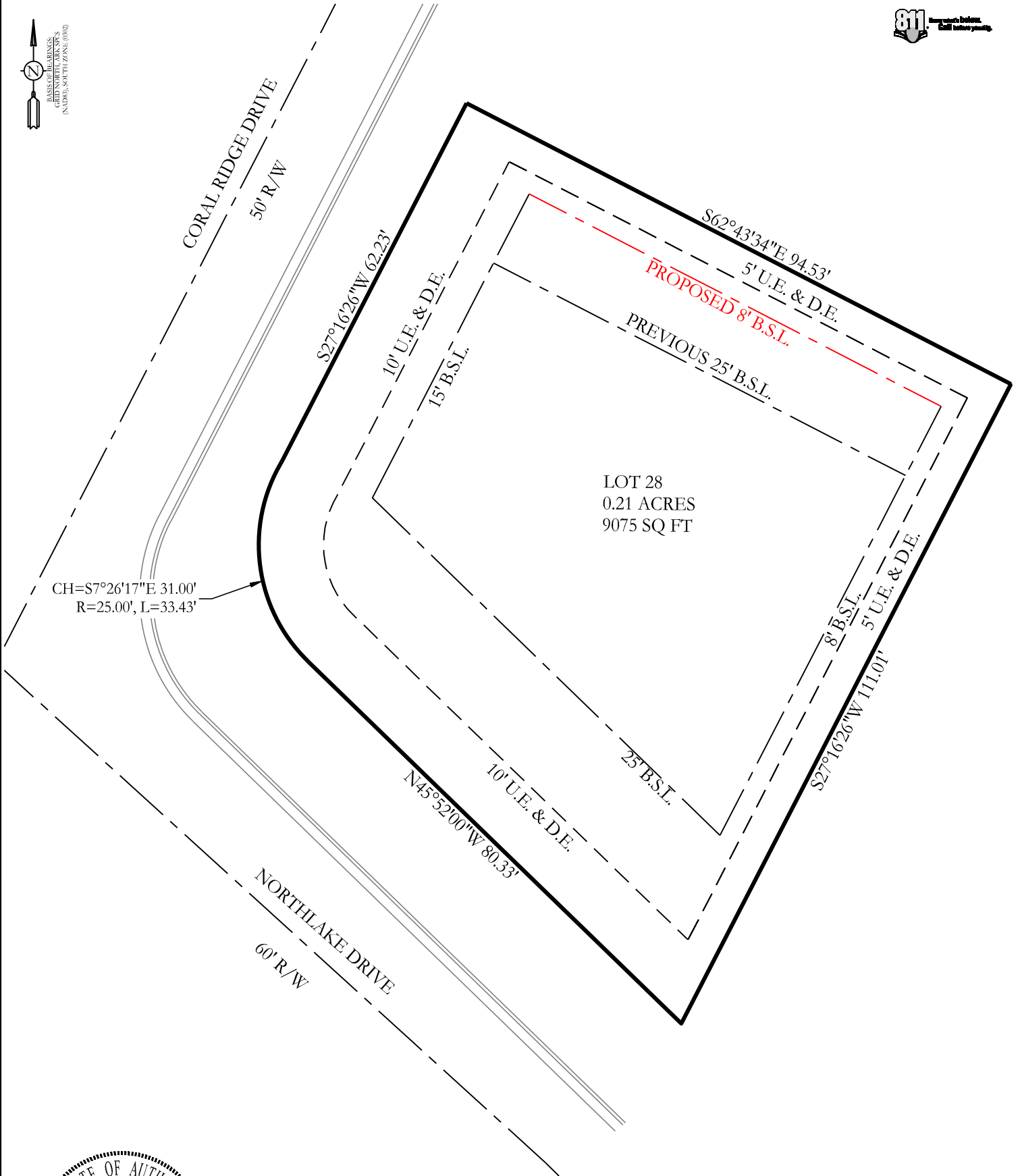
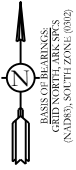
Jonathan Hope

129 North Main St. Benton, Arkansas 72015

www.hopeconsulting.com

(P) 501-315-2626

(F) 501-315-0024



RECORD DESCRIPTION

LOT 28, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

20' 10' 0 20'



By affixing my seal and signature, I, Jonathan Hope, PS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
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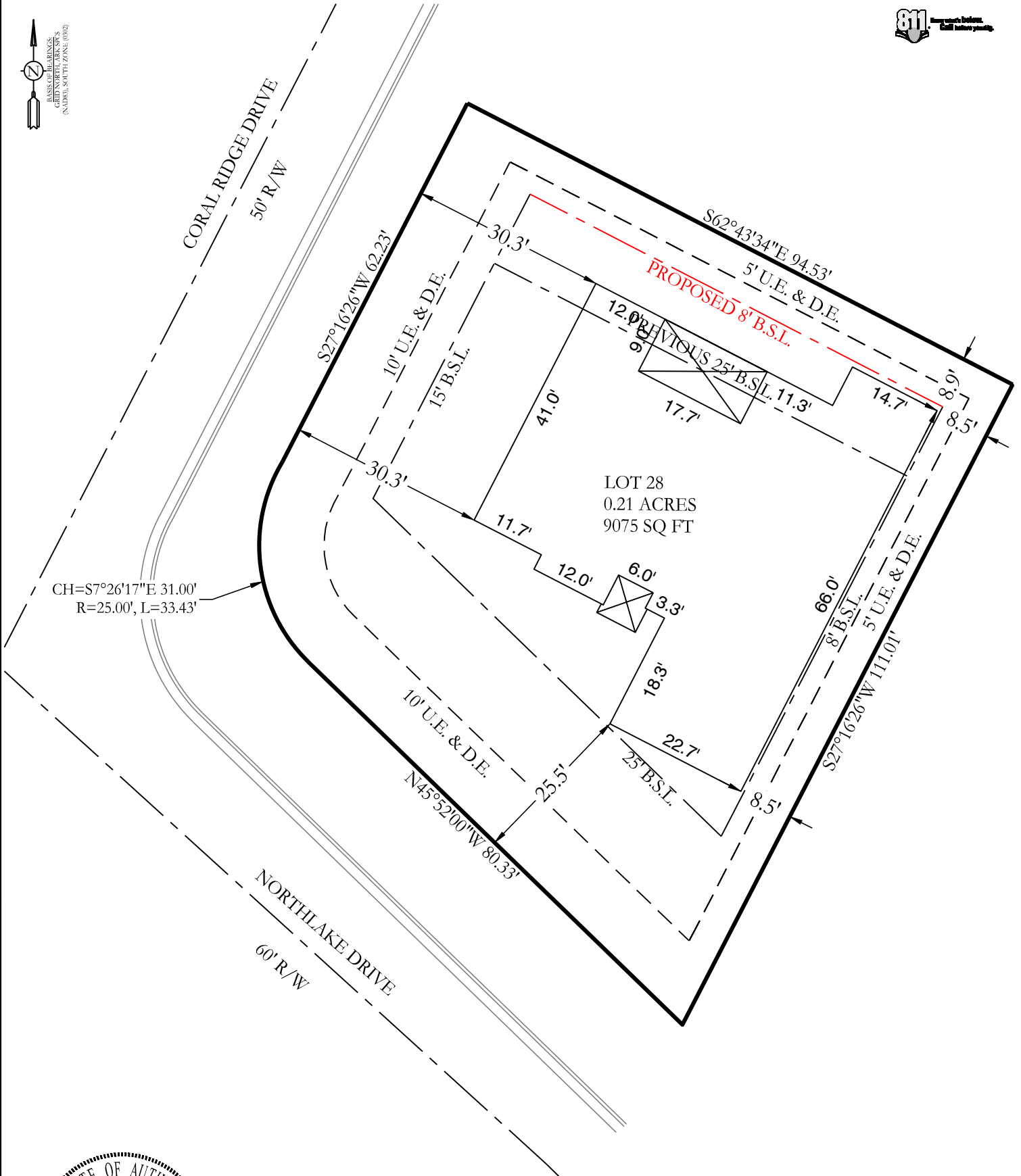
For the Exclusive Use and Benefit of:
Oltman's Development Inc.

- LEGEND**
- △ - Computed Point
 - - Found monument
 - ⊙ - Set 1/2" Rebar #1664
 - (M) - Measured
 - (D/P) - Record

Address Coral Ridge Dr.
Bryant, AR Date DATE

500	01S	14W	0	07	130	62	1664
-----	-----	-----	---	----	-----	----	------

Drawn By MD
 Checked By WCS



RECORD DESCRIPTION

LOT 28, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

20' 10' 0 20'



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For the Exclusive Use and Benefit of:
Oltman's Development Inc.

Address Coral Ridge Dr.
Bryant, AR Date DATE

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