

Landmark Corporate Plaza
City of Bryant, Arkansas
BOARD OF ZONING ADJUSTMENT
APPLICATION FOR VARIANCE

APPLICANT

NAME:

John L Miller, LSM Properties

SPOUSE NAME:

PROJECT LOCATION

PROPERTY ADDRESS:

22461 I-30 Frontage Rd, Bryant, Ar-72022

* LEGAL DESCRIPTION:

see attached

DESCRIPTION OF VARIANCE BEING SOUGHT (attach any necessary drawings):

Waiver from providing 55' rear setback.

PROPOSED USE:

Small scale Commercial development

Existing Zoning Classification:

C-2

Requested Change:

Reduce rear Setback to 25'

Plat of Property is Attached:

yes

Vicinity map of property is attached:

yes

The undersigned designates the following process agent or attorney to represent the applicant at all hearings:

Vernon Williams, GNE

This

1st

day of

May

2019

Applicant's Signature

Applicant's Spouse Signature

Applicant's address

Applicant's Phone

**CITY OF BRYANT
BOARD OF ZONING ADJUSTMENT
POWER RELATIVE TO VARIATIONS
CHECKLIST**

At least one checkmark should appear under each of the items 1, 2, and 3 below in order for the Board of Zoning Adjustment to have the power to grant a variation. The board may not grant a variance in use.

1. Exceptional Condition of a Specific Piece of Property

_____ Narrowness

_____ Shallowness

_____ Shape

_____ Topographical Conditions

 X Other Extraordinary or Exceptional Situation or Condition *plat was previously approved w/ this setback*

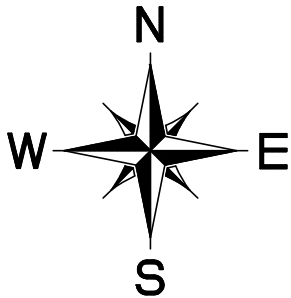
2. Frequency of Occurrence of Exceptional Condition

 X Not Generally Prevalent in the Area *similar setback from other residential property adjacent to development*

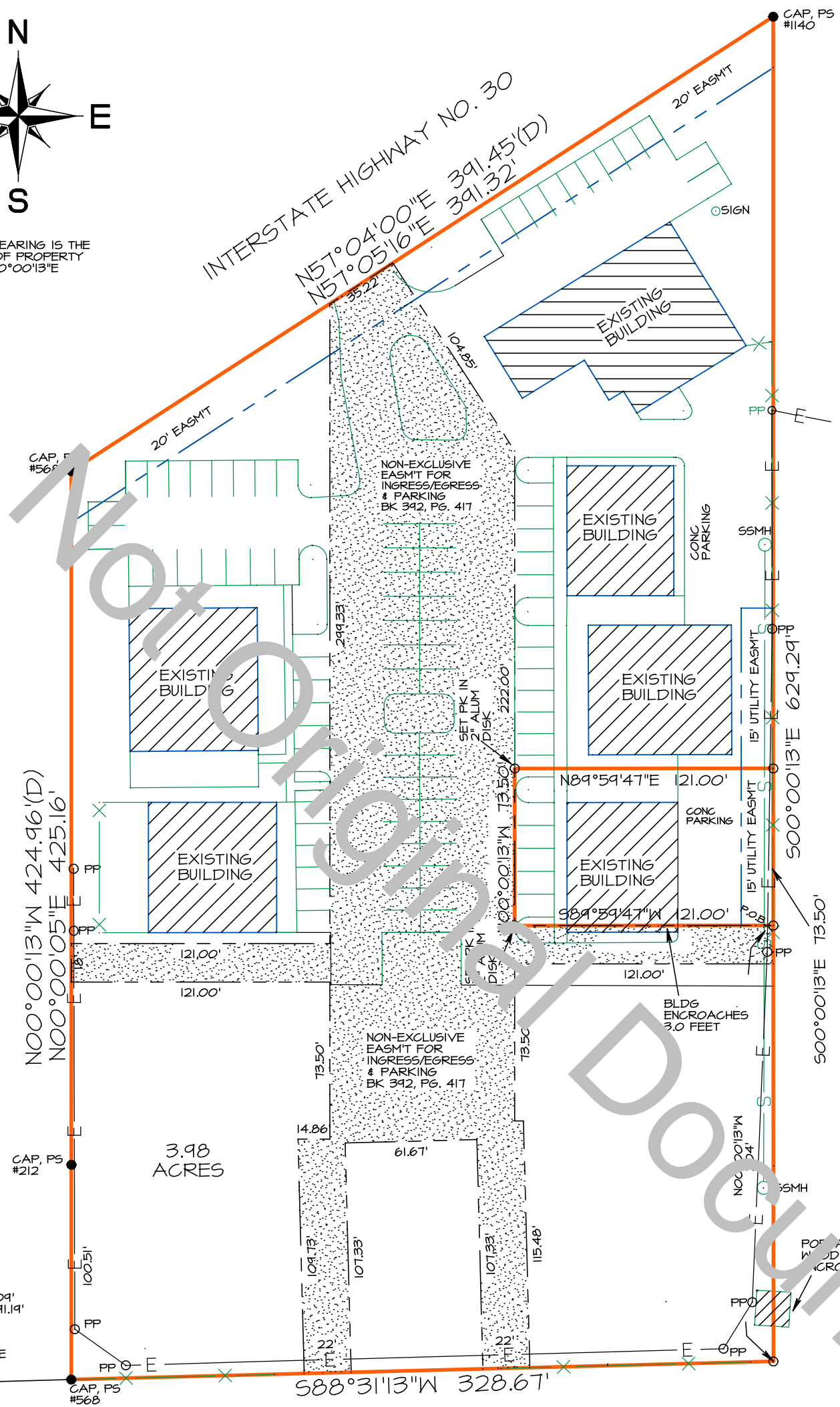
3. Result of a Strict Application of the Zoning Ordinance

_____ Peculiar and Exceptional Practical Difficulty to the Owner of the Property

 X Exceptional and Undue Hardship on the Owner of the Property *can develop site as previously approved*



BASIS OF BEARING IS THE EAST LINE OF PROPERTY AS BEING $50^{\circ}00'13''E$



$N00^{\circ}00'13''W$ 424.96'(D)
 $N00^{\circ}00'05''E$ 425.16'

CAP. PS #212
 3.98 ACRES

AXLE SW CORNER SW1/4 SE1/4 SECTION 21 T-1-S, R-14-W SSMH N81°14'W 79.09' SSMH N24°14'W 91.14'

$N88^{\circ}31'13''E$ 550.46'

$S88^{\circ}31'13''W$ 328.67'

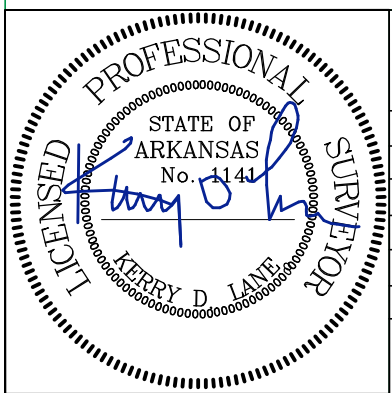
$S00^{\circ}00'13''E$ 629.29'

- LEGEND**
- SET #5 BAR/CAP
 - EXISTING MON.
 - △ CALC. POINT
 - X— FENCE
 - C— CENTERLINE
 - E— OH ELEC

LEGAL DESCRIPTION
 ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN AXLE ON THE WEST SIDE OF PRICKETT ROAD ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4 OF SE1/4, SECTION 21; THENCE NORTH $88^{\circ}31'13''$ EAST LEAVING PRICKETT ROAD AND ALONG THE SOUTH LINE OF SAID SW1/4 OF SE1/4 FOR 550.46 FEET TO A REBAR AND THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}00'13''$ WEST 424.96 FEET TO A REBAR IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 30; THENCE NORTH $57^{\circ}04'00''$ SEC EAST ALONG SAID INTERSTATE HIGHWAY RIGHT OF WAY LINE FOR 391.45 FEET TO A REBAR BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO SOUTHERN PINES, INC. IN WARRENTY DEED DATED DECEMBER 12, 1988 AND FILED FOR RECORD DECEMBER 13, 1988 IN SALINE COUNTY DEED RECORD BOOK 313, AT PAGE 450; THENCE SOUTH $00^{\circ}00'13''$ EAST LEAVING SAID INTERSTATE HIGHWAY RIGHT OF WAY LINE FOR 629.29 FEET TO A REBAR IN THE SOUTH LINE OF SAID SW1/4 OF SE1/4; THENCE SOUTH $88^{\circ}31'13''$ WEST ALONG THE SOUTH LINE OF SAID SW1/4 OF SE1/4 FOR 328.67 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 20' EASEMENT ALONG THE NORTH LINE THEREOF.
 LESS AND EXCEPT: LOT 4: ALL THAT PART OF THE SW1/4 SE1/4, SECTION 21, T1S, R14W, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN AXLE ON THE WEST SIDE OF PRICKETT ROAD, ACCEPTED AS THE SW CORNER OF SAID SW1/4 SE1/4, SECTION 21; THENCE NORTH $88^{\circ}31'13''$ EAST LEAVING PRICKETT ROAD AND ALONG THE SOUTH LINE OF SAID SW1/4 SE1/4, 879.13 FEET TO A REBAR; THENCE NORTH $00^{\circ}00'13''$ WEST 204.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}59'47''$ WEST 121.00 FEET; THENCE NORTH $00^{\circ}00'13''$ WEST 73.50 FEET; THENCE NORTH $89^{\circ}59'47''$ EAST 121.00 FEET; THENCE SOUTH $00^{\circ}00'13''$ WEST 73.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 15 FOOT UTILITY EASEMENT ALONG THE EAST LINE HEREIN.

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH A THOROUGH TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

DATE: 10-01-2014



DRAWING NO.	089-14
REVISIONS BY	
DATE	

REAL ESTATE SERVICES OF SALINE COUNTY, INC.
 501-315-8866
 FOR USE AND BENEFIT OF:
L & M PROPERTIES, LLC
 1200 FERGUSON DR., SUITE 5, BENTON, AR., 72015
 500-015-14W-0-21-230-62-1141

DRAWN BY	KDL
CHECKED BY	
APPROVED BY	

