

**CONDITIONAL USE PERMIT  
APPLICATION**

210 S.W. 3<sup>rd</sup> Street  
Bryant, AR 72022  
PHONE: 501-943-0857  
FAX: 501-943-0992  
EMAIL: tsmith@cityofbryant.com

DATE RECEIVED \_\_\_\_\_

FEE - \$125.00 (Check made payable to City of Bryant)  
=====

**APPLICANT** Michael Littleton

PHONE (501) 425-5802 FAX \_\_\_\_\_ EMAIL Mtlittleton@gmail.com

ADDRESS 114 Monticello W

CITY Bryant STATE AR ZIP 72022

**PROPERTY OWNER(S)** Michael & Sarah Littleton

ADDRESS 114 Monticello W PHONE (501) 425-5802 FAX \_\_\_\_\_

PROJECT/DEVELOPMENT NAME Camper Storage Carport

PROJECT LOCATION 114 Monticello W Bryant, AR 72022

PURPOSE OF CONDITIONAL USE PERMIT \_\_\_\_\_

To keep a carport that is unknowingly larger than city ordinances permitted.

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

Single family dwelling at the address above

Attached is a drawing with approximate dimensions of lot, house, and carport

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This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

Michael Littleton \_\_\_\_\_  
Signature of Applicant Date 1/15/21

Michael Littleton \_\_\_\_\_  
Signature of Owner (s) Date 1/15/21

[Signature] \_\_\_\_\_  
Signature of Owner (s) Date 1/15/21

January 11th, 2021  
Michael Littleton  
114 Monticello W  
Bryant, AR 72022

To Whom it may concern

I am writing to request to be placed on the agenda for an upcoming Planning Commission meeting to apply for a Conditional Use Permit for a carport that I have installed behind my privacy fence to protect my camper while it is not in use. The carport is 18' wide, 40' long, and 16' to the highest point. It has a white roof with blue trim on the ends, and no side walls.

Before purchasing this structure I contacted the City of Bryant to ensure I would not violate any ordinances for installing such a structure. I was told that there were no ordinances for anything that would be behind my privacy fence. I also confirmed with our housing documents from the title company that we were not part of an HOA that I would need to contact. I sized the carport to ensure that both our current camper and any future camper would fit under the carport with its slides extended. I purchased the carport and had it installed Friday (1/9/21) for approximately \$4,200. On Monday (1/11/21) Joe Thomas (Bryant City Code Enforcement Officer) brought to my attention that one of my neighbors had issued a complaint to the city. He advised us to contact the Planning and Development Office to request a Conditional Use Permit due to the size of the carport relative to our home. If i had been told about this regulation, I would have sized it accordingly. However since i was unaware the cost per sq foot was the deciding factor in its final size.

I was informed that the ordinance says an accessory structure cannot be larger than 25% of the square footage of my home. The insulated "living space" measures roughly 2,000 sq ft but if i include the garage the total footprint is roughly 3,000 sq ft. If we assume the ordinance references the total footprint then i am just under the threshold. However if the ordinance refers to the living space then i should have sized the carport to be 16 feet wide by 30 feet long. I don't know what prompted my neighbor to issue their complaint-whether it is the size or color but I believe they would have reacted the same in either case.

Attached to this letter is a drawing of our lot with approximate dimensions that I hope will help illustrate the layout. If you need any additional information please let me know.

Thank you for your consideration

Michael & Sarah Littleton



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114 MONTICELLO W  
 BRYANT, AR

TOTAL LOT AREA = 18,313 sq ft