



# 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:** April 10, 2023 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

1. Bryant Board of Zoning Adjustment Minutes 3/13/2023

## Old Business

## New Business

2. Butler Center - 1109 N Reynolds Road - Setback Variance

*GarNat Engineering - Requesting Approval for Variance on Side Setback from 45ft to and Rear Setback from 75ft to*

- [0692-PLN-01.pdf](#)
- [0692-PUB-01.pdf](#)
- [0692-SignPicture.pdf](#)

3. Elite Volleyball Academy - Henry Ave and Christy Ln - Setback Variance

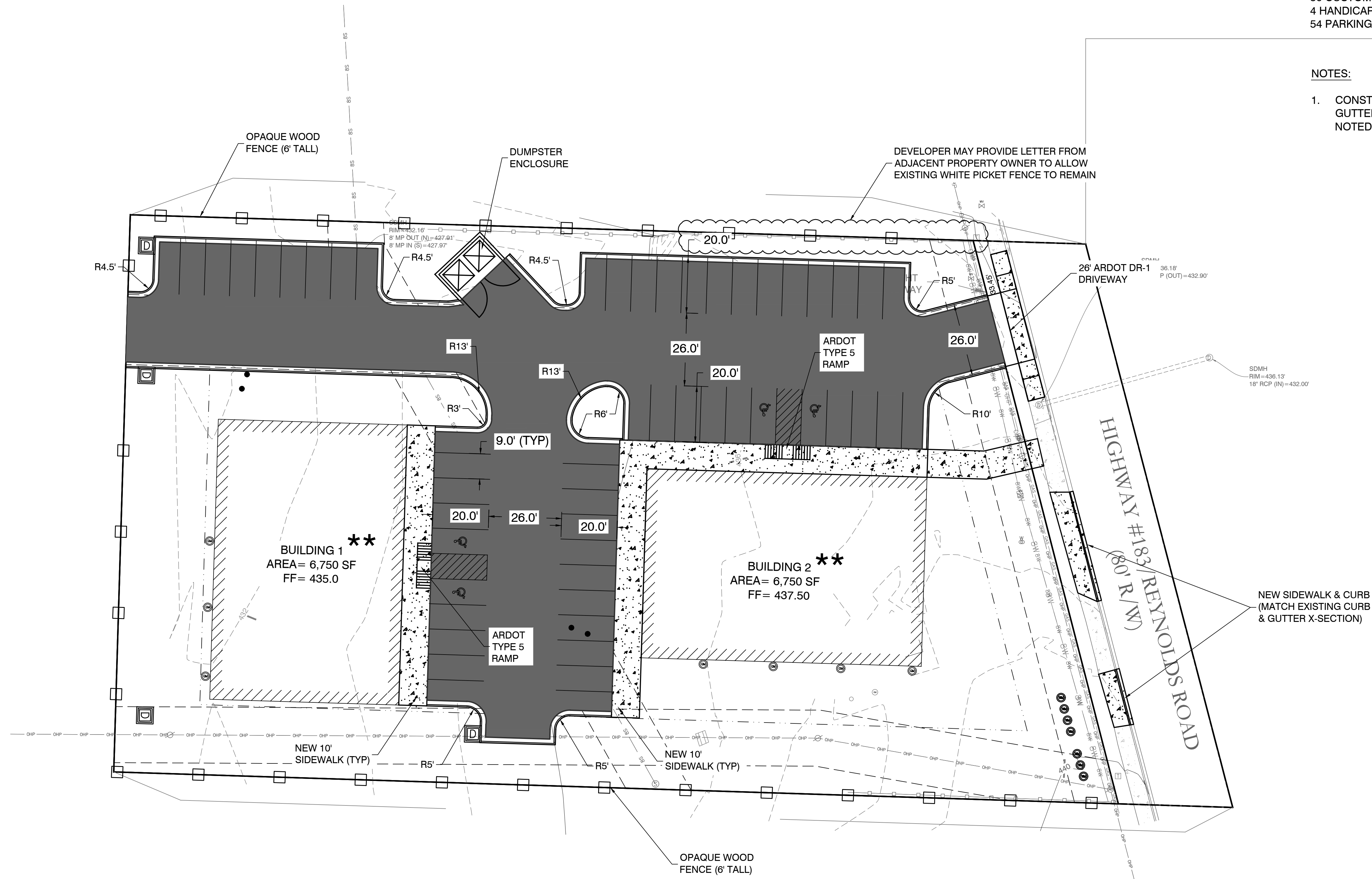
*GarNat Engineering - Requesting Approval for Variance on Rear Setback for portion of property from 75ft to 25ft.*

- [0695-SignPicture.pdf](#)
- [0695-LTR-01.pdf](#)

## Adjournments

**PARKING SPACES:**  
 50 CUSTOMER PARKING SPACES  
 4 HANDICAP PARKING SPACES  
 54 PARKING SPACES TOTAL

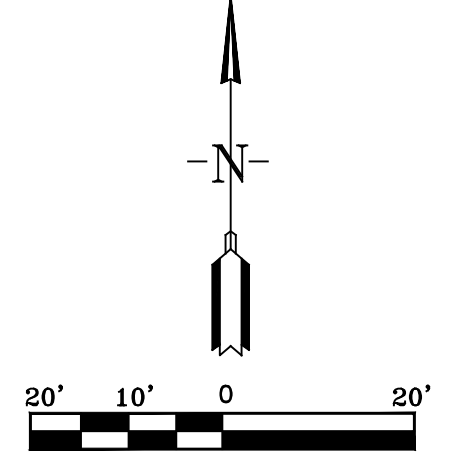
**NOTES:**  
 1. CONSTRUCT AHTD TYPE 'A' CURB & GUTTER IN ALL AREAS EXCEPT AS NOTED ON PLANS.



**LEGEND:**

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	EXISTING ASPHALT

**\*\*** BUILDING CONSTRUCTION/FACADE WILL COMPLY WITH CITY OF BRYANT COMMERCIAL BUILDING CODE REQUIREMENTS.



BY	REVISION	DATE

**GNE** Designing our client's success  
**GarNat Engineering, LLC**  
 3825 Mt. Carmel Rd  
 Bryant, AR 72022  
 P.O. Box 116  
 Benton, AR 72018  
 Ph: (501) 408-4650  
 gnatengineering@gmail.com

**NEW FACILITY FOR:  
 BUTLER CENTER  
 CITY OF BRYANT, AR**



03-06-2023

CONTENTS:  
 SITE PLAN

PROJECT NO:  
 22203

DATE:  
 FEB 2023

SHEET NO:

**C1.0**

A:\Projects\2023\Project\22203 Butler Center\1108 North Reynolds Road\Kerry Williams\Drawings\SitePlan\22203\_1108\_N\_Reynolds\_Rd\_Siteplan\_0223.dwg

# Order Receipt

## Saline Courier

321 N. Market St.  
Benton, AR 72015

Phone: 501-315-8228

URL: <https://www.bentoncourier.com/>

GarNat Engineering LLC (28)  
PO Box 116  
Benton, AR 72018

Acct #: 01118778  
Phone: (501)408-4650  
Date: 03/15/2023  
Ad #: 00158603  
Salesperson: SCL      Ad Taker: SC5

Class: 101

Ad Notes:

Sort Line: A public hearing will be held

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2023-03-18	33.80

### Ad Text:

A public hearing will be held on Monday, the 10th day of April, 2023 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 rezoning and variance request at the site of 1109-A North Reynolds Road, Bryant, AR. 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

### Payment Reference:

Total:	38.30
Tax:	0.00
Net:	38.30
Prepaid:	0.00

**Total Due 38.30**



CITY OF BRYANT  
HEARING  
NOTICE



CHRISTY LN

CITY OF BENTON  
HEARING  
NOTICE

Designing our client's success

P.O. Box 116 (72018)  
3825 Mt Carmel Road  
Bryant, Arkansas 72022  
PH: (501) 408-4650  
FX: (888) 900-3068  
garnatengineering@gmail.com

March 10, 2023

Mr. Truett Smith  
Bryant Planning Coordinator/Planning Commission Secretary  
210 SW 3<sup>rd</sup> Street  
Bryant, AR 72022

Re: Variance Request for A New Elite Volleyball Academy Gym  
Parcel Number 840-11661-034

Dear Mr. Smith:

Please allow this letter and following list of variances and enclosures to serve as my application for variance approval of the referenced project.

#### List of Variances

- The rear tract (east of our property) owned by the Whitley James Matthew & Melania is zoned R-1.S. We request a variance of 25' setback from this property.

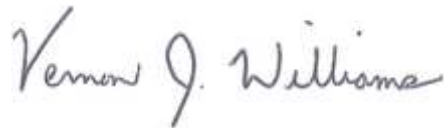
#### List of Enclosures

- Variance Application.
- Draft of Completed Public Notice.
- Draft of the Newspaper Advertising.

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

**GarNat Engineering, LLC**



Vernon J. Williams, P.E., President