



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 14, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Board of Zoning Adjustment Meeting Minutes 8/12/2024

- [2024-8-12 Board of Zoning Adjustment Meeting Minutes.pdf](#)

DRC Report

2. Sky Blue Duplexes Subdivision - Lot 2 - Variance

Hope Consulting - Requesting Recommendation for Variance on Front Setback for Lot 2 - RECOMMENDED APPROVAL

Public Hearing

3. Sky Blue Duplexes Subdivision - Lot 2 - Variance

Hope Consulting - Requesting Recommendation for Variance on Front Setback for Lot 2

- [0951-LTR-01.pdf](#)
- [0951-PLN-01.pdf](#)
- [0951-APP-01.pdf](#)

Old Business

New Business

Adjournments



Bryant Board of Zoning Adjustment Meeting Minutes

Monday, August 12, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. Board of Zoning Adjustment Meeting Minutes 9/11/2023

Motion to Approve both sets of minutes made by Commissioner Burgess, Seconded by Commissioner Johnson. Voice Vote, 7 Yays, 0 nays. 1 Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

1. 611 Providence Drive - Variance

Smith Associates Architects - Requesting Recommendation for Approval of Variance to allow for an increase of lot coverage from 25% to 30.1% - RECOMMENDED APPROVAL Based on Completed Application

PUBLIC HEARING

2. 611 Providence Drive - Variance

Smith Associates Architects - Requesting Approval for Variance to allow for an increase of lot coverage from 25% to 30.1%

After a brief discussion, Chairman Penfield asked if anyone was there to speak for or against the variance.

With none in attendance coming forward to speak, Chairman Penfield called for a Roll Call Vote to approve. 7 Yays, 0 Nays. Erwin Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess , Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. 1 Absent. The meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Tracy Picanco

Date

January 24, 2025

Colton Leonard
City of Bryant
Planning and Development
210 SW 3rd.Street
Bryant, AR 72022

Subject: Variance Request – Hurricane Lake Road (Hope Job #19-0066)

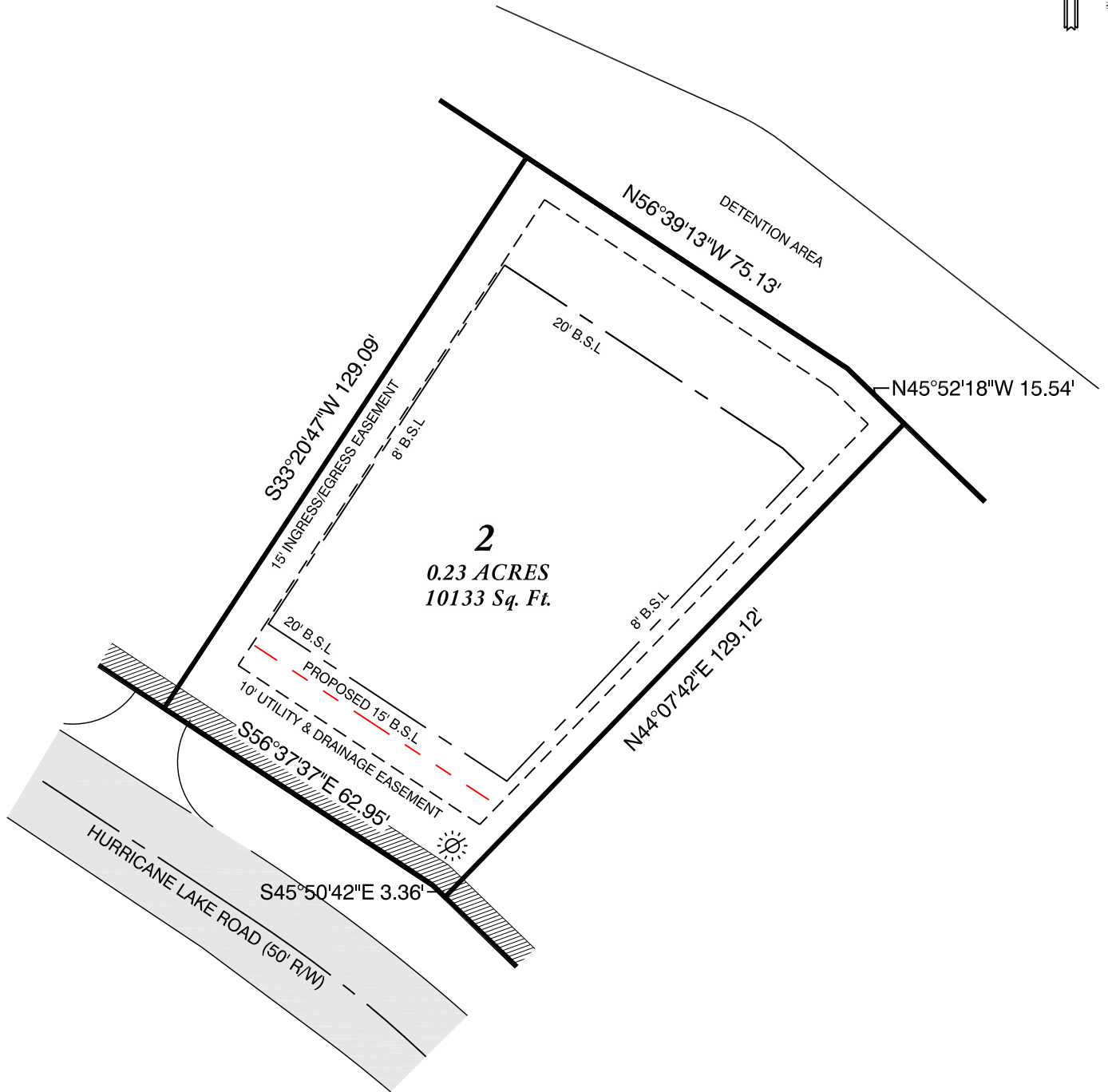
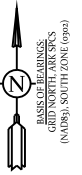
Dear Colton,

I am formally requesting staff review and approve the Variance Request of Parcel #840-12022-000. The purpose of this Variance is for encroachment into the front BSL of Lot 2. There are 4 lots in this subdivision and all will have front porches. If this variance is denied this structure will look very bad from the street. We believe it is in the best interest for all involved that this variance is approved. We thank you for your review and look forward to addressing any comments. We will be sending out notifications as required to be included in the March 10th meeting at 6:00 pm.

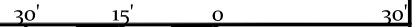
Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope



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



VARIANCE EXHIBIT

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0360E, dated: 06/05/2020.

For the Exclusive Use and Benefit of:
SKY BLUE, LLC

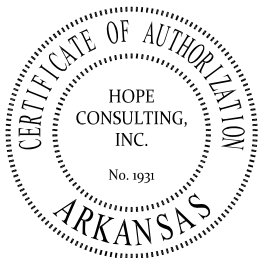
Address HURRICANE LAKE RD.
BRYANT, ARKANSAS, 72019 Date 03/05/2025

500 01S 14W 0 20 230 62 1664

LEGEND

- Found Monument
- Set 1/2" Rebar #1664
- △ Computed Point Location
- (M) Measured by Surveyor
- (R/D/P) Record/Deed/Plat Measurements
- B.S.L. Building Setback Line Restriction
- U.E./D.E. Utility/Drainage Easement
- Property Boundary Line
- x-x- Fence Lines
- - - Centerlines
- - - - Parcel Lines/Misc Lines

Drawn By OV
 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: 3/4/25

Applicant or Designee:

Name Matthew Finley
 Address P.O. Box 10, Bryant
 Phone 501-666-1300
 Email Address: Stuart@finley
andcompany.com
Property Owner (if different from Applicant):

Project Location:

Property Address Hurricane Lake Rd.
Bryant, AR 72022
 Parcel Number 840-12022-000
 Zoning Classification _____

Name _____
 Phone _____
 Address _____
 Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

PT SW SE, E OF RD 2024-022069
TOWNSHIP 01 South, Range 14 West, Section 20

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

FOR encroachment into front BSL of lot 2. All 4 lots
will have porches and this structure will look bad from the
street if variance is denied.

Proposed Use of Property residential

Application Checklist

Requirements for Submission

- Letter Stating Request and outlining the variance that is requested
- Completed Variance Application
- Submit Variance Application Fee (\$40.00 for Lot and Block Description, \$125.00 for Metes and Bounds descriptions)
- 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 Site Plan showing:
 - Specific area(s) on site requesting Variance
 - Location, Size of buildings and use of land or improvements
 - Location and arrangement of driveways and parking. Ingress/Egress
 - Existing topography and proposed grading
 - Proposed and existing landscaping
 - Scale, North Arrow, Vicinity Map

Once the application has been filed, 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 be placed on the agenda for application acceptance.

Note: that this is not an exhaustive guideline regarding the Board of Adjustment. 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 Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ 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 variance request at the site of
_____(address).

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

*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.*