



Bryant Board of Zoning and Adjustment Meeting

Monday, February 13, 2017

6:00 p.m.

Boswell Municipal Complex - City Hall Courtroom

AGENDA

CALL TO ORDER

Chairman to call the meeting to order.

NEW BUSINESS

3209 Long Meadow Drive - Meadowlake Subdivision

Requesting for an area variance. The property is zoned R-2 but has a lot size under 10,000 square feet, making it non-conforming.

Documents:

[3209 LongMeadow Drive - Variance - COB.pdf](#)

[3209 Longmeadow Drive.pdf](#)

ADJOURNMENT

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

APPLICANT

NAME: City of Bryant

SPOUSE NAME: _____

PROJECT LOCATION

PROPERTY ADDRESS: 3209 Long Meadow Drive

LEGAL DESCRIPTION:

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

A variance to adjust the zoning. Zoned R-2 but
lot is 8,600 sq. ft.

PROPOSED USE:

Residential

Existing Zoning Classification: R-2

Requested Change: R-1.5

Plat of Property is Attached: _____

Vicinity map of property is attached: ✓

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

This 6 day of Feb, 2017.

[Signature]
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

☒ Other Extraordinary or Exceptional Situation or Condition

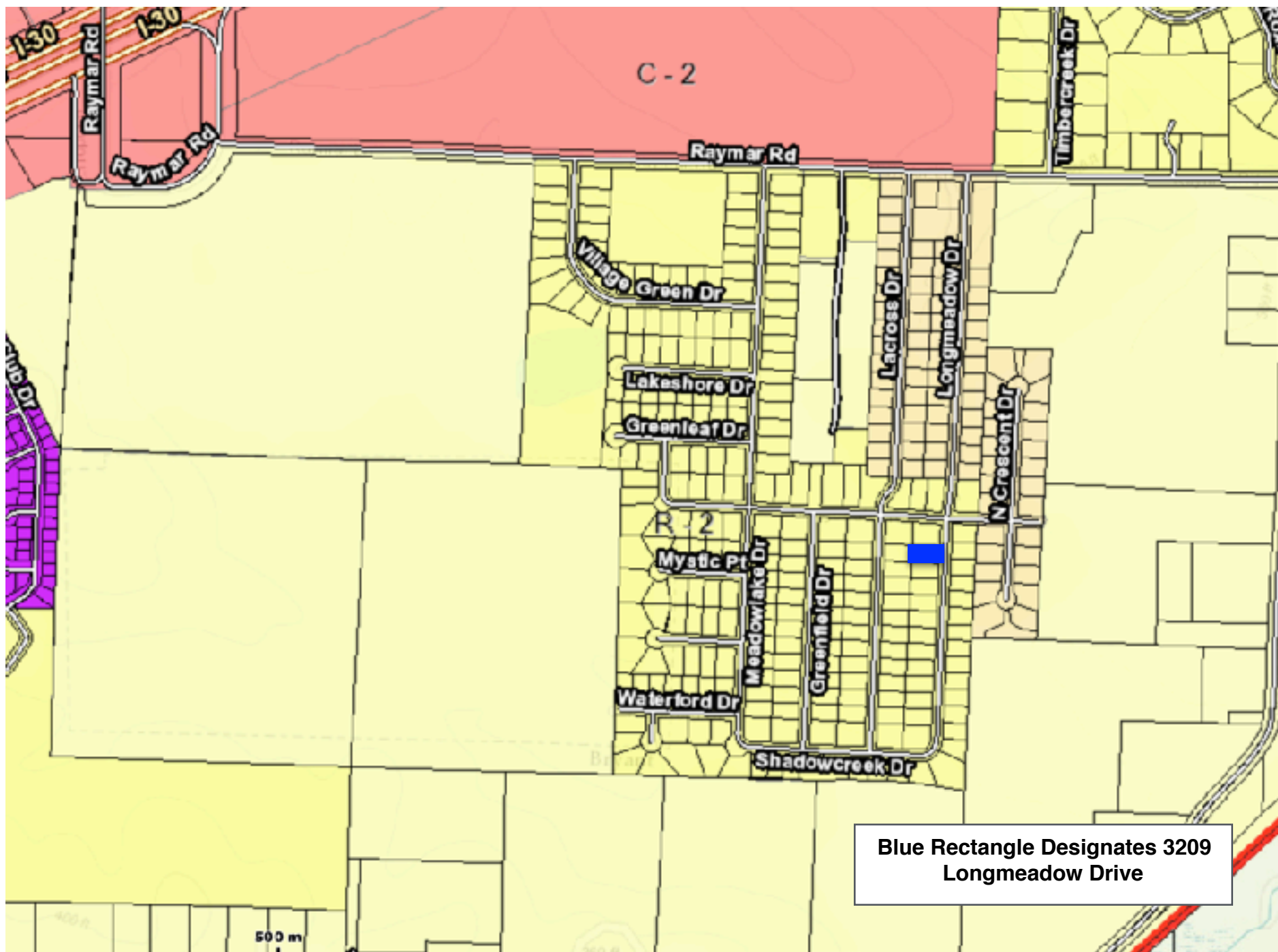
2. Frequency of Occurrence of Exceptional Condition

☒ Not Generally Prevalent in the Area

3. Result of a Strict Application of the Zoning Ordinance

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

☒ Exceptional and Undue Hardship on the Owner of the Property



Blue Rectangle Designates 3209
Longmeadow Drive