



Bryant Board of Zoning and Adjustment Meeting

Monday, September 11th, 2017

6:00 p.m.

Boswell Municipal Complex - City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

APPROVAL OF MINUTES

Minutes

Documents:

[Bryant Board of zoning and adjustment Meeting Minutes 91117.pdf](#)

PUBLIC HEARING

3516 Henson Place

Requesting Variance From Building and Lot Square Footage

Documents:

[3516 Henson Place Variance.pdf](#)

ADJOURNMENT



Bryant Board of Zoning and Adjustment Meeting

Monday, September 11th, 2017

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

APPROVED MINTUES FOR 4/10/17 MEETING

1 Pages

CALL TO ORDER:

- Chairman Lance Penfield Calls Meeting To Order
- Commissioners Present: Statton, Brunt, Johnson, Erwin, Penfield, Poe, Burgess, Mayfield.

Approval of Minutes

Action taken:

Motion made to approved mintues by Commissioner Poe, seconded by Commissioner Johnson. Motion carried.

NEW BUSINESS

David's Burgers

Requesting Sign Permit Variance

Chairman Penfield Calls for a roll call vote. 8 yeas. 0 nays. Passed.

ADJOURNMENT

Motion made to adjourn by Commissioner Statton, seconded by Commissioner Johnson. Motion carried.

Approval of the minutes for April, 10th Board of Zoning and Adjustment meeting was approved on September, 11th, 2017.

_____ Date: _____2017
Chairman Lance Penfield

_____ Date: _____2017
Secretary Truett Smith

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

APPLICANT

NAME:

Jenny Eddon ^{Goldwell}
^{Banker}
^{2 PM}

SPOUSE NAME: _____

PROJECT LOCATION

PROPERTY ADDRESS:

3516 Iderson Place Bryant, AR 72222

LEGAL DESCRIPTION:

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

Except from sqft requirements from the zoning
code.

PROPOSED USE:

Existing Zoning Classification:

R2

Requested Change: _____

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 _____ day of _____, 20____.

Applicant's Signature

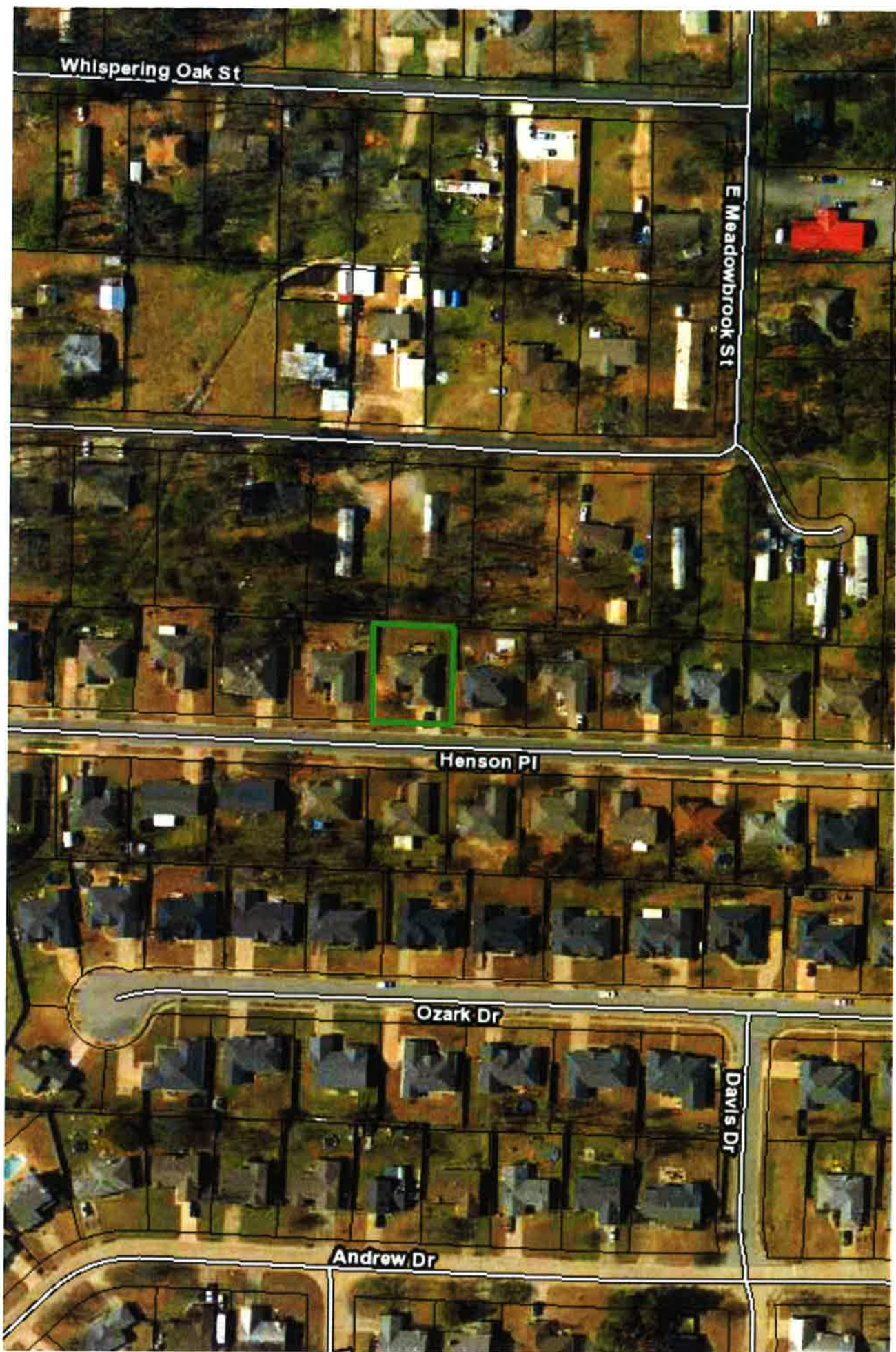
Jenny Eddon ^{Goldwell}
^{Banker}
^{2 PM}
^{Bryant}

Applicant's Spouse Signature _____

Applicant's address _____

501-680-1744

Applicant's Phone _____



Uniform Residential Appraisal Report

XXXX200490
XXXX200490
File # INDI-170731-0002-1

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 3516 Henson Pl City Bryant State AR Zip Code 72022
Borrower Bechtel, Ernest Alexander Owner of Public Record Rico Shorn L County Saline
Legal Description Lot 178 / Springhill Manor
Assessor's Parcel # 840-09337-000 Tax Year 2016 R.E. Taxes \$ 955
Neighborhood Name Springhill Manor (Subdivision name) Map Reference 30780 Census Tract 0105 10
Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments \$ 0 ☐ PUD HOA \$ 0 ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
Lender/Client Regions Bank Address 215 Forrest St, 6th Floor Hattiesburg MS 39401
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
Report data source(s) used, offering price(s), and date(s)
DOM 17.CARMLS record #17021437. Original list date: 07/16/2017 // Take Backup Date: 07/23/2017 // Original list price: \$119,900 // Final list price: \$119,900

☒ I did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed
Arms length sale, financial assistance noted. The subject property is transacting with personal property. This is not atypical for the subject market area. However only real property was given contributory value.
Contract Price \$ 117,000 Date of Contract 07/23/2017 Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) Public Record
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☒ Yes ☐ No
If Yes, report the total dollar amount and describe the items to be paid.
\$3,975. The seller is to provide a Home Warranty (\$475). The seller is to pay up to \$3,500 of the buyer's closing costs and prepaids.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 70 %
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit 0 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	38 Low 1	Multi-Family 0 %
Neighborhood Boundaries		483 High 53	Commercial 0 %
North - Hunt Rd / South - Vice Rd / East - Commonwealth Dr / West - Worth Ave		130 Pred 20	Other 30 %
Neighborhood Description			

The boundaries above approximate a 1/2-mile radius from the subject property and are considered representative of the subject neighborhood. The Present Land Use % of Other is vacant land.

Market Conditions (including support for the above conclusions)
The data provided for the One-Unit Housing Trends only is for the entirety of the subject market area. It is the appraiser's opinion that there is insufficient data within the defined subject neighborhood during the analysis period to provide viable results.

Dimensions: No dimensions provided Area 7490 sf Shape Unk - No Dimensions View N, Res.
Specific Zoning Classification R-2 Zoning Description Min 1400 square feet dwelling / Min 10,000 square feet lot size
Zoning Compliance ☐ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☒ Illegal (describe) See the Supplemental Addendum, Site Comments
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☐ Yes ☒ No If No, describe.
Please see the Supplemental Addendum, Site Comments
Utilities: Public (describe) ☒ Electricity ☐ Gas ☐ Water ☒ Sanitary Sewer ☐ Other (describe) ☐ Off-site Improvements-Type: Street Asphalt ☒ Alley None ☐ Private ☐
FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 05125C025D FEMA Map Date: 06/19/2012
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe.

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls Slab/Avg	Floors Crpt, Tile/Gd
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls Wood, Brick/Good	Walls Paint/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 0 sq ft	Roof Surface Comp/Good	Trim/Finish Base/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish 0 %	Gutters & Downspouts None	Bath Floor Tile/Good
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Mtl/Avg	Bath Wainscot None
Year Built 1982	Evidence of <input type="checkbox"/> Infestation <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Storm Sash/Insulated None	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 11	Heating <input checked="" type="checkbox"/> FV/A <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Screens Mtl/Avg	<input checked="" type="checkbox"/> Driveway # of Cars 2
Attic <input type="checkbox"/> None	<input type="checkbox"/> Other Fuel Gas	Amenities <input type="checkbox"/> Wood Stove(s) # 0	Driveway Surface Ex Ag
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	Cooling <input checked="" type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Fireplace(s) # 0 <input checked="" type="checkbox"/> Fence CLF	<input checked="" type="checkbox"/> Garage # of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		<input checked="" type="checkbox"/> Patio/Deck Uncvd <input checked="" type="checkbox"/> Porch Cv	<input type="checkbox"/> Carport # of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Pool None <input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att <input type="checkbox"/> Det <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)			
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,217 Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.)			
None noted			

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.):
C2 Kitchen updated one to five years ago; Bathrooms updated one to five years ago; Per owner: Kitchen - paint, appliances, counters and fixtures Bath - counters and paint. Other none.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe