



## **Bryant Board of Zoning and Adjustment Meeting**

Monday, December 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**

##### **Mintues**

1. Bryant Board of Zoning and Adjustment Minutes from 9-11-17
2. Bryant Board of Zoning and Adjustment Minutes from 11-13-17

Documents:

[Bryant Board of zoning and adjustment Meeting Mintues 11-13-17.docx](#)

[Bryant Board of zoning and adjustment Meeting Mintues 91117.docx](#)

#### **NEW BUSINESS**

##### **Remington Place Lots 54 And 55**

Requesting Variance of front and rear setbacks.

Documents:

[Remington Place Lots 54 and 55 Variance App.pdf](#)

[Remington Place Lots 54 and 55 Variance Site Plans.pdf](#)

[Remington Place Lots 54 and 55 Variance Green Slips.pdf](#)

#### **ADJOURNMENT**



**Bryant Board of Zoning and Adjustment Meeting**

Monday, December 11th, 2017

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

**APPROVED MINTUES FOR 11/13/17 MEETING**

**1 Pages**

**CALL TO ORDER:**

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

**NEW BUSINESS**

**Sage Creek Lot 37**

Johnathan Hope - Requesting Setback Variance

*Chairman Penfield Calls for a roll call vote. 7 yeas. 0 nays. Passed.*

**ADJOURNMENT**

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

Approval of the minutes for November 13th Board of Zoning and Adjustment meeting was approved on December 11th, 2017.

\_\_\_\_\_ Date: \_\_\_\_\_ 2017  
Chairman Lance Penfield

\_\_\_\_\_ Date: \_\_\_\_\_ 2017  
Secretary Truett Smith



## **Bryant Board of Zoning and Adjustment Meeting**

Monday, December 11th, 2017

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

### **APPROVED MINTUES FOR 9/11/17 MEETING**

**1 Pages**

#### **CALL TO ORDER:**

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

#### **Approval of Minutes**

Action taken:

Motion made to approved minutes from April 10<sup>th</sup> meeting by Commissioner Burgess, seconded by Commissioner Johnson. Motion carried.

#### **NEW BUSINESS**

##### **3516 Henson Place**

Requesting Variance from Building and Lot Square Footage

*Chairman Penfield Calls for a roll call vote. 5 yeas. 0 nays. Passed.*

#### **ADJOURNMENT**

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

Approval of the minutes for September 11th Board of Zoning and Adjustment meeting was approved on December 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: Motal Construction, LLC.

SPOUSE NAME: \_\_\_\_\_

PROJECT LOCATION

PROPERTY ADDRESS:

Lots 54 & 55, Hardin Drive, Bryant, AR

LEGAL DESCRIPTION:

Lots 54 & 55, Remington Place, Phase 3,  
a Subdivision in the City of Bryant, Saline County, AR.

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

Reduce the Rear Building Setback from 25' to 15'  
and Front building setback from 25' to 24'

PROPOSED USE:

Single Family Residential

Existing Zoning Classification: R-2

Requested Change: N/A

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 20<sup>th</sup> day of November, 2017

[Signature]  
Applicant's Signature

Applicant's Spouse Signature

Applicant's address

4 Trafalgar Cove Little Rock AR  
(870) 489-1941

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**

N/A 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

November 16, 2017

Hope Consulting, Inc.  
P.O. Box 42  
Benton, AR 72018

RE: Variance Request

The property located at Lots 54 & 55, Remington Place Subdivision, Phase 3, Hardin Dr. Bryant, AR is being considered for a variance to reduce the rear building setback from 25 ft. to 18 ft. The property is zoned R-2. The property is more particularly described as follows:

Lots 54 and 55, Remington Place Subdivision, Phase 3, a Subdivision in the City of Bryant, Saline County, Arkansas.

A petition has been filed with the Board of Adjustments for this variance. As part of this process, a public hearing will be held December 11, 2017 at 6:00 pm in the Bryant City Office Complex at 210 SW 3<sup>rd</sup> Street, Bryant, Arkansas, 72022. Public comments will be accepted at that time regarding this variance.

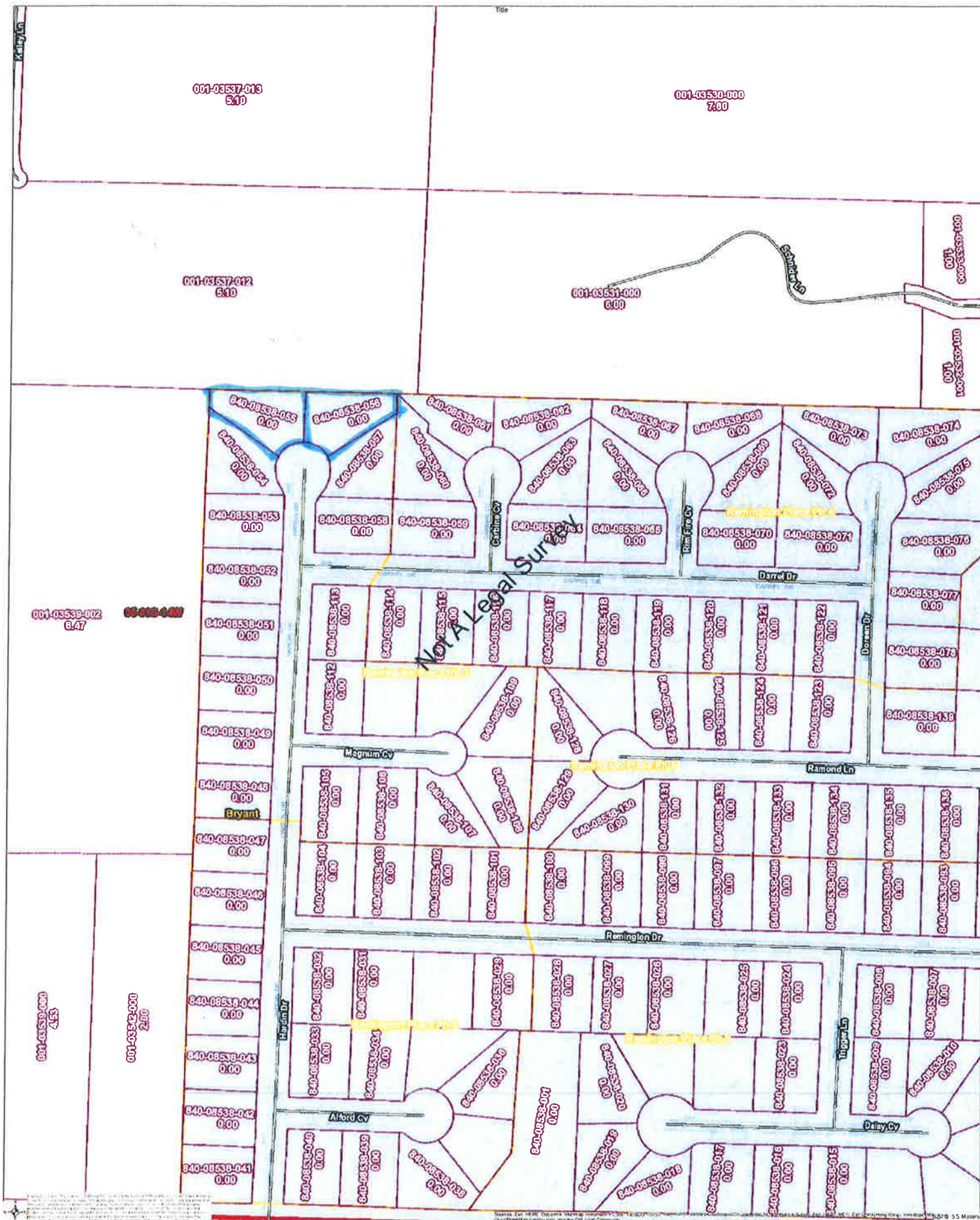
Since you own property within 300 ft. of the tract in consideration, you have been mailed this letter via certified mail as requested by the City Ordinance. I am also enclosing a vicinity map for your use.

Should you have any questions regarding this matter you may contact Truett Smith, Planning & Community Development Director, at the City of Bryant at 501-943-0999, or myself at 501-315-2626.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Hope', is written over the printed name. The signature is stylized with a large initial 'J' and a long horizontal stroke.

Jonathan Hope





## NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, December 11, 2017 at 6:00 P.M.  
at the Bryant City Office Complex, 210 Southwest 3<sup>rd</sup> Street, City of Bryant , Saline  
County, for the purpose of public comment on a variance request at the site of  
Lots 54 & 55 Remington Place Ph 3 (address).

\_\_\_\_\_, Chairman  
Board of Zoning Adjustment  
City of Bryant

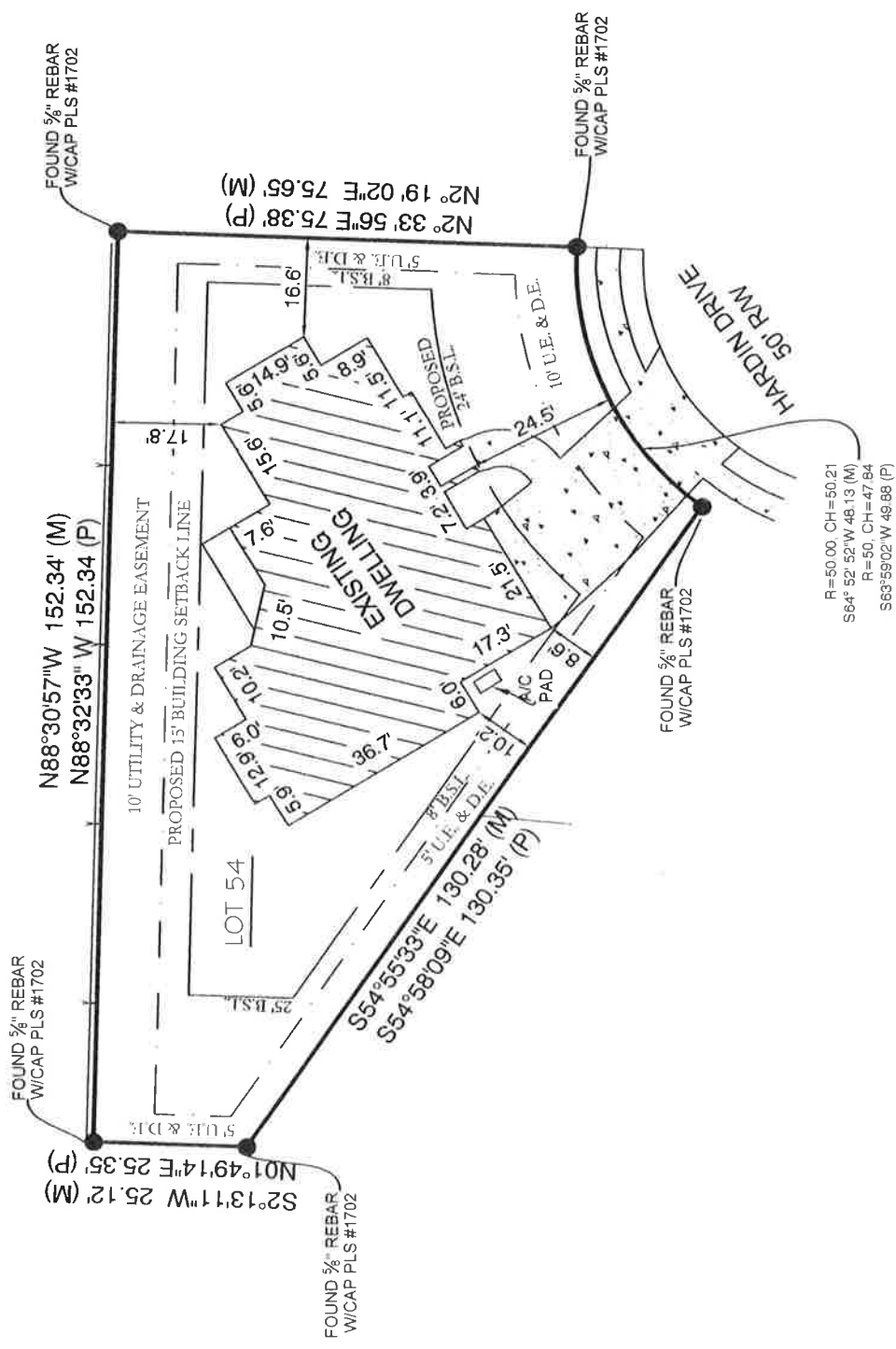
This notice is to be run in the legal notices section of the Benton Courier  
no less than 15 days prior to the public hearing.







**Know what's below.  
Call before you dig.**



BASIS OF BEARING:  
GRID NORTH, ARKANSAS  
COORDINATE SYSTEM, SOUTH ZONE  
BY GPS OBSERVATION

LEGAL DESCRIPTION:  
LOT 54, REMMINGTON PLACE, PHASE 3, A SUBDIVISION IN THE  
CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year flood plane, according to the Flood Insurance Rate Map,

panel # 05119C0420G, dated: 07/06/2015

**For the Exclusive Use and Benefit of:**

Motal Construction, LLC

Address Hardin Drive

Bryant, Arkansas 72022 Date 11/16/17

500	01S	14W	0	05	200	62	1807
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## LEGEND

$\Delta$  - Computed point

● - Found monument

⊙ - Set #4 RB/Plas. Cap

(M)-Measured

(P)-Platted

(R)-Record      —x— Fence

Drawn By MG

Checked By

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