



Bryant Board of Zoning and Adjustment Meeting

Monday, August 13th, 2018

6:00 p.m.

Boswell Municipal Complex - City Hall Courtroom

Agenda

CALL TO ORDER

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

NEW BUSINESS

Saline County Hospital

Requesting a variance for height of a building

Documents:

[0079-APP-01.pdf](#)

[0079-APP-02.pdf](#)

6004 Meridian Drive - Kensington Place

Requesting A Variance

Documents:

[0071-APP-01.pdf](#)

[0071-PLN-01.pdf](#)

[0071-PLN-02.pdf](#)

ADJOURNMENT



2601 T.P. White Drive
Jacksonville, AR 72076

TEL 501.982.1538
FAX 501.982.1530

www.bondce.com

July 30, 2018

Mr. Truett Smith
City of Bryant

RE: Arkansas Heart Hospital – Variance Request

Dear Mr. Smith:

We are requesting a variance of the maximum building height for the following project.

We are requesting the maximum building height be 4 stories instead of 3 stories. Our proposed building is 4 stories tall with a basement.

Please let me know if you have any questions, comments, or concerns about these request.

Sincerely yours

A handwritten signature in blue ink, appearing to read 'AR', with a stylized flourish at the end.

Aaron Robinson, P.E.

cc: Chad Young
File # 7840

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

APPLICANT

NAME: ARKANSAS HEART HOSPITAL

SPOUSE NAME: _____

PROJECT LOCATION

PROPERTY ADDRESS: 1 ENCORE WAY

LEGAL DESCRIPTION: See attached

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

BUILDING HEIGHT MAXIMUM FROM 3 STORIES TO 5

PROPOSED USE:

Medical Building

Existing Zoning Classification: C2

Requested Change: MAX BUILDING HEIGHT

Plat of Property is Attached: Yes

Vicinity map of property is attached: Yes

The undersigned designates the following process agent or attorney to represent the applicant at all hearings: Aaron Robinson, Chad Young

This 30 day of JULY, 2018.


Applicant's Signature

Applicant's Spouse Signature

1701 South Sheffield Rd. L.R., AR
Applicant's address

501. 219. 7755
Applicant's Phone 72211

**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

 X Other Extraordinary or Exceptional Situation or Condition

2. Frequency of Occurrence of Exceptional Condition

 X Not Generally Prevalent in the Area

3. Result of a Strict Application of the Zoning Ordinance

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

_____ Exceptional and Undue Hardship on the Owner of the Property

TRACT A1 OF THE AHH COMMERCIAL SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 20, AND PART OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE ¼) SECTION 29, ALL IN T-1-S, R-14-W, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 29, T-1-S, R-14-W; THENCE N88°07'20"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 272.79 FEET; THENCE S00°00'55"W, 425.52 FEET; THENCE N89°03'24"W, 21.50 FEET TO THE POINT OF BEGINNING AND RIGHT OF WAY OF ENCORE WAY; THENCE S03°07'26"W, 93.70 FEET; THENCE N00°00'00"E, 14.66 FEET; THENCE N90°00'00"W, 75.53 FEET; THENCE S00°00'00"E, 47.04 FEET; THENCE N89°59'14"W, 145.61 FEET; THENCE S00°02'29"E, 15.40 FEET; THENCE N87°42'59"W, 31.48 FEET; THENCE N30°33'27"W, 94.05 FEET; THENCE N58°46'08"W, 75.00 FEET; THENCE N73°56'08"W, 200.30 FEET; THENCE N45°22'08"W, 128.40 FEET; THENCE N03°00'37"E, 148.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE PROPOSED RECONSTRUCTION OF STATE HIGHWAY NO. 5 (AHTD JOB NO. 061335); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING CALLS N71°45'49"E, 137.63 FEET; THENCE N76°11'00"E, 355.49 FEET; THENCE N71°54'50"E, 101.65 FEET; THENCE N33°41'26"E, 61.55 FEET; THENCE N68°30'59"E, 44.08 FEET TO THE RIGHT OF WAY OF ENCORE WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY S22°45'10"E, 22.52 FEET; THENCE W00°00'00"W, 69.57 FEET; THENCE S01°14'58"W, 90.30 FEET; THENCE S00°00'27"W, 286.60 FEET TO THE POINT OF BEGINNING CONTAINING 6.029 ACRES, MORE OF LESS.







NORTH



VICINITY MAP 1" = 2000'

BOND CONSULTING ENGINEERS, INC.
 2601 T. P. White Drive
 Jacksonville, Arkansas 72076
 Phone: (501) 982-1538 Fax: (501) 982-1530
 E-mail: tbond@bondce.com
 E-mail: arobinson@bondce.com

Prepared For:
 Arkansas Heart Hospital, LLC
 1701 South Shackleford Rd
 Little Rock, Arkansas 72211

AHH COMMERCIAL SUBDIVISION
 PART SE 1/4 SE 1/4 SECTION 20 &
 PART N 1/2 NE 1/4 SECTION 29 T-1-S, R-14-W
 BRYANT, SALINE COUNTY, ARKANSAS

Scale:	1" = 2000'
Date:	07/30/18
Job No.:	7840
Drawn By:	TS



List of Adjoining Property Owners

PhanThi & Aubrey J Jones, 5903 Worth Ave, Benton, AR 72019

Justin B Franks ODPa Co, 9721 Congo Road, Benton, AR 72019

Richard L Henson Living Trust, 3025 Hwy 5 North Lot 1-B, Benton, AR 72019

Hurricane Lake Mobile Home Park, 3025 Hwy 5 North Lot 1-B, Benton, AR 72019

Hurricane Lake Estate Development, PO Box 8315, Hot Springs Village, AR 71910

Sharon Clydena Neathery, PO Box 615 Bryant, AR 72089

EMW Properties, LLC, PO BOX 241741, Little Rock, AR 72223

Benton NWA Properties, 4801 North Hills Blvd, NLR, AR 72116

Lorio/Walsh Land Co, 2010 Active Way, Bryant, AR 72022

Marks Childrens Dentistry Properties, 3310 Hwy 5 North, Bryant, AR 72022

Summit Properties, PO Box 263, Bryant, AR 72089

Brooke Andrews Insurance, 2305 Springhill Road Ste 6, Bryant, AR 72019

Certified Correct
Bond Consulting Engineers, Inc.



Aaron Robinson, P.E.

8.6.18
Date

7015 0640 0004 8196 5327

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
BRYANT, AR 72089	
Certified Mail Fee \$3.45	0376 03
Postage \$0.50	Postmark Here
Total Postage and Fees \$6.70	07/30/2018
Sent To Sharon Clydena Neathery PO Box 615 Bryant, AR 72089	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 0640 0004 8196 5396

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
BENTON, AR 72019	
Certified Mail Fee \$3.45	0376 03
Postage \$0.50	Postmark Here
Total Postage and Fees \$6.70	07/30/2018
Sent To Justin B Franks ODPa Corp 9721 Congo Rd Benton AR 72019	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 0640 0004 8196 5402

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
BENTON, AR 72019	
Certified Mail Fee \$3.45	0376 03
Postage \$0.50	Postmark Here
Total Postage and Fees \$6.70	07/30/2018
Sent To PhanThi : Aubrey J Jones 5903 Worth Ave Benton AR 72019	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hurricane Lake Est Development
PO Box 8315
Hot Springs Village, AR
71910



9500 1015 6053 8127 07

(transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-3-18

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

BENTON, AR 72019

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To Richard L Henson Living Trust
Street and Apt. No., or PO Box No. 3025 Hwy 5 North Lot 1-B
City, State, ZIP+4® Benton, AR 72019

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com.

HOT SPRINGS VILLAGE, AR 71910

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To Hurricane Lake Est Development
Street and Apt. No., or PO Box No. PO Box 8315
City, State, ZIP+4® Hot Springs Village AR 71910

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard L Henson Living Trust
3025 Hwy 5 North Lot 1B
Benton, AR 72019



9590 9402 1615 6053 8127 14

2. Article Number (Transfer from service label)

7015 0640 0004 8196 5358

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hurricane Lake Mobile Home Park
3025 Hwy 5 North Lot 1B
Benton, AR 72019



9590 9402 1615 6053 8127 21

2. Article Number (Transfer from service label)

7015 0640 0004 8196 5341

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

[Signature] ☐ Agent ☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

LITTLE ROCK, AR 72223

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To EMW Properties, LLC

Street and Apt. No., or PO Box No.
PO Box 241741City, State, ZIP+4®
LR AR 72223

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

BENTON, AR 72019

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To Hurricane Lake Mobile Home Park

Street and Apt. No., or PO Box No.
3025 Hwy 5 North Lot 1BCity, State, ZIP+4®
Benton, AR 72019

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EMW Properties, LLC
PO Box 241741
Little Rock, AR 72223



9590 9402 1615 6053 8126 91

2. Article Number (Transfer from service label)

115 0640 0004 8196 5372

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

[Signature] ☐ Agent ☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Benton NWA Properties
4801 North Hills Blvd
NLR, AR 72116



9590 9402 1615 6053 8127 52

2. Article Number (Transfer from service label)

7015 0640 0004 8196 5310

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7-31-18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery

☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BRYANT, AR 72022

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate) \$2.75

☐ Return Receipt (hardcopy) \$0.00☐ Return Receipt (electronic) \$0.00☐ Certified Mail Restricted Delivery \$0.00☐ Adult Signature Required \$0.00☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To

Lorio/Walsh Land Co

Street and Apt. No., or PO Box No.

2010 Active Way

City, State, ZIP+4® Bryant, AR 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

NORTH LITTLE ROCK, AR 72116

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate) \$2.75

☐ Return Receipt (hardcopy) \$0.00☐ Return Receipt (electronic) \$0.00☐ Certified Mail Restricted Delivery \$0.00☐ Adult Signature Required \$0.00☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To

Benton NWA Properties

Street and Apt. No., or PO Box No.

4801 North Hills Blvd

City, State, ZIP+4® NLR AR 72116

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lorio/Walsh Land Co.
2010 Active Way
Bryant, AR 72022



9590 9402 1615 6053 8127 69

2. Article Number (Transfer from service label)

7015 0640 0004 8196 5303

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

L. Adams

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery

☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marks Children's Dentistry
3310 Hwy 5 North
Bryant, AR 72022



9590 9402 1615 6053 8127 90

2. Article Number (Transfer from service label)

7015 0640 0004 8196 5297

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BRYANT, AR 72089

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|--------|
| ☐ Return Receipt (hardcopy) | \$2.75 |
| ☐ Return Receipt (electronic) | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.50

Total Postage and Fees \$6.70

0376 03

Postmark Here

07/30/2018

Sent To

Summit Properties

Street and Apt. No., or PO Box No.

PO Box 263

City, State, ZIP+4®

Bryant, AR 72089

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BRYANT, AR 72022

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|--------|
| ☐ Return Receipt (hardcopy) | \$2.75 |
| ☐ Return Receipt (electronic) | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.50

Total Postage and Fees \$6.70

0376 03

Postmark Here

07/30/2018

Sent To

Marks Childrens Dentistry Props

Street and Apt. No., or PO Box No.

3310 Hwy 5 North

City, State, ZIP+4®

Bryant AR 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Summit Properties
PO Box 263
Bryant, AR 72089



9590 9402 1615 6053 8126 84

2. Article Number (Transfer from service label)

7015 0640 0004 8196 5389

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

CHARLES MONTGOMERY

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No



3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brooke Andrews Insurance
2305 Springhill Rd. Ste 6
Bryant, AR 72019



9590 9402 1615 6053 8127 38

2. Article Number (Transfer from service label)

7015 0640 0004 8196 5334

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Kathryn*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BENTON, AR 72019

Certified Mail Fee \$3.45
\$2.75
Extra Services & Fees (check box, add fees as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To Brooke Andrews Insurance

Street and Apt. No., or P.O. Box No. 2305 Springhill Rd Ste 6

City, State, ZIP+4® Bryant, AR 72019

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7015 0640 0004 8196 5334

0376
03Postmark
Here

07/30/2018

July 30, 2018

Brooke Andrews Insurance Agency Inc.
2305 Springhill Rd, Ste 6
Bryant, AR 72019

RE: Variance Request/Parcel #840-12024-000

The property located at 1 Encore Way, Bryant, Arkansas is being considered for a variance to increase the minimum building height requirements. The property is more particularly described as follows:

Map 10-11

TRACT A1 OF THE AHH COMMERCIAL SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 20, AND PART OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE ¼) SECTION 29, ALL IN T-1-S, R-14-W, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 29, T-1-S, R-14-W; THENCE N88°07'20"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 272.79 FEET; THENCE S00°00'55"W, 425.52 FEET; THENCE N89°03'24"W, 21.50 FEET TO THE POINT OF BEGINNING AND RIGHT OF WAY OF ENCORE WAY; THENCE S03°07'26"W, 93.70 FEET; THENCE N00°00'00"E, 14.66 FEET; THENCE N90°00'00"W, 75.53 FEET; THENCE S00°00'00"E, 47.04 FEET; THENCE N89°59'14"W, 145.61 FEET; THENCE S00°02'29"E, 15.40 FEET; THENCE N87°42'59"W, 31.48 FEET; THENCE N30°33'27"W, 94.05 FEET; THENCE N58°46'08"W, 75.00 FEET; THENCE N73°56'08"W, 200.30 FEET; THENCE N45°22'08"W, 128.40 FEET; THENCE N03°00'37"E, 148.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE PROPOSED RECONSTRUCTION OF STATE HIGHWAY NO. 5 (AHTD JOB NO. 061335); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING CALLS N71°45'49"E, 137.63 FEET; THENCE N76°11'00"E, 355.49 FEET; THENCE N71°54'50"E, 101.65 FEET; THENCE N33°41'26"E, 61.55 FEET; THENCE N68°30'59"E, 44.08 FEET TO THE RIGHT OF WAY OF ENCORE WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY S22°45'10"E, 22.52 FEET; THENCE W00°00'00"W, 69.57 FEET; THENCE S01°14'58"W, 90.30 FEET; THENCE S00°00'27"W, 286.60 FEET TO THE POINT OF BEGINNING CONTAINING 6.029 ACRES, MORE OF LESS.

A petition has been filed with the Board of Adjustment for this variance. As a part of this process, a public hearing will be held August 13, 2018 at 6:00 p.m. in the Bryant City Office Complex at 210 S.W. 3rd Street, Bryant, Arkansas, 72022. Public comments will be accepted at that time regarding this variance.

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

Should you have any questions regarding this matter you may contact Dave Green, Planning & Community Development Director, at the City of Bryant at 501-943-0309, or myself at 501-982-1538.

Thank you for your consideration in this matter.

Sincerely,



Aaron Robinson, P.E.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 13, 2018 at 6:00 P.M.

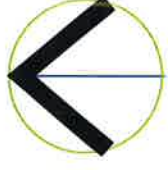
at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant , Saline

County, for the purpose of public comment on a variance request at the site of

1 ENCORE WAY (address).

Lance Penfield, 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.



NORTH



Scale 1" = 2000'

VICINITY MAP 1" = 2000'

BOND CONSULTING ENGINEERS, INC.
 2601 T. P. White Drive
 Jacksonville, Arkansas 72076
 Phone: (501) 982-1538 Fax: (501) 982-1530
 E-mail: tbond@bondce.com
 E-mail: arabinson@bondce.com

Prepared For:
 Arkansas Heart Hospital, LLC
 1701 South Shackleford Rd
 Little Rock, Arkansas 72211

AHH COMMERCIAL SUBDIVISION
 PART SE 1/4 SE 1/4 SECTION 20 &
 PART N 1/2 NE 1/4 SECTION 29 T-1-S, R-14-W
 BRYANT, SALINE COUNTY, ARKANSAS

Scale:	1" = 2000'
Date:	07/30/18
Job No.:	7840
Drawn By:	TS

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

APPLICANT

NAME: Vernon & Donna Bailey

SPOUSE NAME: _____

PROJECT LOCATION

PROPERTY ADDRESS:

6004 Meridian Dr., Alexander, AR 72002

LEGAL DESCRIPTION:

Lot 35, Kensington Place, Phase I, A Subdivision in
the City of Bryant, Saline County, Arkansas.

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

Reduction of front Building setback from 20' to 15'

PROPOSED USE:

Single Family Residential

Existing Zoning Classification: R-2

Requested Change: Reduction of front setback

Plat of Property is Attached: yes

Vicinity map of property is attached: yes

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

This _____ day of _____, 20__.

Applicant's Signature

Applicant's Spouse Signature

Applicant's address

Applicant's Phone

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, Aug. 13, 2018 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
6004 Meridian Dr. Alexander, AR 72002 (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.



① 840-11623-014 ✓

SGC

⑥ 840-05510-003 ✓

SGC

⑪ 840-05510-024 ✓

SGC

② 840-11623-001 ✓

Floella Wilhelm
4127 Northlake Rd.
Alexander, AR 72002

⑦ 840-05510-004 ✓

SGC

⑫ 840-05510-024 ✓

SGC

③ 840-11623-019 ✓

~~Bob~~ Bobby & Lisa Floyd
5003 Northlake Rd.
Alexander, AR 72002

⑧ 840-05510-005

Jimmy & Ashley Parker
4312 Sloan Dr.
Alexander, AR 72002

⑬ 840-05510-025 ✓

SGC

④ 840-05510-001 ✓

Thomas DB Collins LTD
39 Walnut Valley Dr.
LR, AR 72211

⑨ 840-05510-022 ✓

~~Barbara~~ Danny & Linda
Allred

4309 Sloan Dr.
Bryant, AR 72022

⑭ 840-05510-020 ✓

SGC

⑤ 840-05510-002 ✓

SGC

⑩ 840-05510-023 ✓

SGC

⑮ 840-05510-026 ✓

SGC

①⑥ 840-05510-019 ✓
Toby Aken & William Chappell II
6208 Lewiston Dr.
Alexander, AR 72002

②① 840-05510-030 ✓
SGC

②⑥ 840-05510-035 ✓
SGC ✓

①⑦ 840-05510-027 ✓
SGC

②② 840-05510-031 ✓
Heritage Homes & Dev.
of Central AR, Inc.
1119 Avilla East
Alexander, AR 72002

②⑦ 840-05510-037 ✓
Michael & Brett
Cleveland
6000 Meridian Dr.
Alexander, AR 72002

①⑧ 840-05510-018 ✓
SGC

②③ 840-05510-032 ✓
H H & Dev.

②⑧ 840-05510-001 ✓
Same as
④

①⑨ 840-05510-028 ✓
SGC

②④ 840-05510-033 ✓
SGC

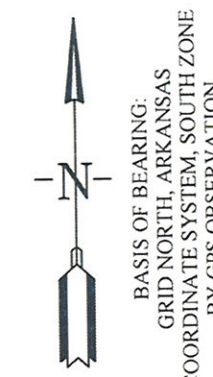
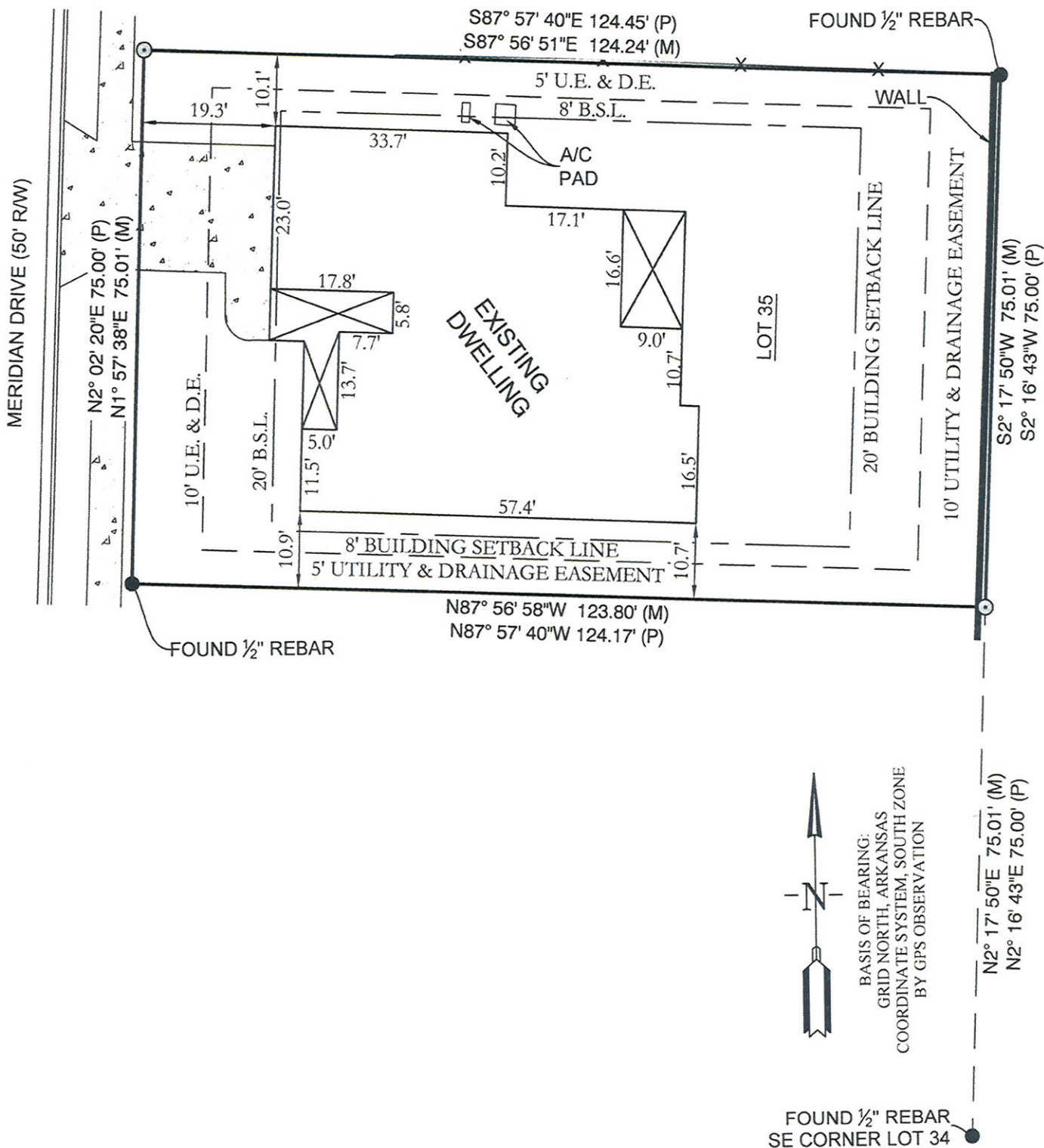
②⑨ 001-03558-000 ✓
Same as
②

②⑩ 840-05510-029 ✓
SGC

②⑤ 840-05510-034 ✓
Matthew & Christina Marsh
6012 Meridian Dr.
Alexander, AR 72002



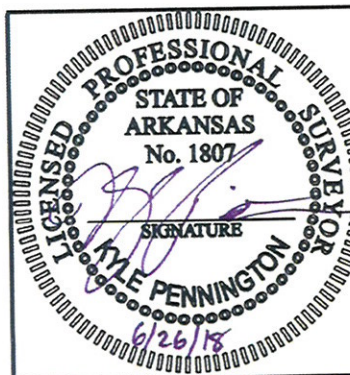
Know what's below.
Call before you dig.



FOUND 1/2" REBAR
SE CORNER LOT 34

LEGAL DESCRIPTION:

LOT 35, KENSINGTON PLACE, PHASE 1, A SUBDIVISION IN THE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

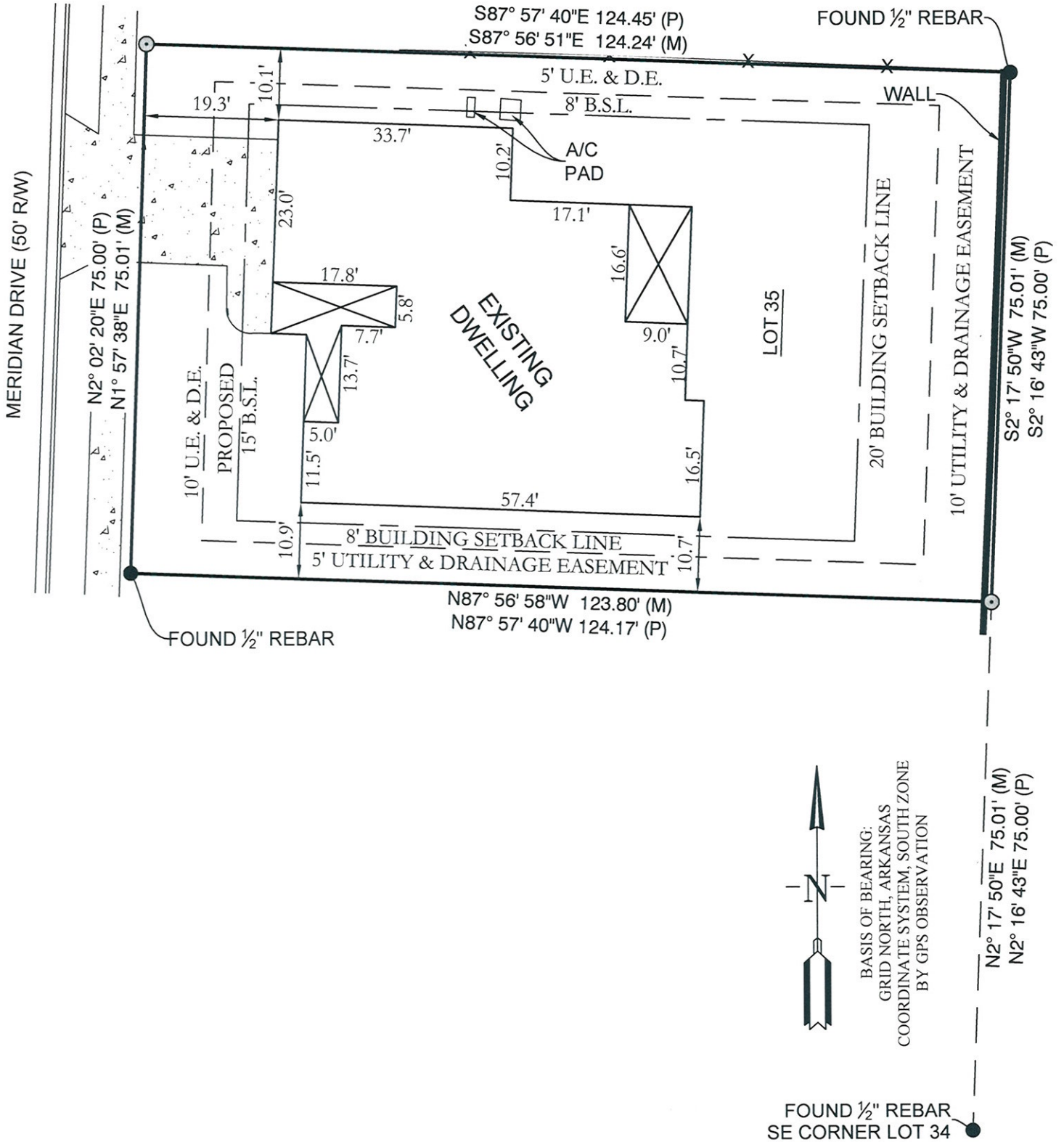


By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
No portion of the property described hereon lies within the 100 year flood plane, according to the Flood Insurance Rate Map, panel # 05125C0225D, dated: 06/19/2012
For the Exclusive Use and Benefit of:
Verlon & Donna Bailey;
Realty Title: & Fidelity National Title Company
Address 6004 Meridian Drive
Alexander, Arkansas 72002 Date 06/25/2018
500 01S 14W 0 07 240 62 1807

LEGEND	
Δ	- Computed point
●	- Found monument
⊙	- Set #4 RB/Plas. Cap
(M)	-Measured
(P)	-Platted
—x—	-Fence
Drawn By	JPP
Checked By	DKP



Know what's below.
Call before you dig.



LEGAL DESCRIPTION:
LOT 35, KENSINGTON PLACE, PHASE 1, 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.

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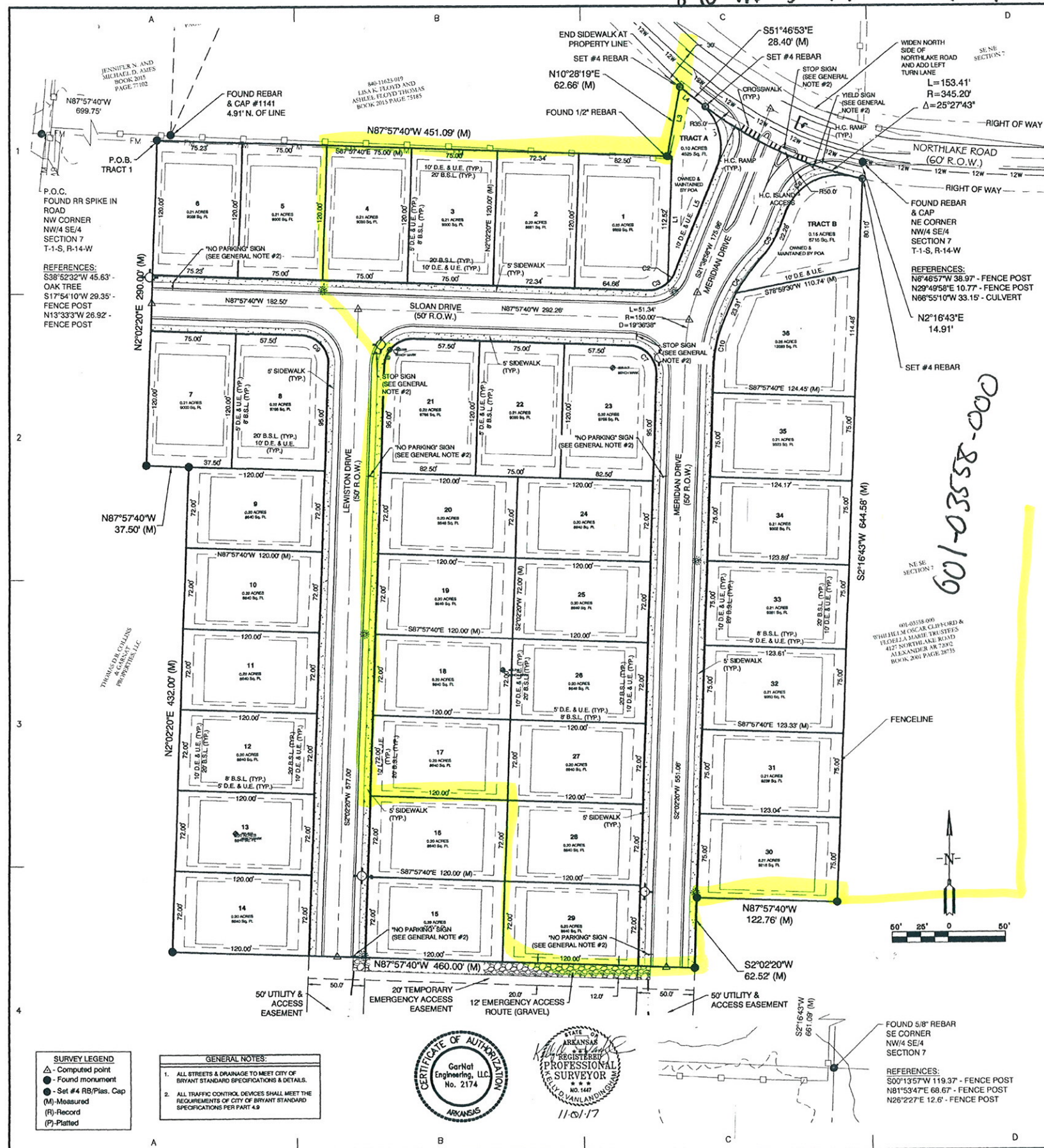
For the Exclusive Use and Benefit of:

Verlon & Donna Bailey;
Realty Title: & Fidelity National Title Company
Address: 6004 Meridian Drive
Alexander, Arkansas 72002 Date: 06/25/2018

500	01S	14W	0	07	240	62	1807
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LEGEND	
△	- Computed point
●	- Found monument
⊙	- Set #4 RB/Plas. Cap
(M)	-Measured
(P)	-Platted
—x—	-Fence
Drawn By JPP	
Checked By	

840-11623-014 840-11623-001

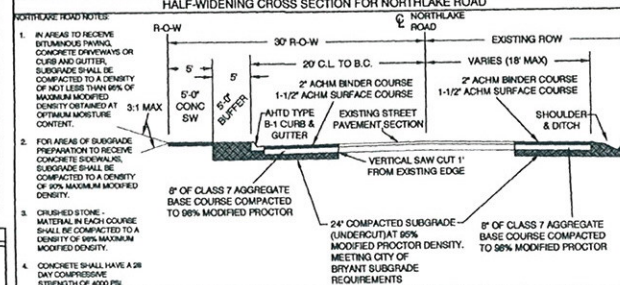
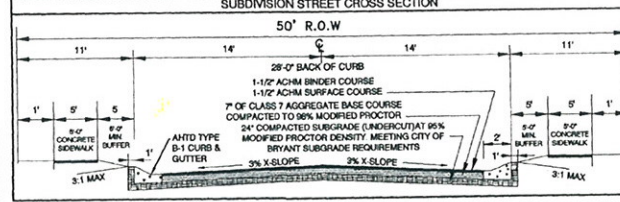
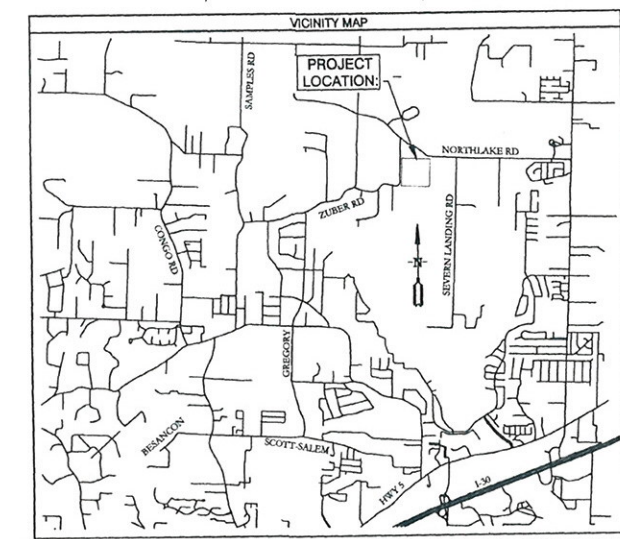


Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C10	46.48'	125.00'	21°18'	S12°42'58\"W 48.21'
C4	35.35'	213.82'	9°29'	N35°11'30\"E 35.31'
C5	28.73'	82.73'	19°53'	N34°28'07\"E 28.59'
C6	71.90'	50.00'	82°24'	N62°50'49\"E 65.87'
C3	19.88'	25.00'	45°31'	S69°16'44\"W 19.34'
C8	39.27'	25.00'	90°00'	S42°57'40\"E 35.36'
C7	39.27'	25.00'	90°00'	S42°57'40\"E 35.36'
C8	39.27'	25.00'	90°00'	N47°02'20\"E 35.36'
C1	63.29'	50.00'	72°31'	N14°36'41\"W 58.15'
C2	10.85'	25.00'	24°52'	N34°00'03\"E 10.77'

PROPERTY DESCRIPTION:
ALL OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NW1/4 SE1/4, A FOUND RAILROAD SPIKE; THENCE, ALONG THE NORTH LINE OF SAID NW1/4 SE1/4, S87°57'40\"E A DISTANCE OF 690.75 FEET TO A SET REBAR AND CAP, AND ALSO THE POINT OF BEGINNING; THENCE S87°57'40\"E A DISTANCE OF 451.08 FEET TO A SET REBAR AND CAP; THENCE, LEAVING THE SAID NORTH LINE OF THE NW1/4 SE1/4, N10°28'19\"E A DISTANCE OF 62.66 FEET TO A SET REBAR AND CAP; THENCE S51°46'53\"E A DISTANCE OF 28.40 FEET TO A SET REBAR AND CAP; THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 345.20 FEET, A DELTA ANGLE OF 25°27'43\", AND WHOSE LONG CHORD BEARS S64°40'56\"E A DISTANCE OF 152.15 FEET TO THE EAST LINE OF THE NW1/4 SE1/4, S2°16'43\"W A DISTANCE OF 644.55 FEET; THENCE, LEAVING SAID EAST LINE OF THE NW1/4 SE1/4, N87°57'40\"W A DISTANCE OF 122.76 FEET TO A SET REBAR AND CAP; THENCE S2°22'20\"W A DISTANCE OF 62.52 FEET TO A SET REBAR AND CAP; THENCE N87°57'40\"W A DISTANCE OF 460.00 FEET TO A SET REBAR AND CAP; THENCE N2°02'20\"E A DISTANCE OF 37.50 FEET TO A SET REBAR AND CAP; THENCE N2°02'20\"E A DISTANCE OF 200.00 FEET TO THE NORTH LINE OF THE NW1/4 SE1/4, AND THE POINT OF BEGINNING, CONTAINING 9.82 ACRES, OR 427,696 SQ. FEET, MORE OR LESS.

Parcel Line Table		
Line #	Length	Direction
L1	112.52'	S2°02'20\"W
L2	3.98'	S87°57'40\"E
L3	62.66'	S10°28'19\"W
L4	21.90'	N51°53'29\"W
L5	101.72'	N21°38'56\"E

PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1.5
MIN. LOT SIZE: 9,640 S.F.
NUMBER OF LOTS: 36
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN
EASEMENTS: UTILITY & DRAINAGE (P.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' 0\" TO 60' 0\"
LOT CORNERS: SET 4\" REBAR WITH CAP
TRACTS A & B WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION



BASIS OF BEARINGS:
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:
By affixing my seal and signature, I, Kelly D. Vanlandingham, PLS No. 1447, hereby certify that this drawing correctly depicts a survey completed under my supervision dated 11/20/2016.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05155C2222D dated 8/19/2012, no portion of the property described herein does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER: Thomas D.B. Collins, Ltd.
Name: Thomas D.B. Collins, Ltd.
Address: 39 Walnut Valley, Little Rock, AR 72211

DEVELOPER: Thomas D.B. Collins, Ltd.
Name: Thomas D.B. Collins, Ltd.
Address: 39 Walnut Valley, Little Rock, AR 72211

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.
Date: 11/30/17
Source of Title: D.R. 2016 Page 017259

CERTIFICATE OF RECORDING:
2017-023010
I certify this instrument was filed on: 12/05/2017 11:03:15 AM
Myra Bono Sample
Saline County Circuit Clerk

CERTIFICATE OF ENGINEERING ACCURACY:
I, Kelly D. Vanlandingham, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.
Date: 11/30/17
Kelly D. Vanlandingham
Registered Professional Engineer
No. 7896, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held Nov. 27, 2017. All of the documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.
Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.
Date of Execution: 11/5/2017
Lancey P. [Signature]
Bryant Planning Commission

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116 (72018)
2909 Military Rd.
Benton, AR 72015
Ph (501) 408-4650
Ex (888) 900-3068
garnatengineering@gmail.com

DATE	REVISION	BY	REVISED PER CITY OF BRYANT COMMENTS
9/22/2016	1	JV	AS BUILT
10/25/17	2	KDV	UPDATED DIMENSIONS
11/1/17	3	KDV	UPDATED LOTS
11/30/17	4	KDV	

KENSINGTON PLACE SUBDIVISION, PHASE 1, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

PROFESSIONAL ENGINEER
KELLY D. VANLANDINGHAM
11-01-17

CONTENTS:

PROJECT NO:	16044
DATE:	NOV 1, 2017
SHEET NO:	1