



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: 3/21/23

Applicant or Designee:

Project Location:

Name JONATHAN HOPE

Property Address LOT 16 CORAL RIDGE DR.

Address 129 N. MAIN ST., BENTON

BRYANT, AR.

Phone 501-315-2626

Parcel Number LOT 16

Email Address: JONATHAN@HOPECONSULTING.COM Zoning Classification R-2

Property Owner (If different from Applicant):

Name OLTMAN'S DEVELOPMENT, INC.

Phone _____

Address 1930 N. REYNOLDS RD., UNIT 1P, BRYANT

Email Address JEREMIAH.OLTMANS@CRVE-LEIKE.COM

Additional Information:

Legal Description (Attach description if necessary)

LOT 16, CORAL RIDGE, A SUBDIVISION IN THE CITY
OF BRYANT, SALINE COUNTY, ARKANSAS

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

REDUCTION OF REAR SETBACK TO 5'

Proposed Use of Property R-2

HOPE
CONSULTING
ENGINEERS - SURVEYORS

March 20, 2023

City of Bryant Board of Zoning Adjustments
210 Southwest Third St., Bryant, AR 72022

Dear Board Members,

We would like to request a variance for Lot 16, Coral Ridge Subdivision in Bryant, on behalf of the owner Oltnan's Development, Inc. We would like to request that the rear setback be reduced to 5'.

Thank you for your consideration in this matter.

Sincerely,

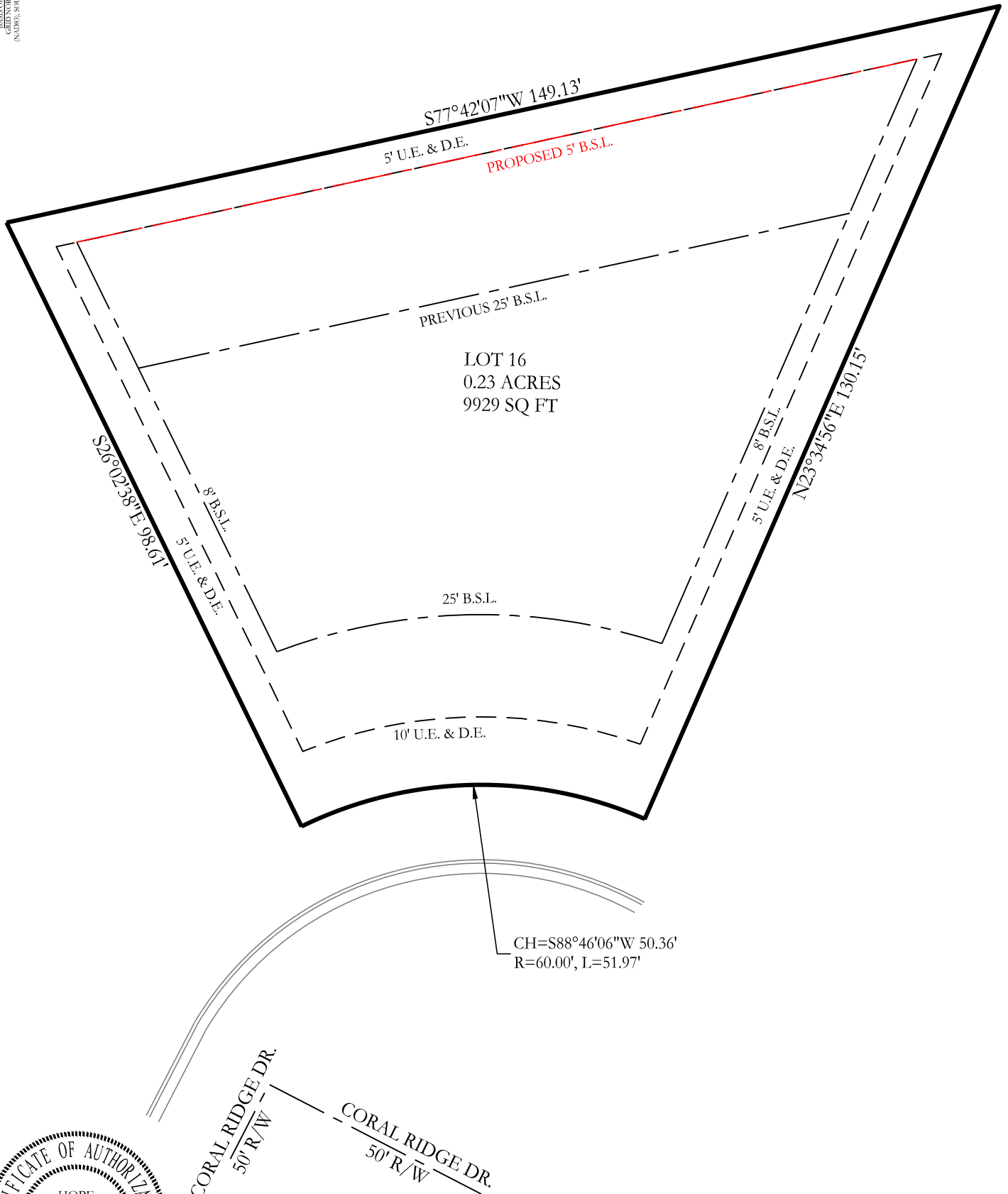
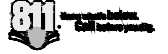
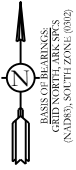
Jonathan Hope

129 North Main St. Benton, Arkansas 72015

www.hopeconsulting.com

(P) 501-315-2626

(F) 501-315-0024



LOT 16
 0.23 ACRES
 9929 SQ FT



RECORD DESCRIPTION

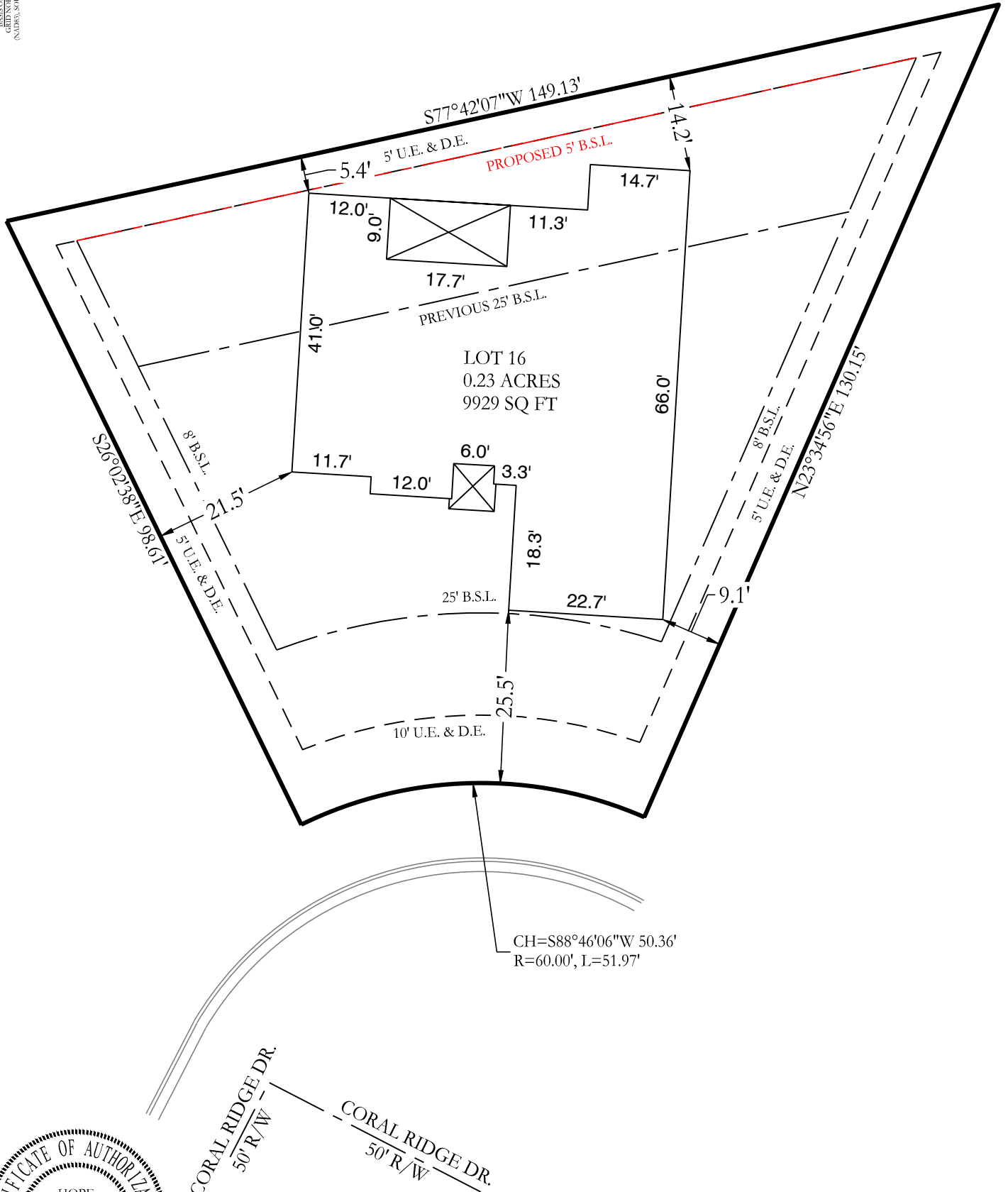
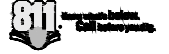
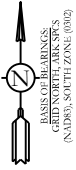
LOT 16, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

20' 10' 0 20'



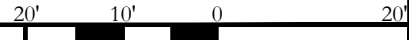
By affixing my seal and signature, I, Jonathan Hope, PS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
 This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
 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 plain, according to the Flood Insurance Rate Map, panel # 05125C0225E, dated: 06/05/2020.
 For the Exclusive Use and Benefit of:
Oltman's Development Inc.
 Address Coral Ridge Dr.
Bryant, AR Date DATE
 500 01S 14W 0 07 130 62 1664

LEGEND	
	- Computed Point
	- Found monument
	- Set 1/2" Rebar #1664
(M)	- Measured
(D/P)	- Record
Drawn By	<u>MD</u>
Checked By	<u>WCS</u>



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