



**City of Bryant, Arkansas**  
 Community Development  
 210 SW 3<sup>rd</sup> 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](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: 3/21/23

**Applicant or Designee:**

Name JONATHAN HOPE  
 Address 129 N. MAIN ST., BENTON  
 Phone 501-315-2626  
 Email Address: JONATHAN@HOPECONSULTING.COM

**Project Location:**

Property Address LOT 24 CORAL RIDGE DR.  
BRYANT, AR.  
 Parcel Number LOT 24  
 Zoning Classification R-2

**Property Owner (If different from Applicant):**

Name OLTMAN'S DEVELOPMENT, INC  
 Phone \_\_\_\_\_  
 Address 1930 N. REYNOLD'S RD., UNIT 1P, BRYANT  
 Email Address JEREMIAH.OLTMANS@CRYE-LEIKE.COM

**Additional Information:**

Legal Description (Attach description if necessary)

LOT 24, 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 10.5'

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,

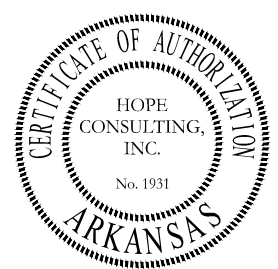
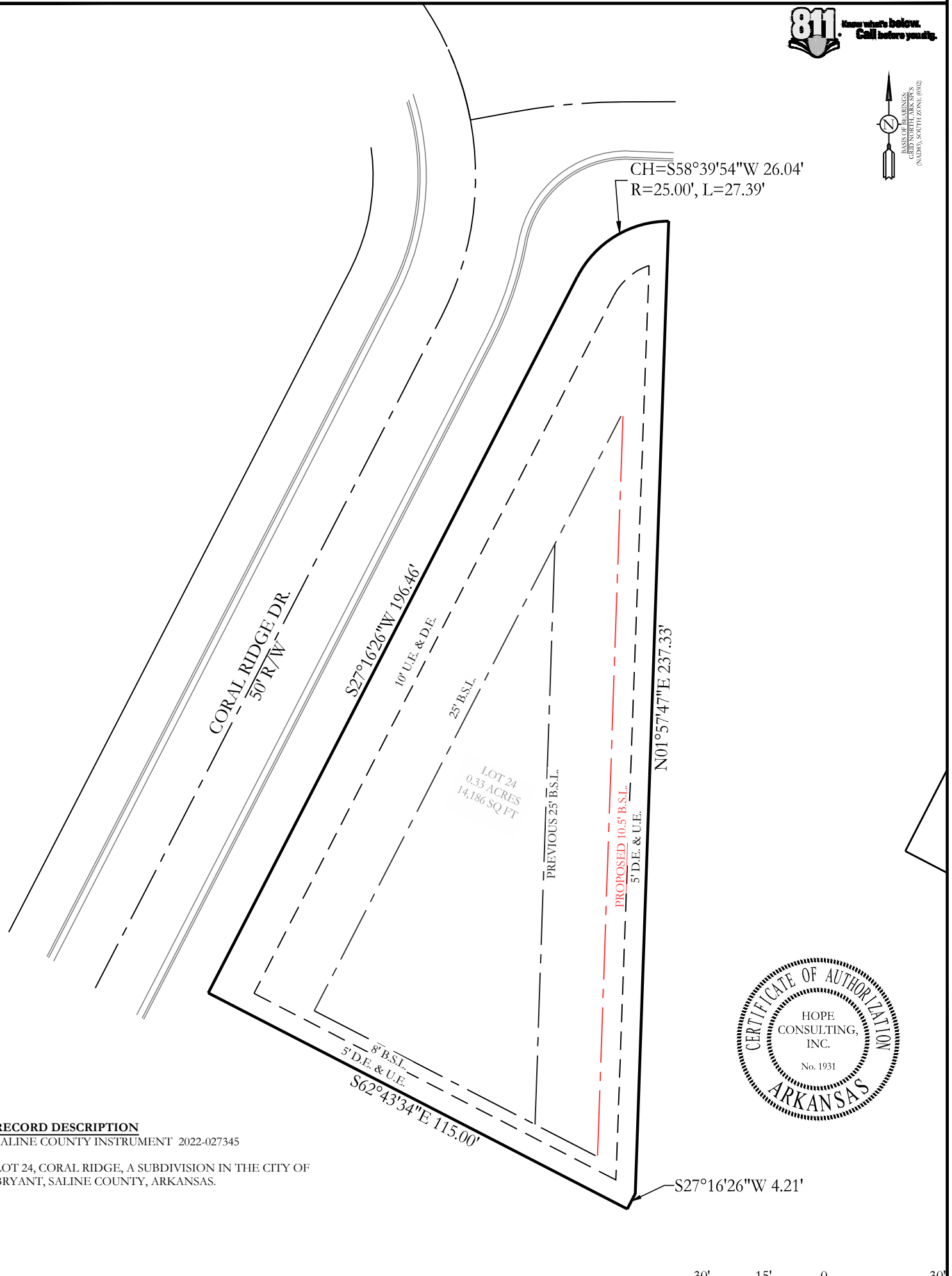
We would like to request a variance for Lot 24, Coral Ridge Subdivision in Bryant, on behalf of the owner Oltman's Development, Inc. We would like to request that the rear setback be reduced to 10.5'.

Thank you for your consideration in this matter.

Sincerely,

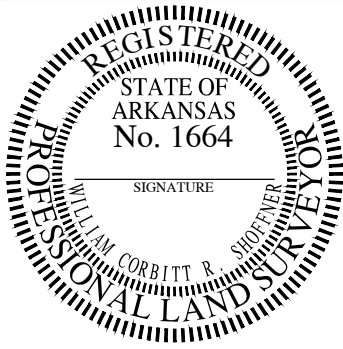
Jonathan Hope

129 North Main St. Benton, Arkansas 72015  
[www.hopeconsulting.com](http://www.hopeconsulting.com)  
(P) 501-315-2626  
(F) 501-315-0024



**RECORD DESCRIPTION**  
 SALINE COUNTY INSTRUMENT 2022-027345

LOT 24, CORAL RIDGE, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



By affixing my seal and signature, I, Corbitt Shoffner, PS No. 1664, 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: 06/05/2022.

For the Exclusive Use and Benefit of:

Oltman's Development, Inc.  
 Address Lot 24 Coral Ridge Dr.  
Bryant, AR Date 12/21/2022

**LEGEND**

- Computed Point
- Found monument
- Set 1/2" Rebar #1664
- (M) - Measured
- (D/P) - Record

Drawn By MD  
 Checked By WCS

ORIGINAL SIGNATURE ON FILE

500	01S	14W	0	07	130	62	1664
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