



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: February 13, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. BZA Meeting Minutes 01/09/2023

- [Bryant Board of Zoning and Adjustment Meeting 01-09-2023.pdf](#)

Announcements

Old Business

New Business

2. Coral Ridge - Lot 18 - Setback Variance

Hope Consulting - Requesting Approval for Variance to reduce front and rear setbacks to 20ft

- [0648-APP-01.pdf](#)
- [0648-APP-03.pdf](#)

3. Coral Ridge - Lot 24 - Setback Variance

Hope Consulting - Requesting Approval for Variance to reduce rear setback to 10ft

- [0648-APP-04.pdf](#)
- [0648-APP-02.pdf](#)

Adjournments



Bryant Board of Zoning and Adjustment Meeting Minutes

Monday, January 9th, 2023

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Burgess, Edwards, Arey, Johnson, Hooten, Statton
- Commissioners Absent: Penfield

APPROVAL OF MINUTES

Motion to approve minutes for Bryant Board of Zoning and Adjustment Meeting on October 11, 2021 made by Commissioner Statton and Seconded by Commissioner Arey. Voice Vote. 6 yays and 0 nays. Penfield Absent

PUBLIC HEARING

1. 2501 Daisy Cove – Variance on Rear Setback

Scott Lucas – Requesting Approval for Variance on rear setback for lot

After Brief discussion on the variance requested. The following spoke in regards to the variance.

Brady Ring – 2502 Daisy Cove – For Variance, believes it will look good and help home values.

Chairman Johnson called for a roll call vote to approve. 6 yays, 0 nays. Penfield absent.

ADJOURNMENT

Commissioner Burgess made motion to adjourn, Seconded by Commissioner Edwards. Voice Vote, 6 yays, 0 nays, Penfield Absent. Meeting was adjourned.

_____ Chairman Rick Johnson

Date _____

_____ Secretary Tracy Picanco

Date _____

HOPE
CONSULTING
ENGINEERS - SURVEYORS

December 21, 2022

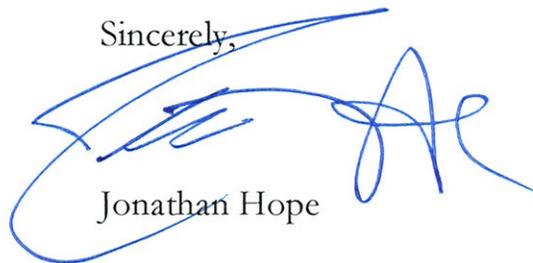
City of Bryant Board of Zoning Adjustments
210 Southwest Third St., Bryant, AR 72022

Dear Board Members,

We would like to request a variance for Lot 18, Coral Ridge Subdivision in Bryant, on behalf of the owner Oltman's Development, Inc. We would like to request that the front setback be reduced to 12' and the rear setback be reduce to 20'.

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



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: 12/21/22

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 18 CORAL RIDGE DR.

BRYANT, AR.

Parcel Number LOT 18

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@CRYE-LEIKE.COM

Additional Information:

Legal Description (Attach description if necessary)

LOT 18, CORAL RIDGE, A SUBDIVISION IN THE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

REDUCTION OF FRONT SETBACK TO 12' AND
THE REAR SETBACK TO 20'

Proposed Use of Property R-2

Application Checklist

Requirements for Submission

- Letter Stating Request and outlining the variance that is requested
- Completed Variance Application
- Submit Variance Application Fee (\$40.00 for Lot and Block Description, \$125.00 for Metes and Bounds descriptions)
- Submit Copy of completed Public Notice
- Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Submit eight (8) Copies of the Site Plan showing:
 - Specific area(s) on site requesting Variance
 - Location, Size of buildings and use of land or improvements
 - Location and arrangement of driveways and parking. Ingress/Egress
 - Existing topography and proposed grading
 - Proposed and existing landscaping
 - Scale, North Arrow, Vicinity Map

Once the application has been filed, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will be placed on the agenda for application acceptance.

Note: that this is not an exhaustive guideline regarding the Board of Adjustment. Additional information is available in the Bryant Zoning Ordinance.

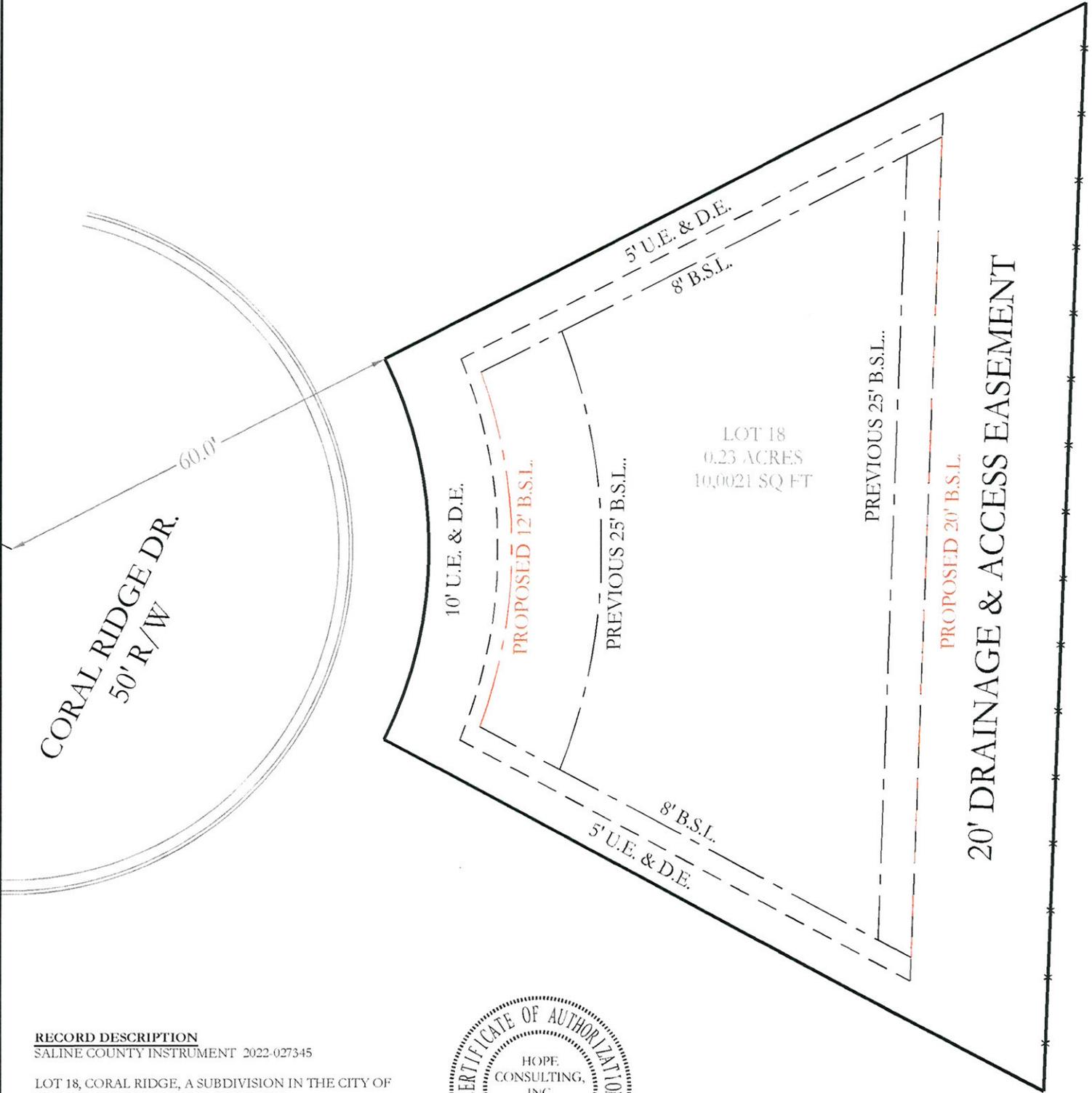
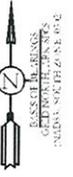
NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ 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
_____ (address).

A legal description of this property can be obtained by contacting the Bryant Department
of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

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



RECORD DESCRIPTION
 SALINE COUNTY INSTRUMENT 2022-027345

LOT 18, CORAL RIDGE, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



20' 10' 0 20'



By affixing my seal and signature, I, Corbitt Shottner, 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:

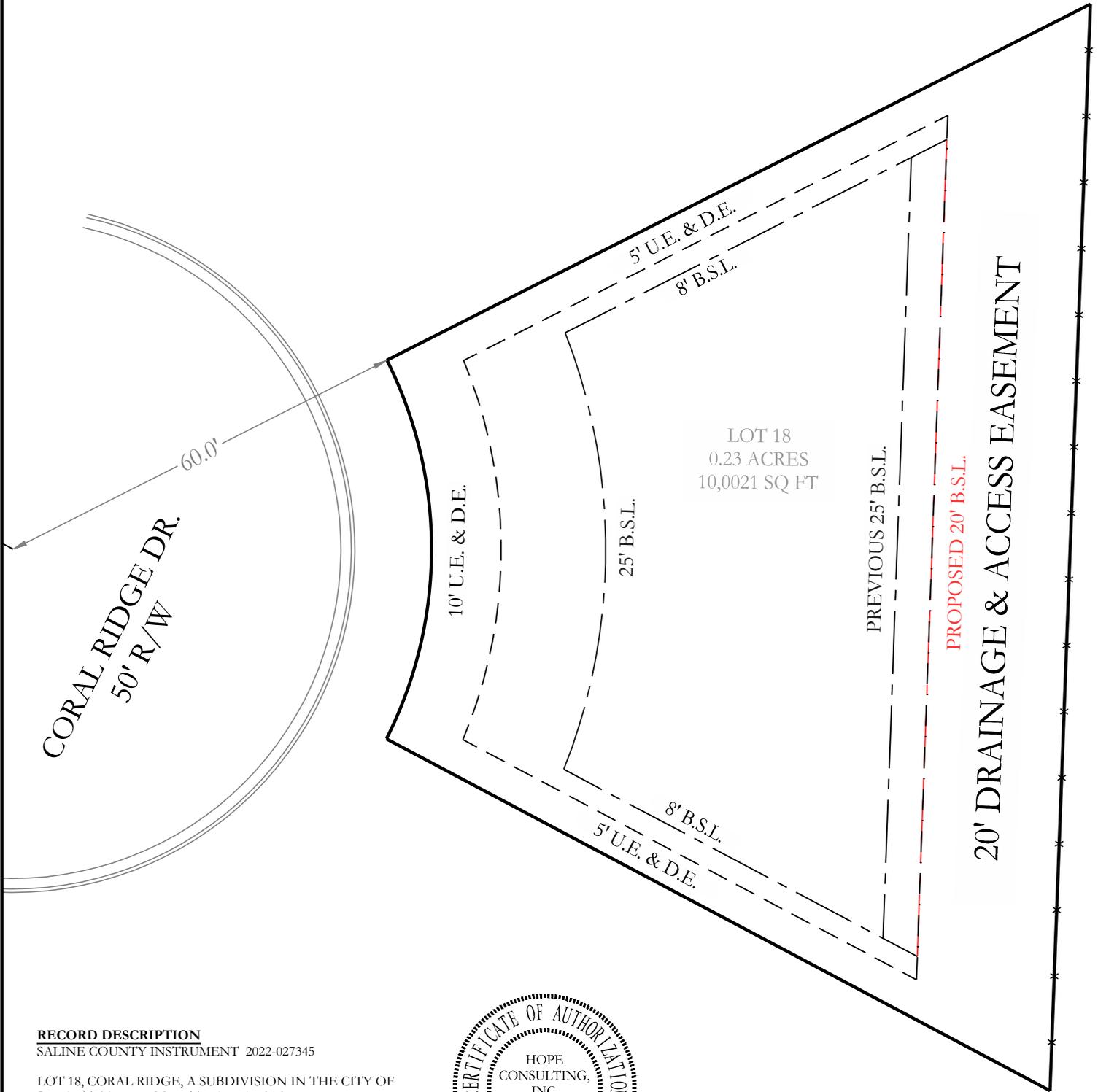
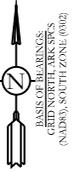
Oltman's Development, Inc.
 Address Lot 18 Coral Ridge Dr.
Bryant, AR Date 12/21/2022

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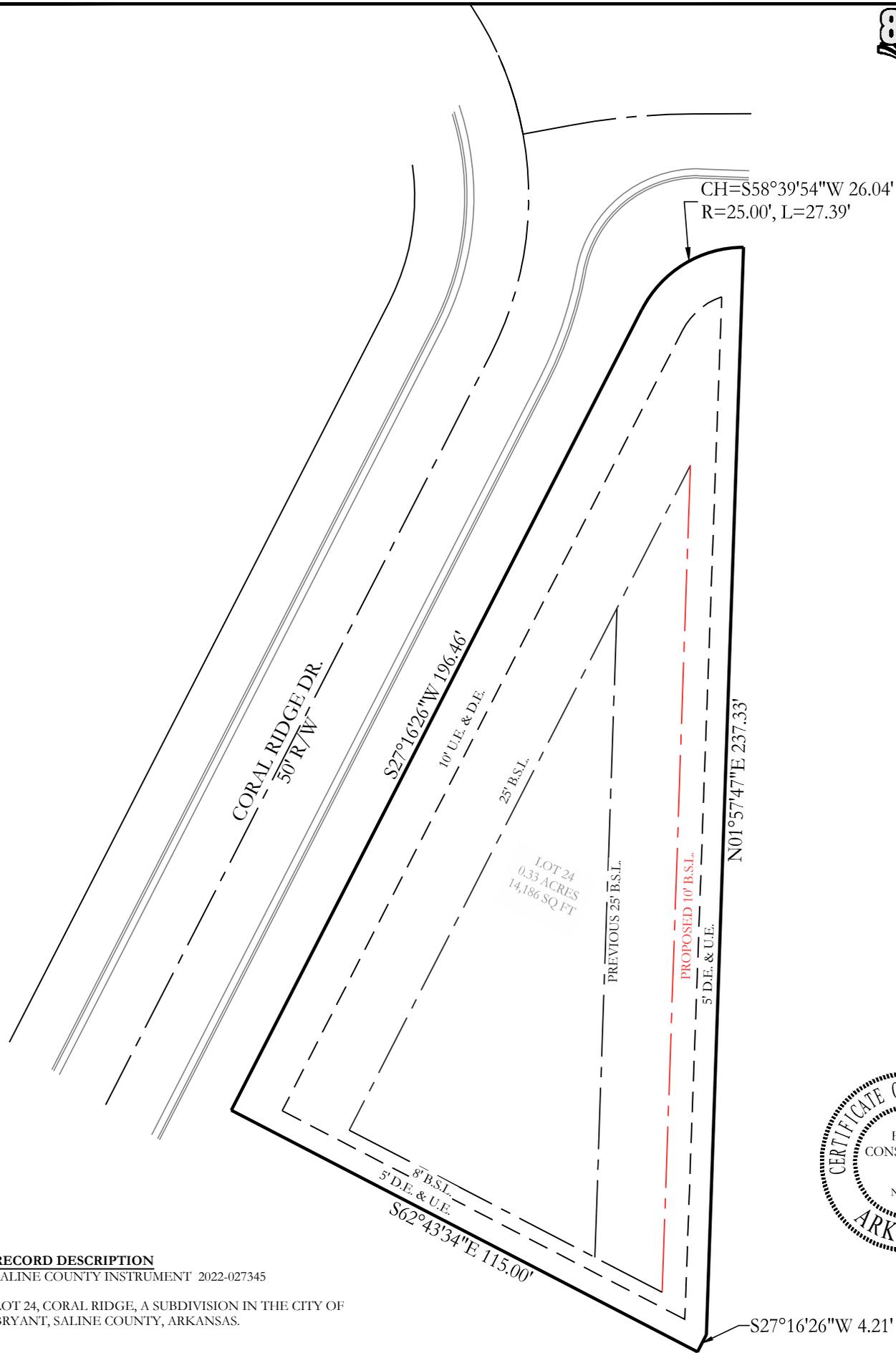
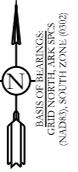
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RECORD DESCRIPTION
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LOT 24, CORAL RIDGE, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

30' 15' 0 30'



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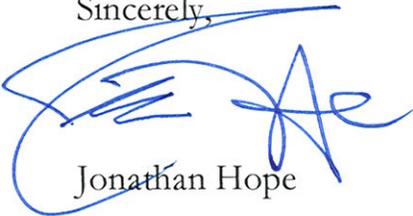
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Community Development
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Name JONATHAN HOPE
Address 129 N. MAIN, BENTON
Phone 501-315-2626

Project Location:

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

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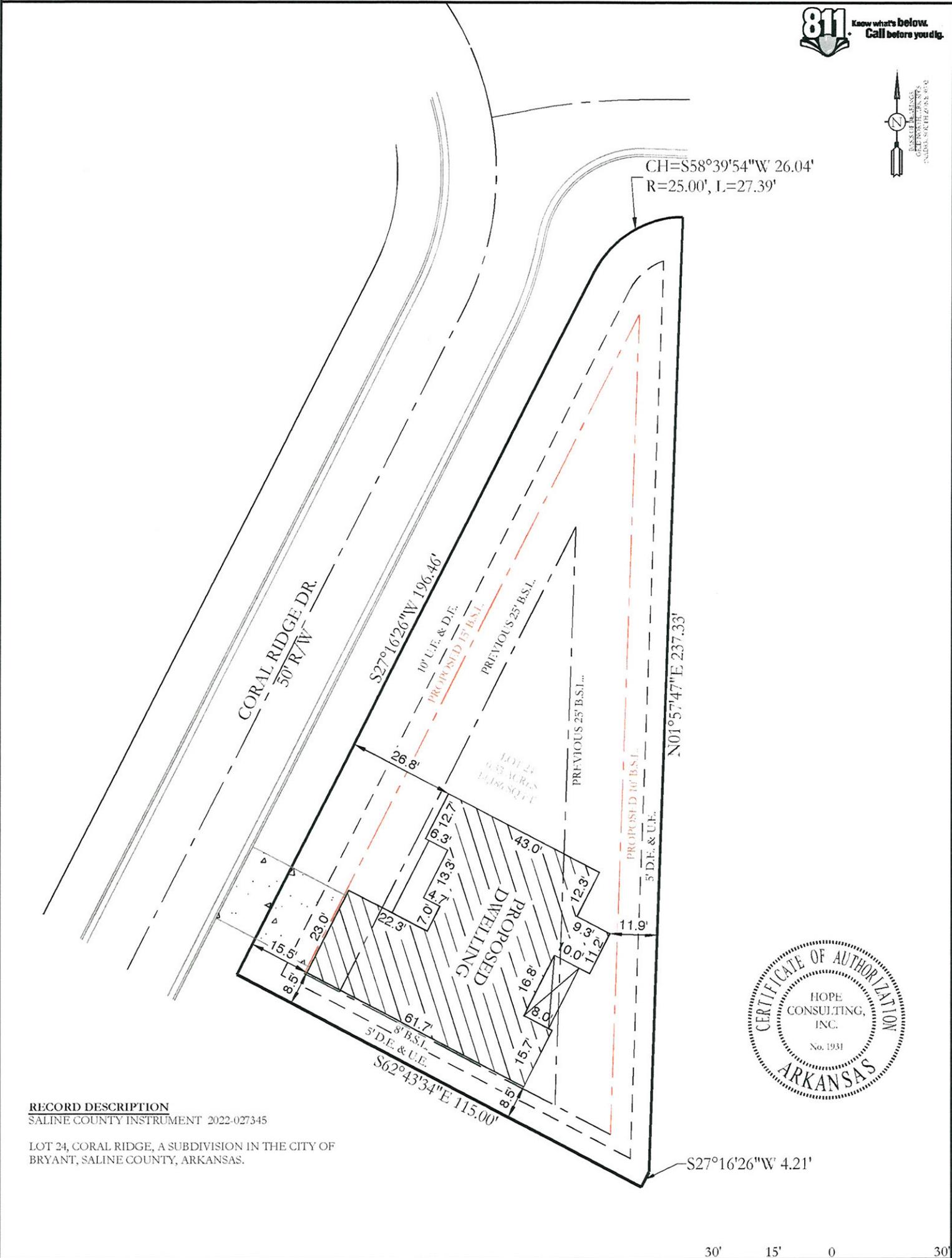
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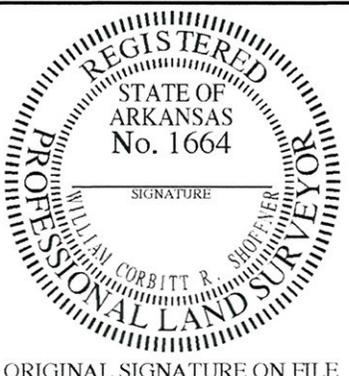
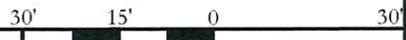
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