



# Bryant Board of Zoning Adjustment Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

**Date:** September 11, 2023 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

### 1. BZA Meeting Minutes 8/14/2023

- [2023-8-14 Bryant Board of Zoning Adjustment.pdf](#)

## DRC Report

### 2. Stoneybrook Subdivision Ph 6 - Lot 34 & 31 - Setback Variance

*Roy West - Requesting Approval for Variance to change Setbacks from 25ft Front and Rear, to 20ft Front and 15ft Rear on Both Lots. - RECOMMENDED APPROVAL Based on meeting requirements for Public Hearing.*

## Public Hearing

### 3. Stoneybrook Subdivision Ph 6 - Lot 34 & 31 - Setback Variance

*Roy West - Requesting Approval for Variance to change Setbacks from 25ft Front and Rear, to 20ft Front and 15ft Rear on Both Lots*

- [0782-PLT-01.pdf](#)
- [0777-PLT-02.pdf](#)
- [0777-APP-01.pdf](#)

## Old Business

## New Business

## Adjournments



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

Monday, August 14th, 2023

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **APPROVAL OF MINUTES**

1. **Bryant Board of Zoning Adjustment Meeting Minutes 7/10/2023**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. Edwards Absent.*

*Chairman Johnson read the DRC Report.*

#### **DRC REPORT**

2. **Elder Property - 2145 Raymar Road** - Special Exception for Less Intensive Use  
*Mark Elder - Requesting Approval for Special Exception from Code to allow for the change of a non-conforming use to the less intensive use of Commercial - Small Scale - NO RECOMMENDATION*

#### **PUBLIC HEARING**

3. **Elder Property - 2145 Raymar Road** - Special Exception for Less Intensive Use  
*Mark Elder - Requesting Approval for Special Exception from Code to allow for the change of a non-conforming use to the less intensive use of Commercial - Small Scale*

*After discussion on the request and the change of use, Chairman Johnson called for a Roll Call Vote to approve. 7 Yays, 0 Nays. Edwards Absent.*

**ADJOURNMENT**

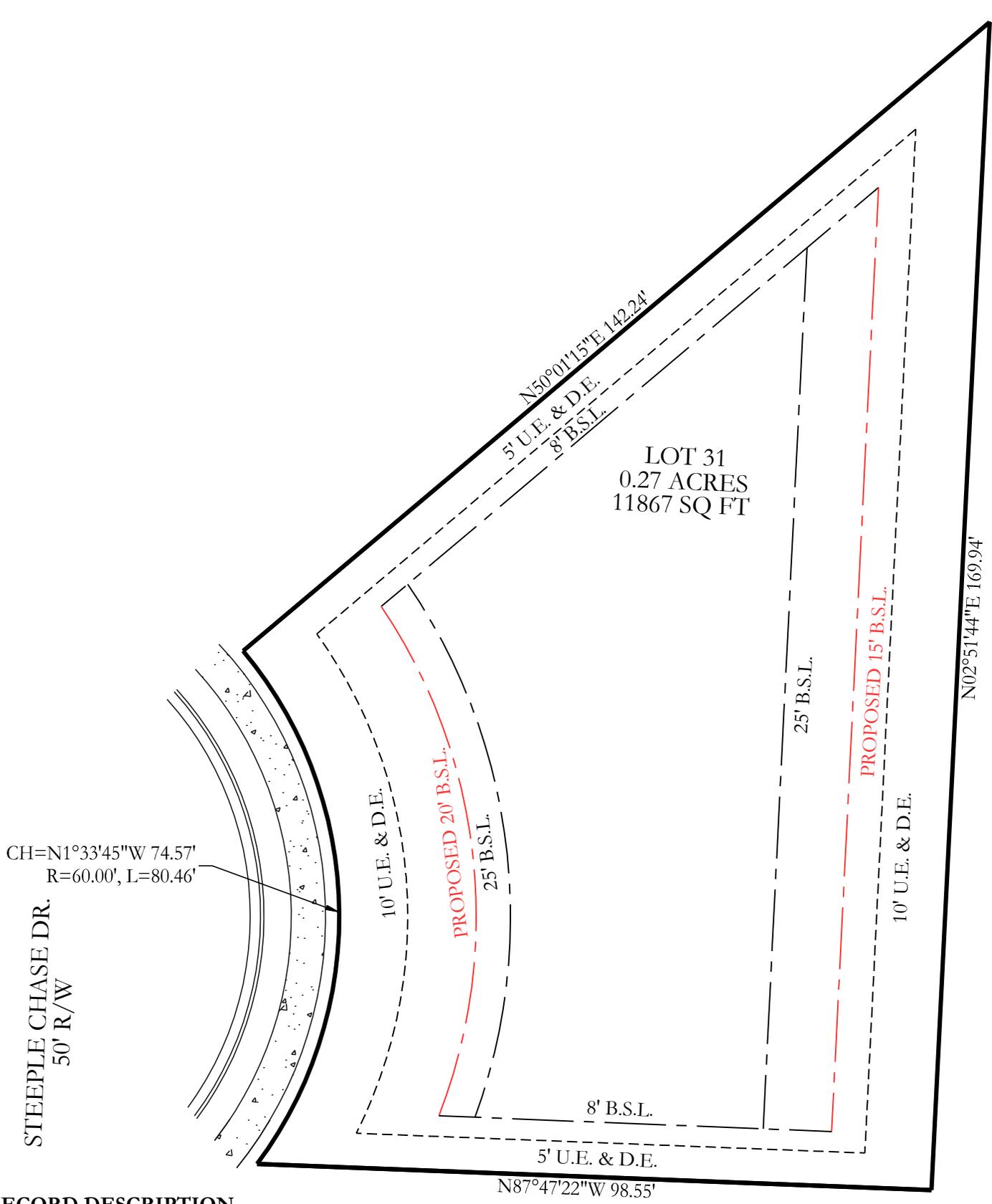
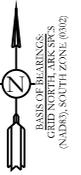
*Motion to Adjourn made by Commissioner Penfield, Seconded by Commissioner Erwin, Voice Vote, 7 Yays, 0 nays. Edwards Absent. Meeting was adjourned.*

\_\_\_\_\_  
*Chairman, Rick Johnson*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Secretary, Tracy Picanco*

\_\_\_\_\_  
*Date*



**RECORD DESCRIPTION**

LOT 31, STONEYBROOK, PH 6, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.



**PLOT PLAN**

No portion of the property described herein lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E, dated: 06/05/2020.

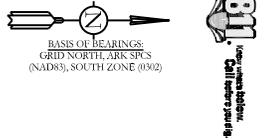
For the Exclusive Use and Benefit of:  
Roy West  
 Address Steeplechase Cir  
Benton, AR 72019 Date 09/05/2023

**LEGEND**

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Cap #1664
- (M) - Measured
- (P) - Platted
- (R) - Record

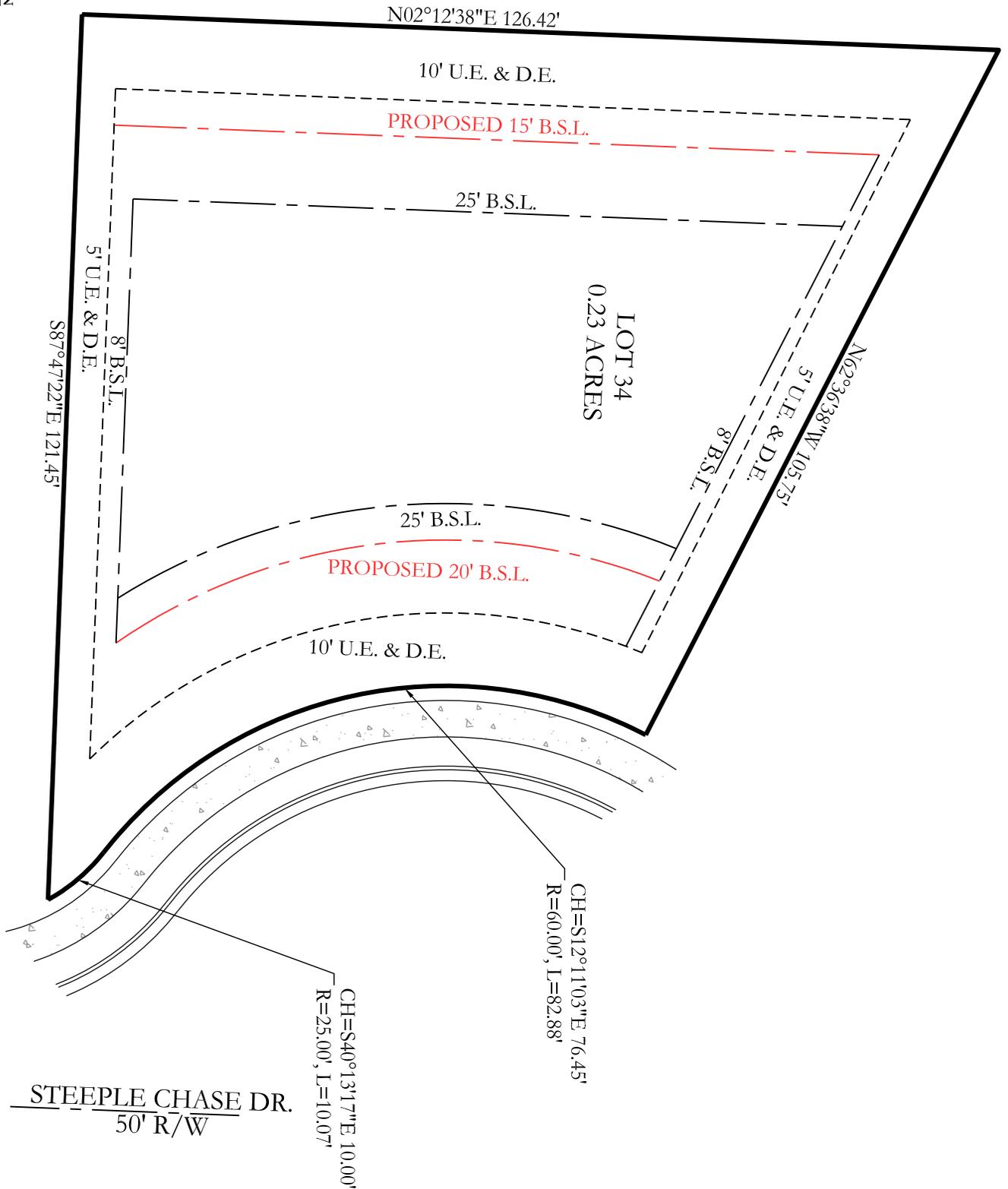
Drawn By MD  
 Checked By WCS





**RECORD DESCRIPTION**  
 SALINE COUNTY INSTRUMENT  
 LOT 34, STONEYBROOK SUBDIVISION PH 6, A SUBDIVISION IN BRYANT, SALINE COUNTY,  
 ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.



## PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E, dated: 06/05/2020.

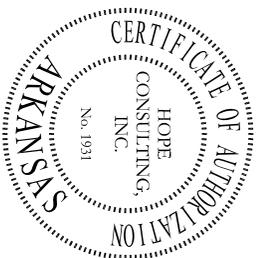
For the Exclusive Use and Benefit of:

Roy West  
 Address Lot 34 Steeple Chase  
Bryant, AR Date 8/14/2023

### LEGEND

- Computed Point
- Found monument
- Set 1/2" Rebar #1664
- Measured by Surveyor
- Record measurements
- Building Setback Line Restriction
- Utility / Drainage Easement

Drawn By MD  
 Checked By WCS





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: 8 25 23

### Applicant or Designee:

Name Roy WEST

Address \_\_\_\_\_

Phone 501 328 7255

Email Address: \_\_\_\_\_

### Project Location:

Property Address 3209 + 3210 Steeplechase Cir.  
Bryant AR 72022

Parcel Number 840-09470-034, 840-09470-031

Zoning Classification R-2

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

Name Paris KITTIG

Phone 501 529 8500

Address \_\_\_\_\_

Email Address \_\_\_\_\_

### Additional Information:

Legal Description (Attach description if necessary)

LOT 34 + 31 Stonebrook Ph 6

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

\_\_\_\_\_

Proposed Use of Property RESIDENTIAL

## NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, September 14th, 2023 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  
3209 + 3210 Steeplechase Cir. Bryant, AR 72022 (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.*