

**HOPE**  
**CONSULTING**  
**ENGINEERS - SURVEYORS**

December 21, 2022

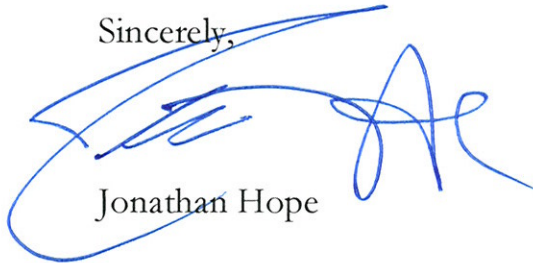
City of Bryant Board of Zoning Adjustments  
210 Southwest Third St., Bryant, AR 72022

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](http://www.hopeconsulting.com)

(P) 501-315-2626

(F) 501-315-0024



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: 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.**

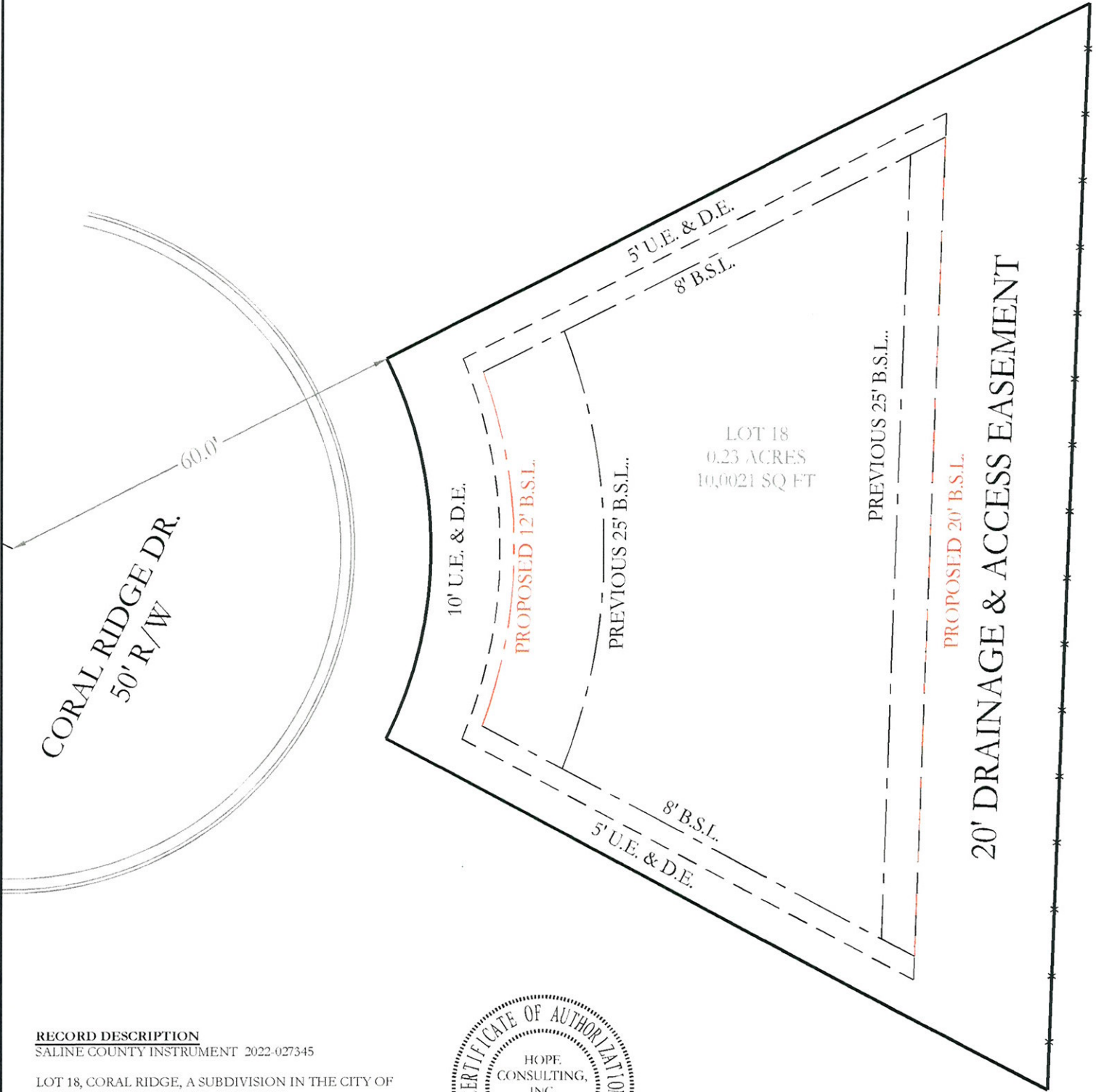
## NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, \_\_\_\_\_ at 6:00 P.M.  
at the Bryant City Office Complex, 210 Southwest 3<sup>rd</sup> 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