



**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 7 CORAL RIDGE DR.

BRYANT, AR.

Parcel Number LOT 7

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 7, 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 23'

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 7, 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 23'.

Thank you for your consideration in this matter.

Sincerely,

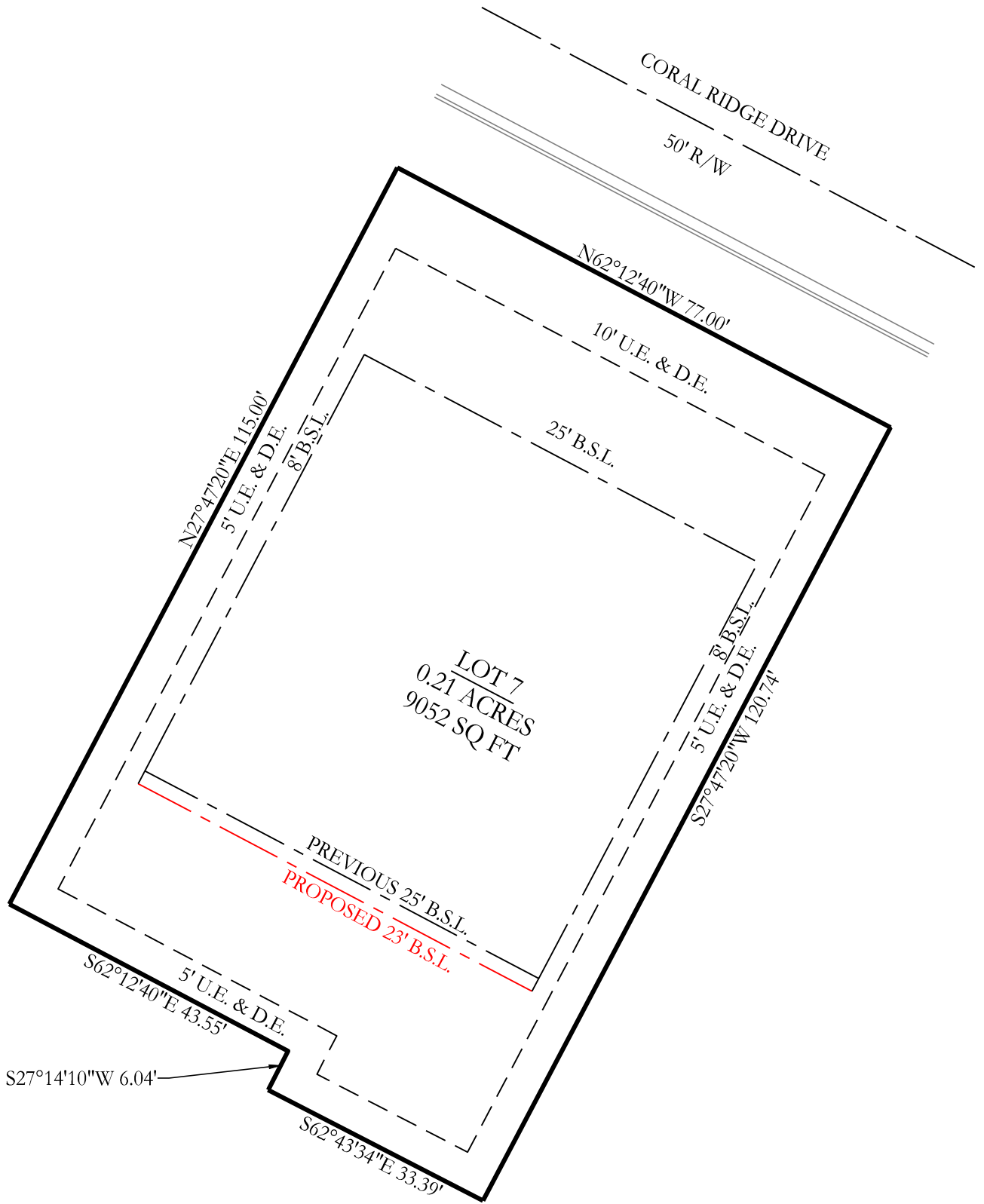
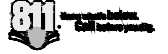
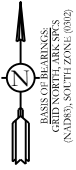
Jonathan Hope

129 North Main St. Benton, Arkansas 72015

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

(P) 501-315-2626

(F) 501-315-0024



**RECORD DESCRIPTION**

LOT 7, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



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 legal 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.

**LEGEND**

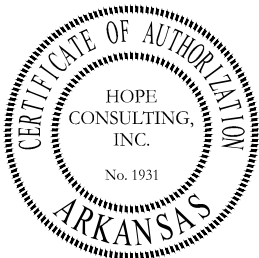
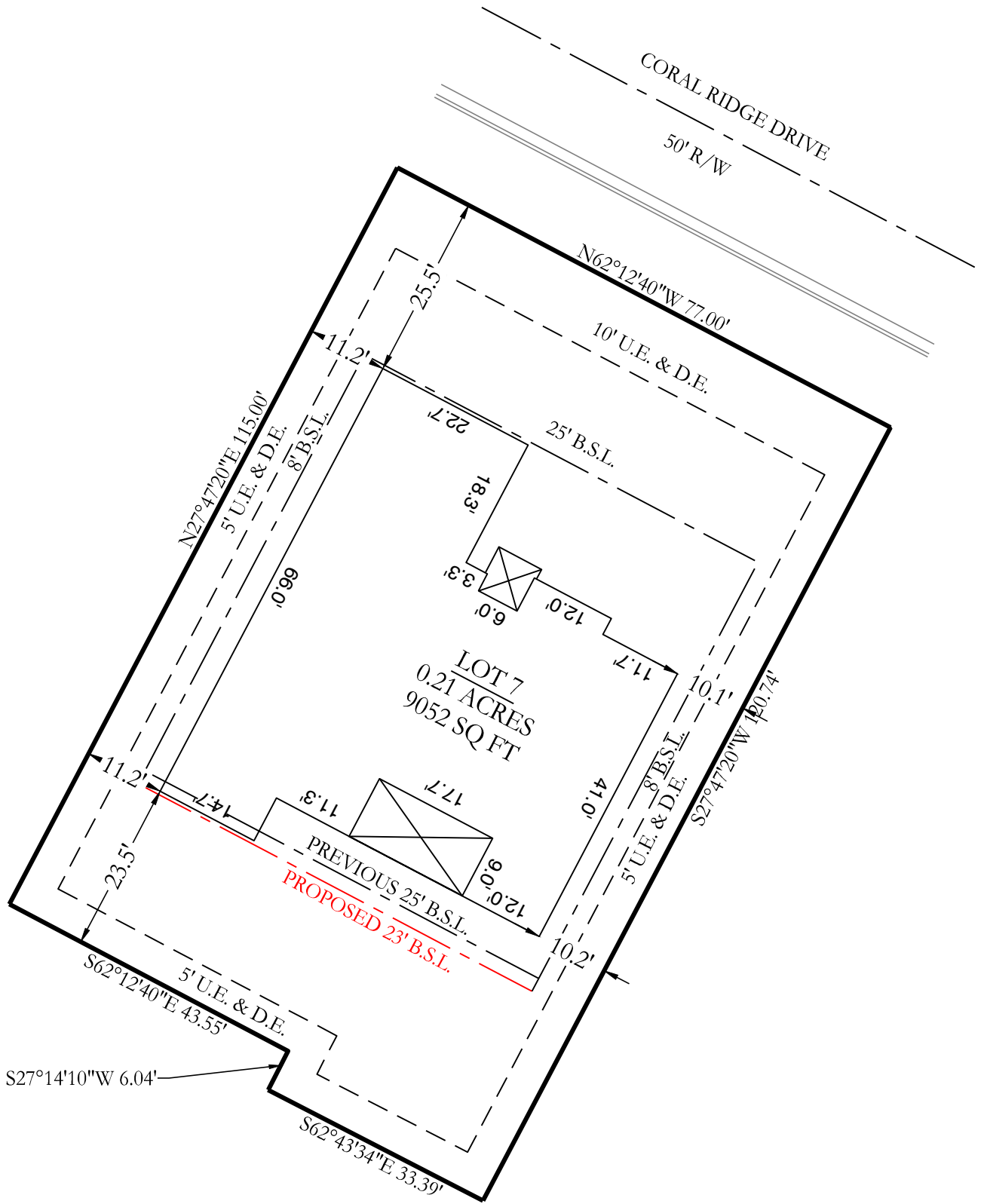
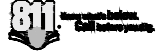
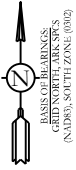
- Computed Point
- Found monument
- Set 1/2" Rebar #1664
- (M) - Measured
- (D/P) - Record

Address Coral Ridge Dr.  
Bryant, AR Date DATE

Drawn By MD  
 Checked By WCS

500	01S	14W	0	07	130	62	1664
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LOT 7, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

20' 10' 0 20'



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