



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: October 17, 2022
Project: Baskin Variance
Planner: Mark Latham

AGENDA ITEM

PC 2

Baskin Fence Permit FENCE PERMIT APPROVAL REQUEST

Parcel #: 830-37948-500

SUMMARY: Bill and Penny Baskin are requesting a Fence Permit approval to construct five (5) ft. tall privacy fence along the perimeter and front of their property at 1539 S. Pianalto Rd.

CURRENT ZONING: RE, Residential Estates, 2-acre lot size

PROPOSED USE: Single-family residential

CITY WARD: 3-Penny Baskin and Tim Burress

INFRASTRUCTURE SERVICE AREAS:

Water: Tontitown Water

Sewer: Septic

Road Access: South Pianalto Road

Electric: Ozarks Electric

Cable: Cox Communications

Phone: ATT

Natural Gas: Black Hills Energy

School District: Springdale

PROJECT SYNOPSIS: The applicant has applied for a fence permit. The City Code section 153.215(F) states “unless approved by the planning commission, a fence over 36 inches in height shall not be in the front yard or be positioned any closer to the front property line than the front surface of the building for a typical residential lot. Decorative fencing not exceeding 36 inches is allowed in front yards.” The applicant is requesting approval of a 5-foot-tall privacy around the perimeter of the front and side yard.

Conditions if approved:

1. This project shall follow all local regulations.
2. Fence may not extend into the Pianalto Rd. right of way.
3. The height of the fence may increase/decrease in response to the elevation of the lawn.
4. Following construction of the fence, a final inspection from the Tontitown Building Inspector is required prior to issuance of the Fence Permit.