



# Appeal-Planning Commission Decision

## Application & Checklist

Application can be found at <http://www.tontitown.com/>

**Office Use Only:**

Fee: \$ 400.00

Date Paid: 12-1-2022

Receipt #: 9286

*Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the City Council agenda until the application is completed and required information provided.*

Application hereby appeals to the City Council from the action of the Planning Commission affecting the property described below.

Property Description	Site Address(s) <u>1539 S. Pianato Rd</u> Parcel # <u>83037948-500</u>
	<u>Tontitown AR 72762</u> Acreage <u>3.20</u>
	Current Zoning <u>RE</u> Proposed Zoning <u>Same</u>

Property Owner Information	Property Owner <u>Bill &amp; Penny Baskin</u> Office Phone _____
	Business Name <u>Ø</u> Cell Phone <u>918-724-4661</u>
	Mailing Address <u>Ø same</u> E-mail _____
	<input type="checkbox"/> Check here if this is the primary contact.

Representative Information	Property Owner _____ Office Phone _____
	Business Name _____ Cell Phone _____
	Mailing Address _____ E-mail _____
	<input type="checkbox"/> Check here if this is the primary contact.

Checklist	<input type="checkbox"/> Attach a narrative with the following information:
	1. Summary of any reasons provided by the Planning Commission concerning the decision made in the case.
	2. Reasons why the applicant of the appeal contends that the Planning Commission erred in its decision.
	3. Reasons why the applicant of the appeal believes that the public health, safety, welfare, and morals would be better served if the Planning Commission's action were reversed.
	4. Any new and pertinent information bearing on the case which may have been overlooked by the Planning Commission or which may have come to light following the meeting at which the Planning Commission made its decision.

Representative Signature	I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.
	Representative Signature <u>Penny Baskin</u> Date <u>11-11-22</u>

Owner Signature	I certify under penalty of perjury that I am the owner of the property that is subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf.)
	Owner Signature <u>Penny Baskin</u> Date <u>11-11-22</u>

Office Use Only	Date Submitted: _____	Date of CC Meeting: _____
	Date of PC Decision: _____	CC Decision: _____



We are appealing the planning commission decision because our application was not presented as requested and pulled from public hearing without any notice to us and changed to something that was incorrect.

We were required to submit a variance request which was needed for code changes but then changed after it was fully completed and submitted to planning. Planning presented as a privacy fence but the privacy fence was only a continuation to a current fence that was approved as a ~~decorative~~ decorative fence 32.1 ft on the south side. We were requesting to continue that fence 50-75 ft. We were requesting the remainder of the fence be done as requested in the application with brick post & iron panels. We were requesting a level concrete base to allow the top caps to all be same level. We were requesting that the fence go out to the full front of the property as others in our subdivision currently



go. We also were requesting the fence height be above code and that the privacy fence be done differently than code 153.215c allows for. Also see variance request list.

We were told after the planning Commission meeting that Courtney and Justin made the decision to pull it from the public hearing for variances and put it on as a simple privacy fence Request without notice to us.

This also required us to pay the \$400.00 extra to be reviewed by the city council. We were made to jump through many extra hoops that a normal citizen is not required to go through and accused of asking for special privileges that are above the normal citizen's requirements.

We have as citizens been denied the right to talk with any commissioner or council member about this project to answer questions they would normally ask before hearing it in a meeting as the Research their projects.

Our project has never fully been



presented in a full and complete manner to anybody. We were told that our letters to neighbors were required to be sent over the weekend and receipt turned in on Monday after not being given the full check list of required things to be completed with due dates. We the next week were told the due day was one a week later after the receipts were to be turned in to planning dept.

We were contacted hours before deadline and told it required a variance and if not completed it would be bumped to the next month. We got it in on time at 4:25pm for Oct deadline to be on the Oct meeting. We have been denied a front yard fence of any kind due to changes and no communication. We have had time and expenses that was wasted due to these changes and no communication before the meeting and only 3 mins to present that the permit was changed, we were denied



our public hearing that was removed from agenda + replaced with a request that didn't represent the fence + variances we were making. Planning could only hear 3mins each and vote by the changed request they recieved.

Please hear our true request and full permit rather than the changed version that was presented without following our application and variance request.

Lastly, we would like to know why every visit, permit request, conversation action we make with city staff is with in mins reported to Rhonda Dondra and Mike Odette to then receive attacks towards us or bullying behavior back simply for asking for a front yard fence + completion of 1 portion of back yard?





# Fence Permit Application:

Permit #: \_\_\_\_\_

**FENCE PERMITS ARE REQUIRED FOR ALL FENCES**

There is no additional charge for the fence permit if in conjunction with a new residential permit.

**\*NOTE: Must Submit Site Plan with Application\***

Fee: \$ \_\_\_\_\_

Receipt#: \_\_\_\_\_

Approved By: \_\_\_\_\_

Date approved: \_\_\_\_\_

**Site Information:**

Site Address:	1839 S. Pianalto Rd	
Subdivision:	Deloer Estates	Lot # (if known): 5

**General Contractor OR Site / Property Owners Information:**

Name:	Bill + Penny Baskin	Phone #:	918-724-4661
Mailing Address:		Email:	

**Sub/Contractor's Information:**

Business Name:	Self Install	Phone #:	
Mailing Address:		Email:	
Contact Person:		Phone #:	
Master Lic#:		Exp Date:	

**General Information:**

Type of Fence:	<input type="checkbox"/> New Residential	<input checked="" type="checkbox"/> Front Yard	<input type="checkbox"/> Interior Lot	<input type="checkbox"/> Other (list):
<b>Check all that apply</b>	<input type="checkbox"/> Add. to Existing Fence	<input checked="" type="checkbox"/> Back Yard	<input type="checkbox"/> Corner Lot	
	<input checked="" type="checkbox"/> Exist Res/New Fence	<input type="checkbox"/> Replacement	<input type="checkbox"/> Commercial	

Description of Work: 5ft fence / installed 7 foot on N + E property lines

Value of Commercial (Materials & Labor): 18,000 Allowing fence caps to be level

Type of Materials:	<input type="checkbox"/> Chain Link	<input type="checkbox"/> Wood Privacy	<input checked="" type="checkbox"/> Wrought Iron	<input type="checkbox"/> Other (list): wood
<b>Check all that apply</b>	<input checked="" type="checkbox"/> Retaining Wall	<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Other Masonry Concrete Foundation	let privacy fence on south side

Will the fence enclose a pool or hot tub? NO On Front + North side

Height of fence (in feet): 5ft panels / installed 7 foot N + E property lines + let wood privacy fence

**A plot plan must be submitted. The plot plan must include the following information:**

<input checked="" type="checkbox"/> Location of all property lines <b>in red</b>	<input checked="" type="checkbox"/> Location of new fencing <b>in pink</b>	<input checked="" type="checkbox"/> Location of all existing structures <b>in black</b>
<input checked="" type="checkbox"/> Location of gates <b>in black</b>	<input type="checkbox"/> Location of existing or proposed pools or spas <b>None - in ground</b>	<input checked="" type="checkbox"/> Location of utility easements <b>in green</b>
<input checked="" type="checkbox"/> Location of blue drainage easements <b>in blue</b>	<input type="checkbox"/> Portions of existing fence that will be replaced <b>No Replacement</b>	<input checked="" type="checkbox"/> Location of existing fencing on or adjacent to the property that is to remain in place <b>in purple</b>

Current fence on our property - in yellow

Updated 2019-1-31

Back North corner wood 3 rail - 5ft

\$25.00



Hydrated concrete fence on property

Back Yard completion  
Drainage from upstairs All flows South to lot 6 or 15/10

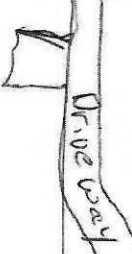
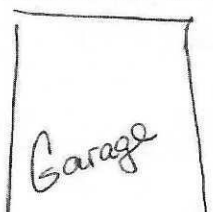
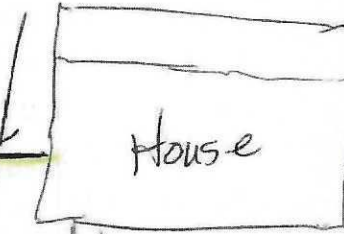
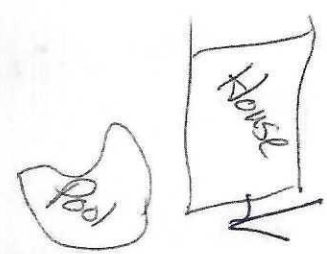
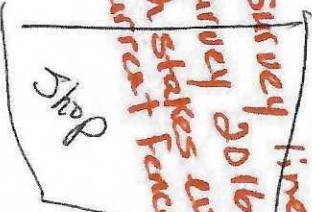
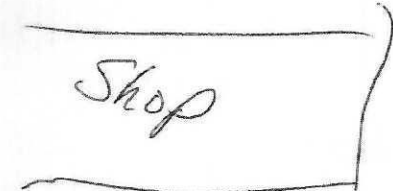
5ft  
Fence placed in 2019 brick post

Red's Survey 2016 with 100-150ft  
Full lot survey with 100-150ft  
and south stakes every side lines  
to place current

Our Current Fence  
Installed 2016 survey  
with survey full

Pool above ground when up

One Fence Installed 2016  
Being Installed



existing fence on neighbor

wood privacy

New Brick post w/ metal panels Dec

Neighbor's New fence being installed

Pianatto Rd







# Variance

Application & Checklist  
Tontitown Planning Commission

Public Hearing Required

Office Use Only:

Permit #: \_\_\_\_\_ Fee: \$ 125.00

Approved by: \_\_\_\_\_

Approved Date: \_\_\_\_\_

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Board of Adjustment agenda until the application is completed and required information is provided.

Property Information	Address	<u>1539 S. Pianalto Rd</u>	Project Description	What Code Section are you requesting a variance from?	<u>153.215</u>
	Parcel No.	<u>83037948-500</u>		Building Size (square feet):	
	Zoning:	<u>RE</u>		Existing _____ Proposed _____	
	Lot-Block	<u>#5</u>		Date existing structure was built	_____
	Acreage	<u>3.20</u>			

Owner	Name	<u>Bill or Penny Baskin</u>	Phone	<u>918-724-4661</u>	<input type="checkbox"/> Select if this is the primary contact
	Address	<u>1539 S. Pianalto Rd</u>	Fax	_____	
	City, State, Zip	<u>Tontitown Ar</u>	E-mail	_____	

Representative	Name	_____	Phone	_____	<input type="checkbox"/> Select if this is the primary contact
	Address	_____	Fax	_____	
	City, State, Zip	_____	E-mail	_____	

**Property Owner/ Authorized Agent:** I certify that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Signature [Signature]

Date 9-20-22

**Property Owner/ Authorized Agent:** I certify that I am the owner of the property this is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Signature Penny Baskin

Date 9-20-22

Staff Use Only	Date Application Submitted	_____
	Date Accepted as Complete	Accepted By _____





# Variance Application & Checklist

## Tontitown Planning Commission

1. **Application Form.** Completed application form.
2. **Fee.** Payment of the application fee as found in Chapter 155 in the code of Ordinances. [http://www.amlegal.com/nxt/gateway.dll/Arkansas/tontitown\\_ar/titlexvlandusage/chapter155fees?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:tontitown\\_ar\\$anc=](http://www.amlegal.com/nxt/gateway.dll/Arkansas/tontitown_ar/titlexvlandusage/chapter155fees?f=templates$fn=default.htm$3.0$vid=amlegal:tontitown_ar$anc=)
3. **Plan Drawings.** Submit two (2) copies of the site plan (24" wide by 36" high) drawn to scale showing all existing and proposed structures dimensioned from the structure to the property line, as well as a digital copy in PDF & DWG format. Existing setbacks and required setbacks must also be shown on the site plan. The site plan should be folded to 8 1/2 X 11 sized papers.
4. **Deed / Survey.** A copy of the deed or survey of the property. *- Complete 2016 w/ 100ft-150ft addition stakes on North and south property line.*  
*Brad said he would include from Computer*
5. **Narrative.** Written explanation of the appeal on separate sheet demonstrating each of the following criteria:
  - a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land structures or buildings in the same district.
  - b. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
  - c. That the special conditions and circumstances do not result from the actions of the applicant.

**Note:** No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Please note: Depending on the nature of the variance request, additional information may include, but is not limited to: photographs or an architect's drawing renderings or a proposed building plan as deemed necessary by the Planning Department staff and / or the Board of Adjustment.



- We are requesting to go above 36"
- We are also requesting the privacy fence to continue on south property <sup>by</sup> 50 ft - 75 ft on line due to circumstances of continued harassment of neighbor. He stopped the dec<sup>orative</sup> fence before back<sup>yard</sup> cross fence & put 32.1 ft in privacy in part of that side already <sup>to permit change Request by P. Currie Comm.</sup> so we would just like to finish on our property. Originally requested for decorative fence
- We would like the concrete to block the water flow from N property line to stop damage to our property created by neighbor on south putting in concrete that impacts about 400 ft of natural flow that normally flowed on ~~the~~ <sup>neighbors</sup> property. that goes against current drainage code in Tontitown.  
Top cap all the same height or level on top  
Allow fence to go out to the closest portion by street.





## 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.





**Planning Commission**

Candy Black - Member  
Kevin Boortz – Vice Chairman  
Tom Joseph - Secretary  
Josh Craine - Member  
Michael Lunsford - Member  
James Dean – Member

**City Staff and Consultants**

City Planner – Mark Latham  
Planning Tech- Brad Spurlock  
Public Works Director- James Clark  
Building Inspector- Roger Duncan  
City Engineer/Planning Consultant- Garver  
City Attorney- Harrington -Miller

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***Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes***

Date: Monday, October 17, 2022

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Zoom and YouTube** (see last page of agenda for information on how to join)

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**1. Planning Commission Meeting Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

Michael Lunsford was absent

**4. Approval of Agenda**

James Dean motioned to approve the agenda

Second by Josh Craine

Motion Passes Unanimously

**5. Approval of the September 27<sup>th</sup> Meeting Minutes**

Tom Joseph motioned to approve the minutes

Second by James Dean

Motion Passes Unanimously

**6. Comments from Citizens- None**

**7. Old Business- Election of New Chairperson (Tabled September 27, 2022)**

Tom Joseph motioned to elect Kevin Boortz as New Chairperson

Second by Josh Craine

Motion Passes Unanimously



3. **Variance 859 Barrington Road (Sloan Crest Subdivision):** Applicant is requesting a variance of Appendix B "Minimum Dimension Standards". Zoning district of R-3 requires a depth of 120 feet. Due to size/shape of the parcel on the proposed width of street right of way, the lots along the north south sides of the proposed east/west street will be approximately 10 feet short of the requirement.

The applicant is requesting Preliminary Subdivision Plat approval for 31 lots: 30 single-family, 1 detention, on 13.19 acres. The project is located on the west side of Barrington Rd. at its intersection with Taldo Loop, approximately 0.80 miles south of Hwy. 412. There is an existing detached dwelling at the property, addressed as 859 S. Barrington Rd. This property is owned by McDonald Building Group, LLC.

The applicant is requesting two (2) Variances:

- **VARIANCE 1:** Proposed lots 1-10, 12-28 do not meet the minimum 120-foot depth requirements. The applicant is requesting a variance to allow lot depths less than the min. required in the R3 Zoning District

Micah Thomason- 741 Tuscan Sun, Tontitown, AR said rules and regulations are established to prevent us from having to recalculate and figure out things like absorption of the ground, and what would be installed like asphalt, shingles, and concrete to this area. Mr. Thomason expressed his concerns with the high density and smaller homes and believes this would cause more flooding issues on Barrington. Another issue is the Pump Station that is already there and the moving of sewer lines across Barrington, Mr. Thomason would like this property to look more like the surrounding properties in this area.

Jason Wright- 713 Tuscan Sun, Tontitown, AR, echoed what Mr. Thomason said and added concerns of property value, flooding, strains on utilities and the City Fire and Police Departments, Infrastructure due to traffic, noise, and light pollution. Mr. Wright prefers that the homes be like the larger ones.

Janet Stocktontaylor 992 Klenc Rd., Tontitown, AR- said she has concerns with flooding and how will the additional houses affect the flooding issues.

Gary Kearney 685 Tuscan Sun, Tontitown, AR- would like equivalent homes build, and has concerns with flooding, additional city police/fire will be needed, and more traffic on our roads.

Angela Collins 742 Tuscan Sun, Tontitown, AR- would like to see bigger lots and larger homes to flow with the existing area. Mrs. Collins has concerns that building the additional smaller homes would affect the response of the Police and Fire Departments, and with the additional traffic the safety of the kids is concerning.

4. **Variance 859 Barrington Road (Sloan Crest Subdivision):** Applicant is requesting a variance of Appendix B "Minimum Dimension Standards". Zoning district of R-3 requires lot frontage of 80 feet. Lot 31 is proposed to have approximately 50 feet of frontage.

**Motion is Dead**

- 3. Variance 859 Barrington Road (Sloan Crest Subdivision):** Applicant is requesting a variance of Appendix B "Minimum Dimension Standards". Zoning district of R-3 requires lot frontage of 80 feet. Lot 31 is proposed to have approximately 50 feet of frontage.

**Jason Appel with Engineering Services was present to answer questions.**

**Josh Craine motioned to approve  
Second by Tom Joseph**

**Motion Passes Unanimously**

**Adjournment**

**PLANNING COMMISSION**

- 1. Rezone North Maestri Road (Highway 112):** The applicant is requesting to a rezone several parcels of property from A "Agriculture" to C-2 "General Commercial" on approximately 57 acres on the west side of North Maestri Road. Parcels include 830-38036-000, 830-37780-000, 830-37969-000, and 830-37969-100.

**James Dean motioned to approve  
Second by Tom Joseph**

**Motion Fails Unanimously**

- 2. 1539 S. Pianalto Road Fence Permit:** The applicant is requesting a fence permit application to install a five (5) foot tall fence, exceeding the 36-inch maximum height allowable in the front yard without Planning Commission approval.

**This has been an ongoing neighbor dispute between the Baskin's and the Odette's, this dispute has escalated to the level of personal and proven allegations against Penny Baskin. This all started over a fence that Mr. Odette installed, this fence was approved by the City Planning Commission which Mrs. Baskin was on at the time and helped pass, the fence was built to city code and passed inspection. The following neighbors made comments and have said this a spiteful attempt by the Baskin's and is unbecoming of a city official, and they have asked the Planning Commission to deny the Baskin's request.**

**Rhonda Doudna 462 Possa Ln, Tontitown, AR  
Angie Russell 1497 Arbor Acers, Tontitown, AR  
Debra Newman 2049 Pianalto, Tontitown, AR  
Mike Lyman 1277 Kelly Ave., Tontitown, AR  
Cindy Lyman 1277 Kelly Ave, Tontitown, AR**

**Tom Joseph motioned to approve**



**Mark Latham**

1. Appreciates everyone's involvement in the comp. plan.
2. Have a meeting on Tuesday with road group.
3. Brad has been very busy with 60 building permits.

**Brad Spurlock**

1. Thanked everyone for adjusting their time for this meeting due to early voting.
2. Remember Halloween in the Park is coming up soon and we need candy and donations.

1. September 2022 Building Activity Report
2. Current Planning Projects Report-

**Comment from Planning Commission**

**Tom Joseph**

1. Thinks it's important for members to attend the Tech. Meetings
2. Thanked Mark
3. The roads, stormwater, and funding are a priority, and we are doing our best.

**Josh Craine Quote:**

"In a free country, you have an absolute right to say what you think in public. It doesn't matter who's offended by it." Tucker Carlson

**Kevin Boortz**

1. thanked everyone for coming to tonight's meeting.
2. Working on updating the Comp. Plan and that is the zoning map for Tontitown and included in that is the Master Street Plan working to connect the North, South, East and West corridor with some federal fund (hopefully).
3. Reviewing city codes which will take some time.



**Public Hearing and Planning Commission  
Meeting October 17th, 2022, 6:00 PM  
Virtual Meeting Participation Opportunities**

**Zoom Meeting:**

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

**LINK:** [https://us06web.zoom.us/webinar/register/WN\\_2Xxsy8yRRHKxpAXutxZ7Yg](https://us06web.zoom.us/webinar/register/WN_2Xxsy8yRRHKxpAXutxZ7Yg)

**Or go to the zoom website to join:** <https://www.zoom.us/join> and enter the Meeting ID: 839 7049 6992

*The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.*

*Please register prior to the meeting if possible.*

**Please use your full name (first and last names) as screen name.**

- **Join by phone only:**

+1 (312) 626-6799

When prompted for Meeting ID: 839 7049 6992#

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with \*9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting

**YouTube Live:**

**If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:**

- **By PC, Mac, iOS (iPhone), or Android:** Navigate to the “Tontitown City Hall” channel:  
<https://www.youtube.com/channel/UClbUv481CeNFF2JNwoOsrNQ>

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**NEW TO ZOOM?** Watch tutorial videos at: <https://support.zoom.us/hc/en-us>

**For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at [cetmcnair@garverusa.com](mailto:cetmcnair@garverusa.com).**



Back yard completion of fence on property

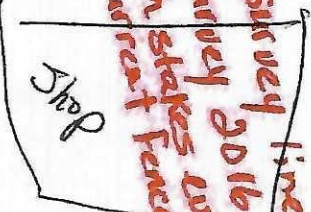
Disinfect from elevation All flows South to lot 16 or 15'15

1st fence placed in 2014  
Fence placed in 2014

Red's Survey lines per Full lot survey 2016 with 100-150ft and south stakes copy side lines to place current fence

Our Current Fence Installed 2016 survey Full with survey

Storage



Shop

Current Fence

Current Fence

Storage

Current Fence

Garage

House

Gate

DRIVE WAY

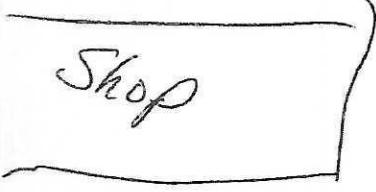
Gate

Gate

Pianalto Rd

New Brick post w/ metal panels Dec

Neighbor's New fence being installed



Shop

Our Fence Installed 2016 Being Installed

Current Fence

Electric

Neighbor's Privacy Fence

DRIVE WAY

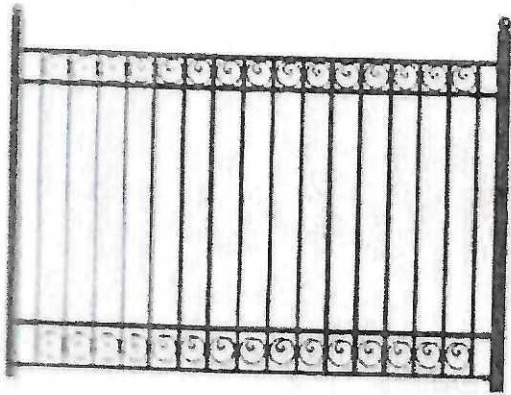
Gate

existing Fence on neighbor

Neighbor's Privacy



# FENCE PANELS



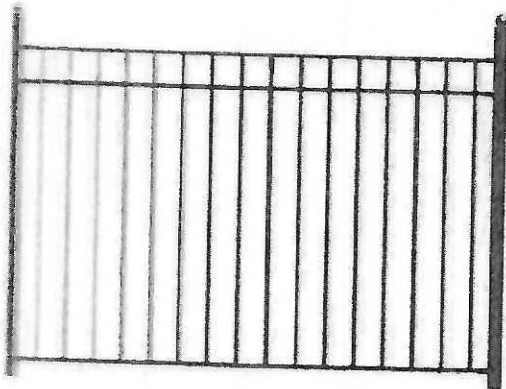
DUBLIN Style Fence Panel - 8 x 5 ft.



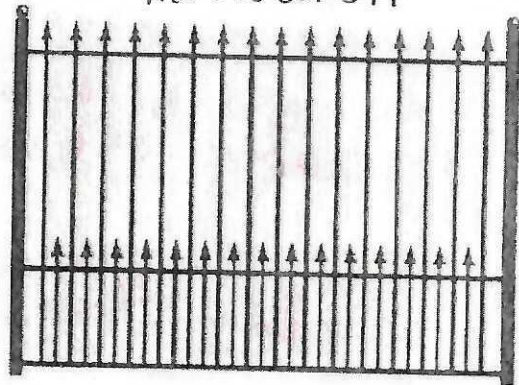
LONDON Style Fence Panel - 8 x 5 ft.

*installs at 7ft*

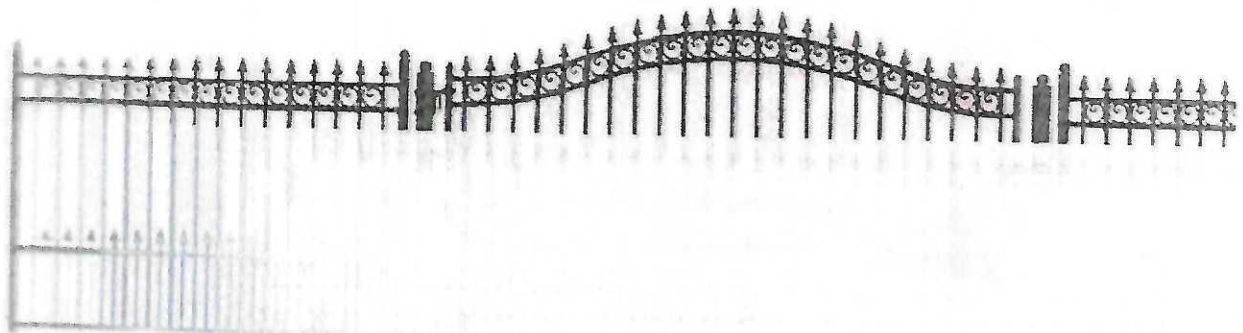
*Also available in 5 1/2 ft by 4 1/2 ft.  
installs at 5ft*



MADRID Style Fence Panel - 8 x 5 ft.



MUNICH Style Fence Panel - 8 x 5 ft.









May 25, 2021

Angie may have taken one that day to that showed my yard was not flooded due to natural flow of water.

Message



12:19 AM

18%

codellibrary.amlegal.com

American Legal Publishing

AR > ... > To... > § 153.236 FLOOD D...

Increasing flood elevations, flood water velocities, or flood discharge patterns;

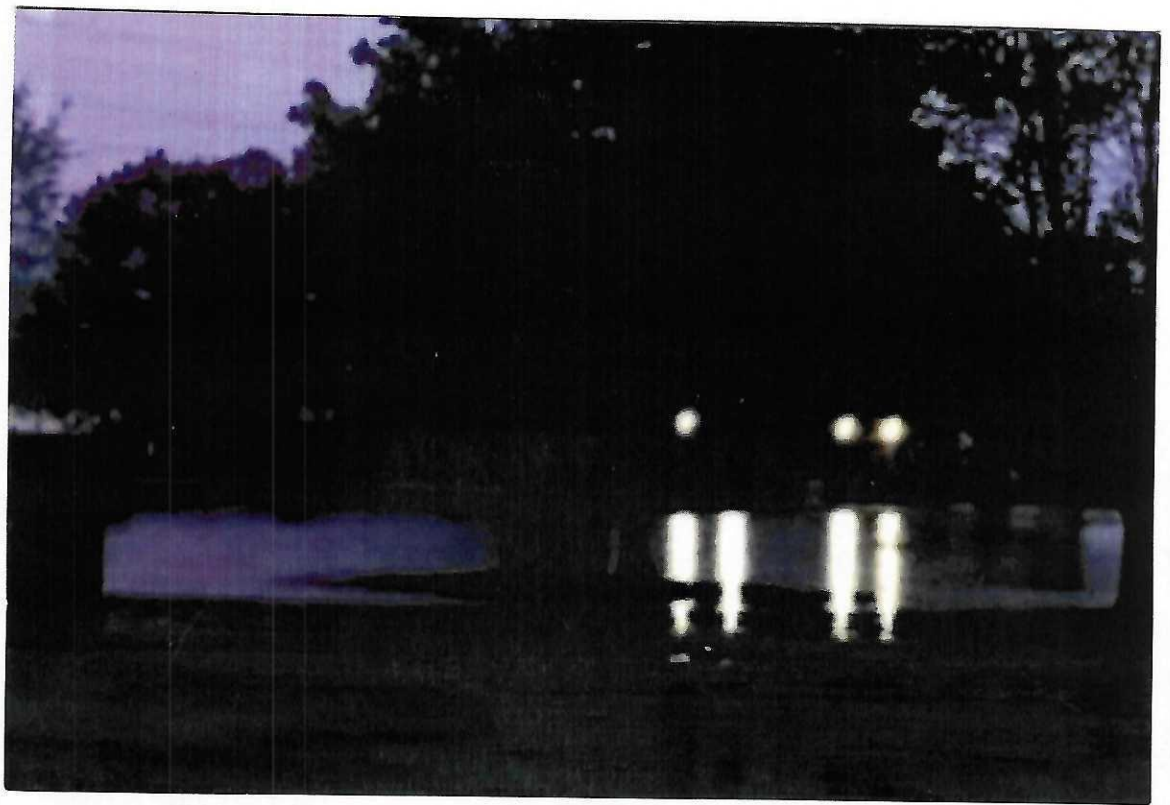
(E) This subchapter regulates the construction of flood barriers which unnaturally divert floodwaters or which may adversely impact other lands.

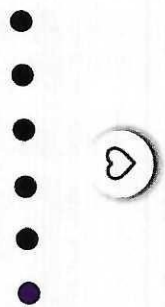
(Ord. 2017-05-635, passed 5-2-17)

**§ 153.236 FLOOD DAMAGE PREVENTION CODE ADOPTED BY REFERENCE.**

There is hereby adopted by reference a "Flood Damage Prevention Code for the City of Tonitown, Arkansas," dated August 28, 2007. The code shall be available for inspection and copying by any person during normal office






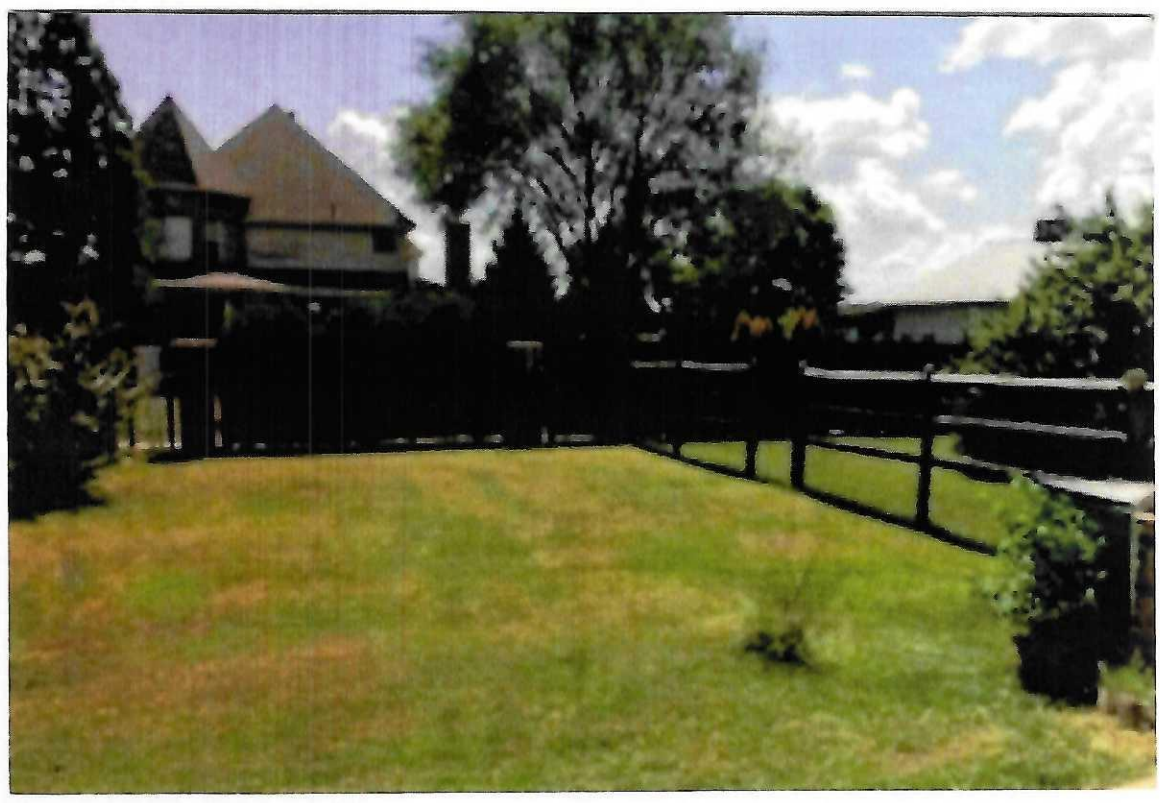


Color: Black

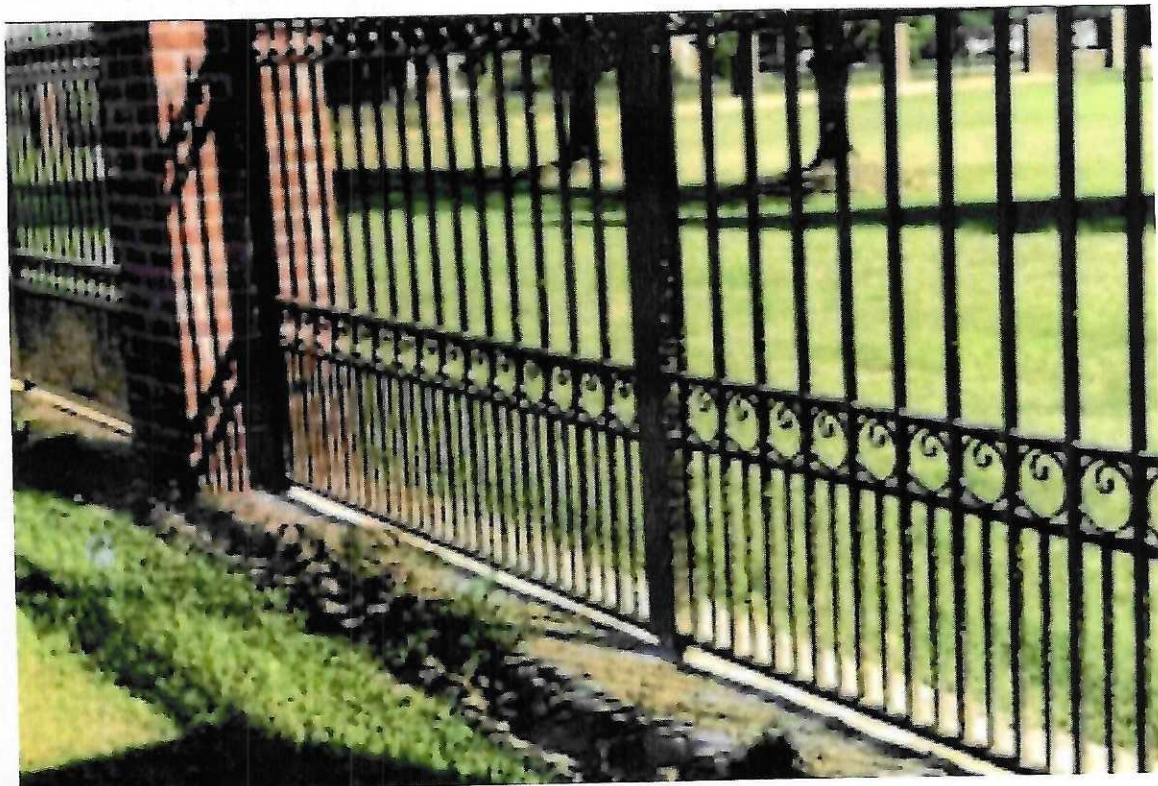
- ALEKO London Style 5.5 feet W x 5 feet H; real dimensions: 5.5 feet W x 7 feet H
- High quality unassembled fence
- Specially designed for the easiest DIY installation

-  +

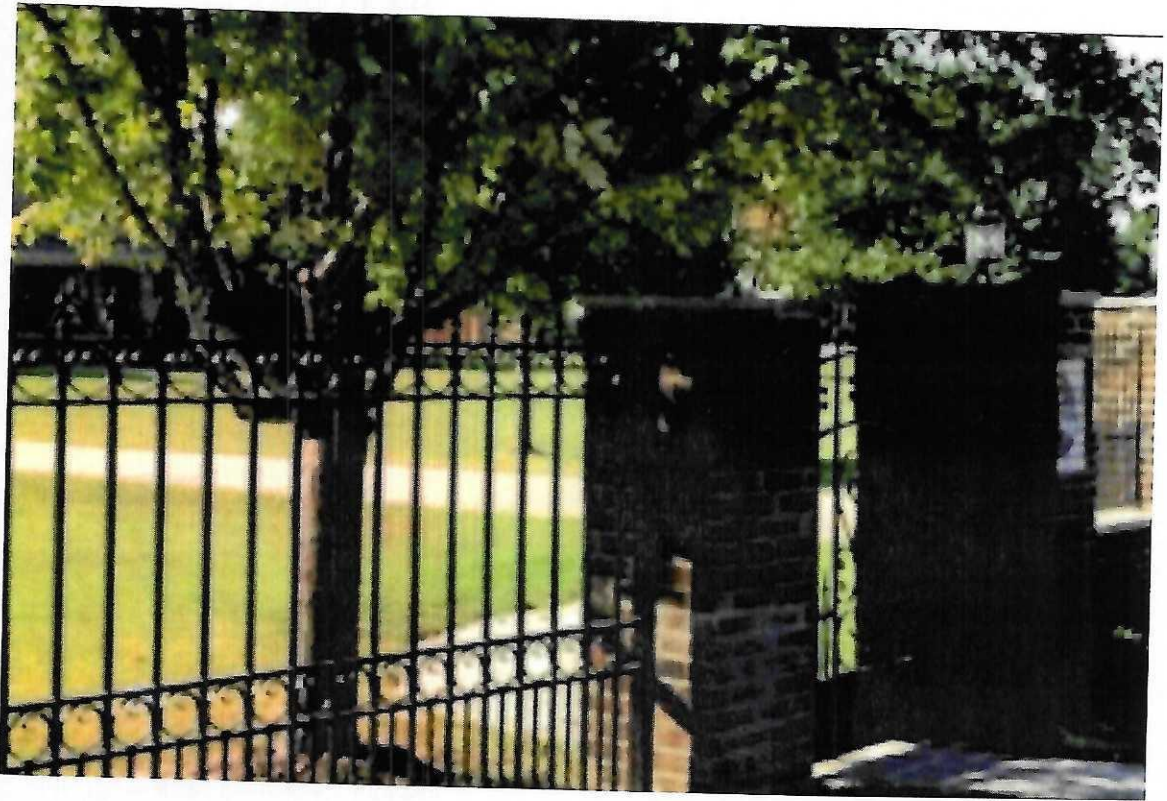
 **Free Store & Curbside Pickup**  
 Pickup on Thu, Sep 1 (Est.) at  
 Cincinnati, OH



















**DELOZIER ACRES**

1491

LAWSON,  
RONALDE

BASKIN,  
KENNETH  
WILLIAM &  
PENNY

1539

1577

ELLIOTT  
FAMILY  
TRUST

1575

ODEFFE,  
MICHAEL &  
STERCEA

GANNAWAY,  
MARK A &  
GAIL L

MARYGGIO,  
KRISTYNE

PACK S/D

WHITTINGTON,  
WADE &  
MARTHA

S PIANA RD

1 inch = 79 feet

Created By actDataScout on 12/1/2022 11:41:56 AM

via DataScout OneMap

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



## Leslee Shadrick

---

**From:** Penny Baskin <sugarbearsmommy4jesus@yahoo.com>  
**Sent:** Thursday, December 1, 2022 3:16 PM  
**To:** Leslee Shadrick  
**Subject:** Fwd: Variance request letters

For Baskin appeal to city council

Sent from my iPhone

Begin forwarded message:

**From:** Penny Baskin <sugarbearsmommy4jesus@yahoo.com>  
**Date:** December 1, 2022 at 3:13:39 PM CST  
**To:** Leslee Shadrick <adminasst@tontitownar.gov>  
**Subject:** Fwd: Variance request letters

For appeal to city council.

Sent from my iPhone

Begin forwarded message:

**From:** Permits Department <permits@tontitownar.gov>  
**Date:** October 5, 2022 at 8:21:13 AM CDT  
**To:** Penny Baskin <sugarbearsmommy4jesus@yahoo.com>  
**Subject:** RE: Variance request letters

If you are referring to the Deloziens, there is a tiny strip looks like along the road of .03 acres that shows up on the Washington County map as under their name. Since it is a parcel, it needs to be sent as well.

Thanks,  
Brad

---

**From:** Penny Baskin <sugarbearsmommy4jesus@yahoo.com>  
**Sent:** Tuesday, October 04, 2022 9:48 PM  
**To:** Permits Department <permits@tontitownar.gov>  
**Subject:** Re: Variance request letters

Are you sure that Debi and Jerry are in the 200ft because our lots are over200 ft wide each and debi is beyond that and Jerry is outside our subdivision and his house is 4 lots from ours? Thanks

Sent from my iPhone

On Oct 4, 2022, at 8:42 AM, Permits Department <[permits@tontitownar.gov](mailto:permits@tontitownar.gov)> wrote:

Penny,

I have attached your neighbor's addresses and parcels on a spreadsheet. I am trying to save as a pdf file but having issues with our license. Anyway, if you have any questions, please let me know.

Brad

---

**From:** Penny Baskin <[sugarbearsmommy4jesus@yahoo.com](mailto:sugarbearsmommy4jesus@yahoo.com)>  
**Sent:** Monday, October 03, 2022 9:53 PM  
**To:** Permits Department <[permits@tontitownar.gov](mailto:permits@tontitownar.gov)>  
**Subject:** Re: Variance request letters

Hey Brad,

Yes I need your help to see if I need to send one to Lanny Samples on Pianalto Road and Martha and Wade on corner of Pianalto Rd and Kelly other than that I have the list.

Sorry I was out of town when I got the email on Friday and it said the weekend with receipts due today so I was really worried. I actually thought the city sent out the letter so I learned differently from your email.

My husband may come by tomorrow to get information since I am out of town on a different trip than Friday for a family death so I won't be back in time to get it tomorrow.

Thanks for your help!

Penny

Sent from my iPhone

On Oct 3, 2022, at 8:40 AM, Permits Department  
<[permits@tontitownar.gov](mailto:permits@tontitownar.gov)> wrote:

Penny,

I do and try to explain this to all applicants, however if I failed to do so it was not intentional. I do know you were in and out of the office that day and showing me the deleted code and may have not instructed you, but with that being said, I sent this email as a courtesy as to remind you of the process.

I will help you locate the people within 200 feet if you need assistance. The letters you fill out and the mail receipts, I need back to verify everyone received one. I asked for Monday as it gives us time to verify, but as long as we have them 10 days prior to the meeting, it is fine. Just did not want to put a rush on it.

Please let me know if I can help with anything.

Brad

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**From:** Penny Baskin  
<[sugarbearsmommy4jesus@yahoo.com](mailto:sugarbearsmommy4jesus@yahoo.com)>  
**Sent:** Friday, September 30, 2022 3:14 PM



**To:** Permits Department <[permits@tontitownar.gov](mailto:permits@tontitownar.gov)>  
**Cc:** Penny Baskin <[ward3-1@tontitownar.gov](mailto:ward3-1@tontitownar.gov)>; Penny Baskin <[pbaskin@tontitownar.gov](mailto:pbaskin@tontitownar.gov)>  
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Thanks,

<image001.png>

**Brad Spurlock**

City Planning Tech

**Phone:** O 479-361-2700

**Phone:** C 479-435-8080

**Email:** [planning@tontitownar.gov](mailto:planning@tontitownar.gov)

PO Box 305

Tontitown, AR 72770

<Baskin Neighbors.xlsx>

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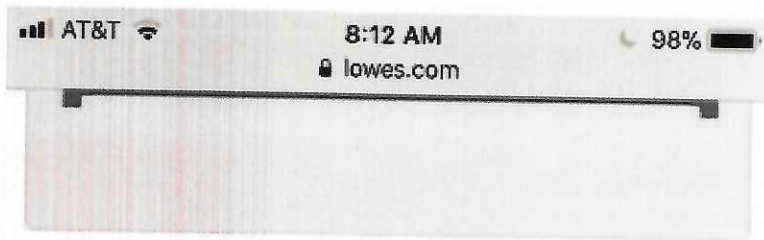
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Color: Black

- ALEKO London Style 5.5 feet W x 5 feet H; real dimensions: 5.5 feet W x 7 feet H
- High quality unassembled fence
- Specially designed for the easiest DIY installation

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Pickup on **Thu, Sep 8** (Est.) at  
Springdale Lowe's



**Free Delivery**