



November 21, 2023

City of Tontitown Planning Department
235 E Henri de Tonti Blvd
Tontitown, AR 72762

**RE: *Lot Size and Dimension Variance Request
Barrington Subdivision
Northwest Corner of S. Barrington Road & E. Fletcher Avenue Intersection
Tontitown, Washington County, AR 72762***

To whom it may concern,

Halff, on behalf of Northrock Holdings, LLC, is requesting a variance from the following code for lot dimension and size requirements for 24 lots of the proposed Barrington Subdivision located along Barrington Road and Fletcher Avenue in Tontitown, AR. The code in which the variance is being requested for is as follows:

Appendix B - Minimum Dimension Standards (Ord. 2017-05-635, passed 5-2-17):

Minimum Lot Size (R-3) = 9,600 sf

Lot Width Minimum(R-3) = 80 ft

Due to the existing overhead electric (OHE) line located along the eastern edge of the property, the layout of the subdivision had to be designed to accommodate. Alternatives such as taking the OHE underground were explored but after coordination with the electric provider it was determined that this line must remain overhead, and therefore is a circumstance that is unique to this site that significantly impacts the layout and lot yield for the development. The variance request is for the following lots:

- Lots 4-12 (9 lots) on the east side and lots 24-34 (11 lots) on the west side are requesting variance from the lot width minimum. Due to the large depths, however, these lots still meet or exceed the lot size minimum.
 - The extra depth on these lots will provide larger buffers to adjacent properties due to the added depth to the back yards.
- Lots 55, 76, 79, and 100 (4 lots) will require a variance for both the lot widths and lot size minimums.
 - These smaller sized lots were shifted to the northern end of the property to be closer to the commercial zoning of the adjacent property. These lots are still shielded by conforming lots, and negative effect on the surrounding lots is not anticipated.

It is our opinion that due to the significant swath of land that is rendered virtually unusable due to the OHE, there is justification for the slight deviance from the code for the lot dimensions and size minimums for the 24 lots mentioned above.



If there are any questions or any additional information is needed, I can be reached via email at callison@halff.com or via phone at (479) 273-2209

Sincerely,

HALFF

A handwritten signature in black ink that reads "Chase Allison". The signature is written in a cursive, flowing style.

Chase Allison, PE
Civil Engineer