



Capitol Zoning District Commission

Monthly Activity Report – March 2018



Capitol Zoning staff issued the following permits:

	Location	To Allow For	Issued to
1	320 S. Pulaski	Various exterior rehab work	Tim Hankins
2	1909 S. Arch	Re-roof house	Jordan & June Haas
3	301 W. 23 rd	Use for Home Occupation (internet retail sales)	Jerika Brown / Melanin Boss Crew
4	2017 S. Gaines	Use for Home Occupation (real estate)	Jeff Jenkins
5	113 W. 23 rd	Remove two trees	Larry & Wanda Colclough
6	2017 S. Arch	Repair tile roof	Scott Holladay & Diane Thomas-Holladay
7	200 W. Roosevelt	Remove sign	Matt Foster
8	2111 S. Arch	Install backyard privacy fence & gate	Brent Coker
9	1404 S. Scott	Reduce fence height to 40"	Aaron Reid for Crystal Reid
10	1614 S. Arch	Replace damaged siding in-kind	Claudia Stevenson
11	1816 W. 7 th	Install rear fence (<i>courtesy review – state property</i>)	Ingle Fence Co. for DFA - Revenue
12	2102 S. Louisiana	Install backyard privacy fence	Gabriel Holmstrom
13	1523 S. Broadway	Use as Quiet Office (personal training / massage therapy)	JP Fitness and Recovery
14	2309 S. State	Re-roof house	SC Home for Thomas Kroepfl
15	2221 S. Iward	Construct new detached garage & other exterior work *	Kwendeche for Martha Smith
16	1424 S. Main	Construct new two-story, mixed-use building *	Doug Story for Tusk Holdings, LLC
17	1424 S. Main	Use as multifamily residential (16 apartment units) *	Doug Story for Tusk Holdings, LLC
18	2121 S. Chester	Construct new detached garage *	Ed Sergeant for Joe & Susan Burkett
19	1321 S. Main	Continued use as convenience store / gas station (<i>new business owner – grandfathered, non-conforming</i>)	E-Z Mart Stores

** approved by CZDC*

The Mansion Area Advisory Committee and the Capitol Zoning District Commission each met in March. Committee and commission members contributed 39 hours of volunteer service to the agency.

Four new potential violations were reported to staff in March. Staff continues to monitor 22 other violations / potential violations.

	LOCATION:	ALLEGED VIOLATION:	STATUS:	OWNER OF RECORD:	REPORTED:
1	1700 S. Broadway	demolition by neglect	owner notified; will submit application	Kelley Law Firm	3/2018
2	206 S. Cross	parking on street	<i>not a violation</i>	Allen Commercial Properties, LLC	3/2018
3	1610-14 W. 3 rd	fencing / demolition	<i>state property – exempt from agency review</i>	DFA – Building Authority	3/2018
4	410 W. 19 th	front yard fence too tall	installer will shorten posts	WL Properties, LLC	3/2018
4	1308 S. Center	rear outbuilding & trees removed	investigating	Cynthia & Kevin Mathis	1/2018
5	1701 S. Broadway	demolition by neglect	investigating	Gregory Elliot & Jerry Hooker	1/2018
6	1400 W. Markham	unpermitted office	owner notified; will submit application	Bailey Properties	11/2017
7	2000 S. Gaines	unpermitted rear privacy fence	owner notified; will submit application	Olly Neal Jr & Karen Buchanan	10/2017
8	2009 S. Gaines	demolition by neglect	permit issued for repairs	Angelia J. Tolbert	7/2017
9	2121 S. Gaines	tree removed w/out permit	owner notified; will submit application	George Wells	7/2017
10	1800 S. Arch	property being used as event center	investigating	LR Historic Properties	6/2017
11	2307 S. Main	shed removed without permit	investigating	Jaybird Investments	6/2017
12	1919 S. Arch	demolition by neglect	permit issued for repairs	Central Presbyterian Church	6/2017
13	various sites	unpermitted lodging facilities (AirBnB)	will require rule change to address	various	4/2017
14	320 W. Ch. Bussey	demolition by neglect	investigating	Tony & Alexandria Ippolito	4/2017
15	2322 S. Louisiana	unpermitted work on porch steps	permit issued to correct	Diana Healey	3/2017
16	1512 S. Spring	windows installed not in keeping w/ permit	owner notified; show-cause pending	Mizan Rahman / Elizabeth Barnett	2/2017
17	2411 S. Arch	tarp on roof	permit issued for roof repair	Simmons Smith	12/2016
18	1712 S. Broadway	porch repairs not in keeping with permit	owner notified	RJ & Nora L Hampton	11/2016
19	2405 S. Broadway	parking lot lighting not being operated in compliance with Conditional Use Permit	investigating	Vaughan-Whitmore/ Fresh'n Up, LLC	1/2016
20	2409 S. Izard	unpermitted rear addition in progress	permit for repairs issued; applicant stopped construction and agreed to remove the addition	Sondra Thomas	10/2015
21	2115 S. Arch	unpermitted porch step replacement	appeals pending in court system	Marion / Vernita Humphrey	10/2015
22	1872 S. Gaines	unpermitted exterior work	owner notified again / for sale	Danny Jimenez	4/2015
23	1900 S. Broadway	demolition-by-neglect	CZDC made finding that property is being demolished by neglect / for sale	Laura Deister	7/2014
24	2324 S. Arch	installation of metal windows	unable to locate owner	Orville E. Castleberry, Jr.	10/2012
25	905 W. Ch. Bussey	unpermitted roof work / chimney removed	owner notified	Paul Gillett	3/2012
26	2308 S. Arch	boarded windows	mail returned; phone # disconnected	Star Properties, LLC	9/2011