



CAPITOL ZONING DISTRICT COMMISSION

ARKANSAS DEPARTMENT OF PARKS, HERITAGE, AND TOURISM



Monthly Activity Report – September 2021

Permits issued by agency staff:

#	Location	To Allow For	Issued to
1	1424 Main	Use space for waffle restaurant	Press Waffle Co. for Fourteen 24 on Main LLC
2	2326 Izard	Home occupation – Cleaning service	Tiffany Murdock for Wilhelmina Lewellen
3	1708 Louisiana	Reroof with similar shingles	Lynn Hamilton
4	1821 Broadway	Replace existing sign w/~16 sq. ft. sign	Ryan and Christen Byrd
5	2112 Izard	Home occupation – photo equipment rental	Jamesia Givan
6	2308 Arch	Exterior restoration/renovation*	Charles Heinbockel
7	1608 Louisiana	Reroof with similar architectural shingles	Garcia and Son Roofing for Rebecca Cezar
8	516 W. 16 th	Install iron picket fence with gates along Arch Street property line*	Jennifer Skowronski
9	1424 Main	Use one suite as architectural office	Jonathan Opitz/AMR Architects for Fourteen 24 on Main
10	2102 Louisiana	Home occupation – Real estate	Gabe Holmstrom/Capitol Properties of Arkansas
11	2200 Spring	Reroof with similar shingles	Garcia and Son Roofing for John Jarrard
12	1521 Spring	Install 6' privacy fence in side and rear yard	Chris and Amber Haugen
13	1301 Spring	Install solar panels on south facing roof plane	Jesus A. Torres Fernandez
14	112 Pulaski	Use as single-family residential	Ryan Newcomb for Riverwalk Rentals LLC
15	114 Pulaski	Quiet office – Property management	Ryan Newcomb for Riverwalk Rentals LLC

* approved by CZDC

Applications denied by the agency staff:

#	Location	To Allow For	Applicant(s)
1		<i>None this month</i>	

Public meetings held:

#	Body	Purpose	Volunteer Hours
1	Design Review Committee	Regular monthly meeting	8
2	Mansion Area Advisory Committee	Regular monthly meeting	13.5
3	Capitol Zoning District Commission	Regular monthly meeting	14
4	Design Review Committee	Special meeting	3.5

Applications approved by the Commission:

#	Location	To Allow For	Applicant(s)
1	1600 W. 3rd	Change the use of the property to automotive parking and increase the maximum number of parking spaces	Dan Bryant for Providence Properties, LLC
2	2308 Arch	Install a new front door and French doors on the front façade & remove a dividing wall on the porch	Charles Heinbockel
3	516 W. 16 th	Install six foot iron picket fence along west property line	Jennifer Skowronski
4	2424 Gaines	Install solar panels on street-facing portions of the roof	Sunpro Solar for Aisha Rivera
5	1415 Spring	Construct new two-story, multi-family building and use as a four-plex	Clinton McDonald for Capital Connection, LLC

Applications denied by the Commission:

#	Location	To Allow For	Applicant(s)
		<i>None this month</i>	

Sanctions ordered by the Commission:

#	Location	Violation	Order	Owner(s)
<i>None this month</i>				

Appeals of Commission decisions:

#	Location	Action appealed	Appellant(s)	Review body	Status
1			<i>None this month</i>		

Alleged violations reported / monitored:

#	Location	Alleged Violation	Status	Owner(s) of record	Reported
1	1624 Broadway	Excessive signage (unpermitted)	Contacted owner; signage removed	Saed Qatoum & Aisha Kattom	09/2021
2	523 W. 15 th	Neglected residence	Monitoring	Gursarn & Patricia Singh	09/2021
3	1800 Arch	Garden features being plotted	No violation observed	Stephan & Martha Bakos	09/2021
4	1601 & 1605 Center	Overgrown/Foliage encroachment; Neglected	Letter sent to owner	Natural State Contractors Inc.	09/2021
5	1424 Main	Light violation	Monitoring, awaiting response from property manager	Fourteen 24 on Main, LLC	08/2021
6	412 Daisy Bates	Unpermitted window replacements	Violation exists; letter issued; awaiting application/response	Thomas Garday	08/2021
7	525 Daisy Bates	Unpermitted window replacements	Violation exists; letter issued; met with owner; application pending	Julio Alvarado	08/2021
8	1901 S. Arch	Neglected residence	Monitoring; Complainant given 3-1-1 information	Natural State Contractors Inc.	07/2021
9	2221 S. Gaines	Improper windows installed	Investigated; windows in compliance with permit	James Andre Pendleton Jr.	07/2021
10	510 W. 16 th	Improper siding installed; door walled over	Contacted owner; application submitted (pending)	Charles Mackey	07/2021
11	219 W. 22 nd	Unpermitted window replacements	Stopped work; issued violation letter; owner submitted application (pending)	Pledger Living Trust	06/2021
12	214 W. 22 nd	Unpermitted siding replacement	Stop work order issued; spoke with owner; issued violation letter	Arnold Williams	06/2021
13	1818 S. Gaines	Possible DBN; Code issues	Contacted LR Code Enforcement; monitoring	2 RW's Financial Corp.	06/2021
14	1901 S. Arch	Open windows/neglect	Contacted LR Code Enforcement	Natural State Contractors Inc.	12/2020
15	2109 S. Center	Unpermitted structure under construction	City stop-work order issued	Joseph Kelley/Kathryn Elliot	12/2020
16	510 W. 16 th	Possible demo by neglect (roof)	Roof repaired (as of June 2021)	Charles Mackey	10/2020
17	2315 Chester	Application submitted to city without permit (window replacements)	Contacted owner	Kristine Hall	09/2020
18	2420 S. Iazard	Neglect by owner	Contacted owner	Nathan Turner	09/2020
19	804 W. 24 th	Front yard parking	owners unresponsive	Beverly & Elton Smith	05/2020

20	510 W. 16 th	unpermitted alterations to roof	application denied/roof repair imminent	Charles Mackey	1/2020
21	2101 S. State	possible demolition by neglect	investigating	Vernon M. Banks	12/2019
22	2014 S. Spring	demolition by neglect (hole in roof)	investigating	Robert Ellis Trust	6/2019
23	1624 S. Louisiana	demolition by neglect	<i>Owner deceased</i>	David Scribner <i>(deceased)</i>	6/2019
24	1901 S. Arch	demolition by neglect	permit issued for repairs	HSD Properties, LLC	6/2019
25	2224 S. Main	demolition by neglect	owner unresponsive	Uncommon Properties LLC	6/2019
26	2401 S. Louisiana	demolition by neglect	<i>Owner deceased</i>	Robert Roberts <i>(deceased)</i>	6/2019
27	2305 S. Izard	unpermitted window replacement	City of LR issued permit in error	Reola & Albirdia Moore	6/2019
28	2425 S. Gaines	unpermitted group home	ordered to discontinue use	The House of Benjamin	3/2019
29	2115 S. Chester	unpermitted window replacement	work stopped; owner will submit application	Jay D. Mathis	12/2018
30	920 W. 21 st	demolition by neglect	owners unreachable	Valerie Smith, Tamara Kyser, & Caroline Rogers	10/2018
31	1600 W. 3 rd	demolition by neglect	rehabilitation work underway	Providence Properties, LLC	5/2018
32	2301 S. State	property in use as parking lot	order issued by CZDC to discontinue use	Michael & Brenda Williams	4/2018
33	1700 S. Broadway	demolition by neglect	owner notified; will submit application	Kelley Law Firm	3/2018
34	1701 S. Broadway	demolition by neglect	owner notified; will submit application	Gregory Elliot & Jerry Hooker	1/2018
35	1712 S. Broadway	porch repairs not in keeping with permit	owner notified; will correct	RJ & Nora L Hampton	11/2016
36	1872 S. Gaines	unpermitted exterior work	owner notified again / for sale	Danny Jimenez	4/2015
37	2216 S. Center	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
38	310 W. 23 rd	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
39	311 W. 23 rd	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
40	905 W. Ch. Bussey	unpermitted roof work / chimney removed	owner unresponsive	Paul Gillett	3/2012