



CAPITOL ZONING DISTRICT COMMISSION
ARKANSAS DEPARTMENT OF PARKS, HERITAGE, AND TOURISM



Monthly Activity Report – October 2020

Permits issued by agency staff:

#	Location	To Allow For	Issued to
1	1230 W. Fourth	Install metal windows, metal roof, and replace front door *	Blake Miller for NE Corner 4 th & P, LLC
2	1424 S. Main	Install 4' fence around front patio	James Sullivan for Fourteen 24 on Main, LLC
3	1304 S. Arch	Use for home occupation (photography)	Kelly Hicks / Kelly Hicks Photography
4	1307 W. Fourth	Use as law office	Dustin McDaniel / McDaniel, Wolff, & Benca PLLC for Pulaski Fourth Holdings LLC
5	1424 S. Main	Use up to 8 apartment units as short-term rentals *	Adam Day for Fourteen 24 on Main, LLC
6	1301 S. Main	Use as commercial pay-to-park lot (August 2019-July 2020) *	Rusty Thompson for SOMA Storefronts, LLC
7	1301 S. Main	Use as commercial pay-to-park lot (August 2020-July 2021) *	Rusty Thompson for SOMA Storefronts, LLC
8	1300 S. Main	Use as art gallery (parking requirement waived) *	Oxford American for SOMA Storefronts, LLC
9	1304 S. Main	Use as restaurant and entertainment venue (parking requirement waived) *	Dog Dugan / South on Main for SOMA Storefronts, LLC
10	1304 S. Main	Install rear dining addition with additional site features *	Doug Story for SOMA Storefronts, LLC
11	1400 Center	Install shipping container (as a shed) in rear yard *	Jason Files & Stephanie Harris
12	1515 W. Seventh	Operate restaurant (<i>state-owned - courtesy permit</i>)	Fab44 Basketball / Rock City Kitchen for Div. of Building Authority
13	1816 W. Seventh	Operate restaurant (<i>state-owned - courtesy permit</i>)	Fab44 Basketball / Rock City Kitchen for Div. of Building Authority
14	400 W. Eighteenth	Repair fire damage to carriage house	Tim Hankins for Jill Judy & Mark Brown
15	1720 S. Arch	Install HVAC pad and replace A/C unit (guest house)	Dash Heating & Cooling for Dan Roda
16	324 W. Daisy Bates	Replace privacy fence	Ingle Fence for Devin & Jonathan Hancock

* approved by CZDC

Applications denied by the agency staff:

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

Public meetings held:

#	Body	Purpose	Volunteer Hours
1	Design Review Committee	Regular monthly meeting	2.0
2	Mansion Area Advisory Committee	Regular monthly meeting	28.0
3	Capitol Zoning District Commission	Regular monthly meeting	24.0

Applications approved by the Commission:

#	Location	To Allow For	Applicant(s)
1	1424 S. Main	Use up to 8 apartment units as short-term rentals	Adam Day for Fourteen 24 on Main, LLC
2	1301 S. Main	Use as commercial pay-to-park lot (August 2019-July 2021)	Rusty Thompson for SOMA Storefronts, LLC
3	1400 Center	Install shipping container (as a shed) in rear yard	Jason Files & Stephanie Harris

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
			<i>none this month</i>		

Alleged violations reported / monitored:

#	Location	Alleged Violation	Status	Owner(s) of record	Reported
1	500 block Cross St.	Fence around parking lot	Permitted	Christopher Williams	10/2020
2	510 W. 16 th	Demo by neglect (roof)	Owner notified; will repair	Charles Mackey	10/2020
3	1700 S. Arch	Possible unpermitted fence	Permitted	Monroe Turner Henry/Madison	10/2020
4	2420 S. Izard	Neglect by owner	Contacted owner; sale pending	Nathan Turner	09/2020
5	1901 S. Arch	unpermitted exterior work	Contacted owner/City issued stop work order	Natural State Contractors Inc.	09/2020
6	1424 S. Main	Excessive light emission	Owner notified; will correct	Fourteen 24 on Main LLC	09/2020
7	804 W. 24 th	Front yard parking	owners unresponsive	Beverly & Elton Smith	05/2020
8	510 W. 16 th	unpermitted alterations to roof	application denied/roof repair imminent	Charles Mackey	1/2020
9	2101 S. State	possible demolition by neglect	investigating	Vernon M. Banks	12/2019
10	1523 S. Broadway	unpermitted fence installed	owners ordered by CZDC to remove	Justin, Tom, & Becky Butler	9/2019
11	2217 S. Center	unpermitted porch alterations	owners ordered to remove / reverse changes	Steven & George Smith	7/2019
12	2014 S. Spring	demolition by neglect (hole in roof)	investigating	Robert Ellis Trust	6/2019
13	1624 S. Louisiana	demolition by neglect	<i>Owner deceased</i>	David Scribner (<i>deceased</i>)	6/2019
14	2224 S. Main	demolition by neglect	owner unresponsive	Uncommon Properties LLC	6/2019
15	2401 S. Louisiana	demolition by neglect	<i>Owner deceased</i>	Robert Roberts (<i>deceased</i>)	6/2019
16	2305 S. Izard	unpermitted window replacement	City of LR issued permit in error	Reola & Albirdia Moore	6/2019
17	2311 S. Louisiana	house fire	new owner; permit issued for demo	2311 Louisiana Street Opportunity Fund, LLC	4/2019
18	2425 S. Gaines	unpermitted group home	ordered to discontinue use	The House of Benjamin	3/2019
19	2115 S. Chester	unpermitted window replacement	work stopped; owner will submit application	Jay D. Mathis	12/2018
20	920 W. 21 st	demolition by neglect	owners unreachable	Valerie Smith, Tamara Kyser, & Caroline Rogers	10/2018
21	104 S. Pulaski	unpermitted siding	application denied by CZDC; permit issued to correct	Christine Ward & Michiel Smit	5/2018
22	1600 W. 3 rd	demolition by neglect	rehabilitation work underway	Providence Properties, LLC	5/2018
23	2301 S. State	property in use as parking lot	order issued by CZDC to discontinue use	Michael & Brenda Williams	4/2018
24	1700 S. Broadway	demolition by neglect	owner notified; will submit application	Kelley Law Firm	3/2018

25	1701 S. Broadway	demolition by neglect	owner notified; will submit application	Gregory Elliot & Jerry Hooker	1/2018
26	1400 W. Markham	unpermitted office	owner notified; will submit application	Bailey Properties	11/2017
27	2000 S. Gaines	unpermitted rear privacy fence	owner notified; will submit application	Olly Neal Jr & Karen Buchanan	10/2017
28	various sites	unpermitted short-term rentals (AirBnB)	will continue to address case-by-case	various	4/2017
29	2322 S. Louisiana	unpermitted work on porch steps	permit issued to correct	Diana Healey	3/2017
30	2411 S. Arch	tarp on roof	permit issued for roof repair	Simmons Smith	12/2016
31	1712 S. Broadway	porch repairs not in keeping with permit	owner notified; will correct	RJ & Nora L Hampton	11/2016
32	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
33	2115 S. Arch	unpermitted porch step replacement	denial upheld on appeal	Marion & Vernita Humphrey	10/2015
34	1872 S. Gaines	unpermitted exterior work	owner notified again / for sale	Danny Jimenez	4/2015
35	2216 S. Center	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
36	310 W. 23 rd	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
37	311 W. 23 rd	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
38	905 W. Ch. Bussey	unpermitted roof work / chimney removed	owner unresponsive	Paul Gillett	3/2012