



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



Monthly Activity Report – March 2021

Permits issued by agency staff:

#	Location	To Allow For	Issued to
1	1424 Main	Install HVAC units	Adam Brockinton/Kennedy AC for 1424 Main, LLC
2	100 Cross	Continue use as auto body repair shop	John Hardin Bale Jr./KBRT LLC
3	1401 Capitol	General Office-Government/political consulting firm	Rett Hatcher/Capitol Consulting Firm
4	2000 Broadway	Repair rotted siding; repaint; reroof; install rear balcony	Kevin Haney for Jennifer Steel/2000 S. Broadway, LLC
5	700 Schiller	Quiet office-Psychiatry	Leslie Smith for Gallifreyan Holdings, LLC
6	1807 Louisiana	Remove concrete parking pads	James Houchens
7	118 W. Charles Bussey	Replace rotted wood siding, roof, and HVAC units	Gabe Holmstrom
8	124 W. Charles Bussey	Replace rotted wood siding, roof, and HVAC units	Gabe Holmstrom
9	1424 Main	Use suite 102 as boutique/clothing store	Shavonne Stout/Bliss Boutique
10	1807 Louisiana	Use one unit as short-term rental*	James Houchens
11	615 W. 23 rd	Miscellaneous exterior renovations	Pat Biddle
12	1800 Gaines	Remove deck lattice; replace privacy fence and install gate	Marissa Villareal

* 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	20
2	Capitol Area Advisory Committee	Regular monthly meeting	5
3	Mansion Area Advisory Committee	Regular monthly meeting	24
4	Capitol Zoning District Commission	Regular monthly meeting	24.5

Applications approved by the Commission:

#	Location	To Allow For	Applicant(s)
1	1500 Main	Construct detached accessory structure to be used as grocery	Jack Sundell for 1504 South Main, LLC
2	203 Pulaski	Construct detached rear garage/shop/carport	Stephen Eifling
3	1320 Broadway	Construct new two-story house and detached garage apartment	David Anderson and Kendall Lewellen for Waltin Zomaya
4	1517 Gaines	Construct new one-story house	Kenneth Hayes for DB Development, LLC
5	1519 Gaines	Construct new two-story house	Kenneth Hayes for DB Development, LLC
6	417 Victory	Demolish two existing structures; Construct new two-story office building	Tim Yelvington/RPPY Architects for Arkansas Pharmacists Association

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	1605 S. Scott	Use as short-term rental	Dan Cook	Secretary Stacy Hurst, Arkansas Department of Parks, Heritage, and Tourism	Denied
2	1807 S. Louisiana	Use as short-term rental	Dan Cook	Secretary Stacy Hurst, Arkansas Department of Parks, Heritage, and Tourism	Pending

Alleged violations reported / monitored:

#	Location	Alleged Violation	Status	Owner(s) of record	Reported
1	2123 S. Spring	Flags on site; possible construction planned	Contacted owner—no present plans for property	Jeanetta Kearney	02/2021
2	1818 S. Gaines	Possible DBN; Code issues	Contacted LR Code Enforcement; monitoring	2 RW's Financial Corp.	12/2020
3	1901 S. Arch	Open windows/neglect	Contacted LR Code Enforcement	Natural State Contractors Inc.	12/2020
4	2109 S. Center	Unpermitted structure under construction	City stop-work order issued	Joseph Kelley/Kathryn Elliot	12/2020
5	510 W. 16 th	Possible demo by neglect (roof)	Owner plans to repair soon	Charles Mackey	10/2020
6	2315 Chester	Application submitted to city without permit (window replacements)	Contacted owner	Kristine Hall	09/2020
7	2420 S. Izard	Neglect by owner	Contacted owner	Nathan Turner	09/2020
8	804 W. 24 th	Front yard parking	owners unresponsive	Beverly & Elton Smith	05/2020
9	510 W. 16 th	unpermitted alterations to roof	application denied/roof repair imminent	Charles Mackey	1/2020
10	2101 S. State	possible demolition by neglect	investigating	Vernon M. Banks	12/2019
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	1901 S. Arch	demolition by neglect	permit issued for repairs	HSD Properties, LLC	6/2019
15	2224 S. Main	demolition by neglect	owner unresponsive	Uncommon Properties LLC	6/2019
16	2401 S. Louisiana	demolition by neglect	<i>Owner deceased</i>	Robert Roberts (<i>deceased</i>)	6/2019
17	2305 S. Izard	unpermitted window replacement	City of LR issued permit in error	Reola & Albirdia Moore	6/2019
18	2311 S. Louisiana	house fire	new owner; permit issued for demo	2311 Louisiana Street Opportunity Fund, LLC	4/2019
19	2425 S. Gaines	unpermitted group home	ordered to discontinue use	The House of Benjamin	3/2019
20	2115 S. Chester	unpermitted window replacement	work stopped; owner will submit application	Jay D. Mathis	12/2018

21	920 W. 21 st	demolition by neglect	owners unreachable	Valerie Smith, Tamara Kyser, & Caroline Rogers	10/2018
22	104 S. Pulaski	unpermitted siding	application denied by CZDC	Christine Ward & Michiel Smit	5/2018
23	1600 W. 3 rd	demolition by neglect	rehabilitation work underway	Providence Properties, LLC	5/2018
24	2301 S. State	property in use as parking lot	order issued by CZDC to discontinue use	Michael & Brenda Williams	4/2018
25	1700 S. Broadway	demolition by neglect	owner notified; will submit application	Kelley Law Firm	3/2018
26	1701 S. Broadway	demolition by neglect	owner notified; will submit application	Gregory Elliot & Jerry Hooker	1/2018
27	1400 W. Markham	unpermitted office	owner notified; will submit application	Bailey Properties	11/2017
28	2000 S. Gaines	unpermitted rear privacy fence	owner notified; will submit application	Olly Neal Jr & Karen Buchanan	10/2017
29	various sites	unpermitted short-term rentals (AirBnB)	will continue to address case-by-case	various	4/2017
30	2322 S. Louisiana	unpermitted work on porch steps	permit issued to correct	Diana Healey	3/2017
31	2411 S. Arch	tarp on roof	permit issued for roof repair	Simmons Smith	12/2016
32	1712 S. Broadway	porch repairs not in keeping with permit	owner notified; will correct	RJ & Nora L Hampton	11/2016
33	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
34	2115 S. Arch	unpermitted porch step replacement	denial upheld on appeal	Marion & Vernita Humphrey	10/2015
35	1872 S. Gaines	unpermitted exterior work	owner notified again / for sale	Danny Jimenez	4/2015
36	2216 S. Center	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
37	310 W. 23 rd	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
38	311 W. 23 rd	demolition by neglect	order issued by CZDC to repair	Monica Cai	5/2013
39	905 W. Ch. Bussey	unpermitted roof work / chimney removed	owner unresponsive	Paul Gillett	3/2012