



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



Monthly Activity Report – May 2021

**Permits issued by agency staff:**

| #  | Location                | To Allow For                                                                                        | Issued to                                                           |
|----|-------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1  | 1501 Main               | Use approx. 2,000 sq. ft. for home furnishing retail                                                | Joshua Plumlee/Ranson Interiors LLC for South Main Square LLC       |
| 2  | 2217 Center             | Remove trees (per arborist recommendation)                                                          | JLM Tree Servicing and Roofing for Steven Smith                     |
| 3  | 1323 Broadway           | Quiet office – Space/asset leasing                                                                  | Stratus Tower Company LLC for 1323 Building LLC                     |
| 4  | 204-206 Bishop          | Construct retaining wall (after the fact)                                                           | Ted Mullenix for TJM Third and Bishop Properties LLC                |
| 5  | 417 Victory             | Demolish existing buildings (417 Victory and 1324 Capitol) and construct two-story office building* | Tim Yelvington/RPPY Architects for Arkansas Pharmacists Association |
| 6  | 2309 State              | Install solar panels on roof                                                                        | Joshuah Walker for Thomas Kroepfl                                   |
| 7  | 1405 Spring             | Install HVAC system                                                                                 | Jones Heating and Air for Greg Nicholas                             |
| 8  | 1868 Gaines             | Replace/repaint rotten wood on porch decking and stairs                                             | Shane Trusty for Al and Lessa Lowe                                  |
| 9  | 203 Pulaski             | Construct detached rear garage                                                                      | Stephen Eifling                                                     |
| 10 | 2301 Izard              | Install 12x12 shed in rear                                                                          | Ruth Ready and Mona Churchwell                                      |
| 11 | 1515 Spring             | Replace HVAC system                                                                                 | Tim McFarland/McFarland Service Co. Inc for Bob Edwards             |
| 12 | 1308 W. 2 <sup>nd</sup> | Construct new addition (with deck) on existing building                                             | Tom Fennell for Arkansas Public Policy Panel                        |
| 13 | 2307 Louisiana          | Construct new two-story detached garage/apartment in rear*                                          | Trey Willis                                                         |

\* 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 | 12              |
| 2 | Capitol Area Advisory Committee    | Regular monthly meeting | 4.5             |
| 3 | Mansion Area Advisory Committee    | Regular monthly meeting | 28              |
| 4 | Capitol Zoning District Commission | Regular monthly meeting | 21              |

**Applications approved by the Commission:**

| # | Location                | To Allow For                                      | Applicant(s)                                 |
|---|-------------------------|---------------------------------------------------|----------------------------------------------|
| 1 | 2300 Arch               | Use as a restaurant and small food market.        | Shiree Lawson for Edwin and Julia Lawson     |
| 2 | 1308 W. 2 <sup>nd</sup> | Construct new addition to existing building       | Tom Fennell for Arkansas Public Policy Panel |
| 3 | 2307 Louisiana          | Construct new two-story detached garage/apartment | Trey Willis                                  |

**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  | 204 Bishop              | Unpermitted retaining wall constructed                             | Applied and permitted after the fact (staff approval) | TMJ Third and Bishop Properties LLC            | 05/2021  |
| 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 <sup>th</sup> | 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 <sup>th</sup> | Front yard parking                                                 | owners unresponsive                                   | Beverly & Elton Smith                          | 05/2020  |
| 9  | 510 W. 16 <sup>th</sup> | 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 <sup>st</sup> | 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 <sup>rd</sup> | 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 <sup>rd</sup> | demolition by neglect                    | order issued by CZDC to repair                                                              | Monica Cai                    | 5/2013  |
| 38 | 311 W. 23 <sup>rd</sup> | 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  |