



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

September 2018

Total permits issued for the month of September: 78

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Permit Activity Breakdown

Commercial Permits	September 2018	September 2017	YTD 2018	YTD 2017	YTD Diff
New	0	0	10	5	5
Interior Remodel	7	0	25	22	3
Addition	0	0	1	2	-1
Sign	3	8	33	31	2
Electric	1	4	19	20	-1
Other	5	6	45	47	-2
Sewer	0	0	0	0	0
Commercial Totals	16	18	134	127	7
Residential Permits					
Single Family	9	13	166	139	27
Addition	10	5	92	84	8
Remodel	7	10	62	78	-16
Electric	2	6	35	39	-4
Pool/Spa	4	2	33	25	8
Demolition	0	0	12	15	-3
Other	29	202	349	1204	-855
Sewer/Repairs	1	0	16	8	8
Residential Totals	62	238	765	1592	-827
Combined Totals	78	256	899	1719	-820

Building/Site Inspections: 353 Number Of Inspections: 519

Certificates Of Occupancy Issued: 55

Easement Encroachments Authorized: 0 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 5

Number of violations that resulted in a violation and/or stop work order: 1

Number of Investigations closed this month: 5

Total number of zoning code violations to date: 72



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2018-797	September	17	\$6,800	\$75	\$0	\$0	\$0	Carpenter Home Improvements	Robert Adams	Res Reroof	Northview	26	1092 STANLEY	46077
U2018-824	September	4	\$500,000	\$1,072	\$0	\$0	\$0	McGovern Construction	Sam Scheidler	Comm Remodel	Zionsville Bus.Park	Zionsville Self	1230 PARKWAY	46077
U2018-825	September	4	\$500,000	\$1,211	\$0	\$0	\$0	McGovern Construction	Sam Scheidler	Comm Other	Zionsville Bus.Park	Zionsville Self	1230 PARKWAY	46077
U2018-826	September	4	\$500,000	\$1,568	\$0	\$0	\$0	McGovern Construction	Sam Scheidler	Comm Other	Zionsville Bus.Park	Zionsville Self	1230 PARKWAY	46077
U2018-827	September	4	\$16,700	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Stephen & Sharon Debruler	Res Reroof	COBBLESTONE LAKES OF	128	9404 SHADOW	46077
U2018-828	September	4	\$13,688	\$75	\$0	\$0	\$0	Bone Dry	Daniel & Michele	Res Reroof	Hillcrest	3	650 W PINE STREET	46077
U2018-829	September	4	\$8,143	\$75	\$0	\$0	\$0	Bone Dry	Brian & Elizabeth	Res Reroof	Bloor Woods	2	724 BLOOR WOODS	46077
U2018-830	September	4	\$39,676	\$75	\$0	\$0	\$0	Bone Dry	David & Lisa Hillhouse	Res Remodel	Oak Ridge	129	10351 COTTONWOOD	46077
U2018-831	September	4	\$1,500	\$200	\$0	\$0	\$0	Bill the Builder	Russell & Nancy Frankel	Res Add Deck	Colony Woods	177	195 MAXWELL	46077
U2018-832	September	5	\$0	\$75	\$0	\$0	\$0	Mister Sparky Electric	Jeanette Pock	Res Electric	Clarkston	13	11469 VALLEY	46077
U2018-833	September	5	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Bradley Development	Comm Sign	ZMC	3B	1620 W OAK STREET	46077
U2018-834	September	5	\$60,000	\$200	\$0	\$0	\$0	Creative Outdoor Living	Andrew & Amy Michie	Res Other	Oak Ridge	146	10141 HICKORY	46077
U2018-835	September	5	\$8,000	\$75	\$0	\$0	\$0	LGC Contractors Inc	Theresa Vandembulk	Res Reroof	Thornhill	39	1830 CONTINENTAL	46077
R2018-836	September	7	\$6,742	\$125	\$0	\$0	\$0	Tuffshed Inc	Erlinda & Chris Miller	Res Other			7370 E 425 S	46077
R2018-837	September	7	\$5,925	\$100	\$0	\$0	\$0	Indy Decorative	John Bagley	Res Other	THE ENCLAVE	58	6836 WINDEMERE	46077
U2018-838	September	7	\$3,000	\$75	\$0	\$0	\$0	Carpenter's Crew, Inc	Tim & Robin Browning	Res Add Deck	CROSSES	58	415 W WALNUT	46077
13U2018-839	September	10	\$15,000	\$100	\$0	\$0	\$0	Chuck's Construction	Benjamin & Juliana Anthony	Res Add Deck	HIDDEN PINES	93	3588 CONIFER	46077
R2018-840	September	10	\$23,000	\$75	\$0	\$0	\$0	Home Value Renovation	Robert Uptmor	Res Reroof	Brookhaven	31	11325 ABERCAIRN	46077



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U2018-841	September	10	\$216,180	\$1,091	\$0	\$1,221	\$1,009	Paul Shoop Homes	Paul Shoop Homes	Res New	The Sanctuary	9	12068 SANCTUARY	46077
U2018-842	September	10	\$150,000	\$623	\$0	\$0	\$0	Dalton Construction	Vincent Kroon	Res Add Pool	Lost Run Farms	2	2 WOODARD BLUFF	46077
R2018-843	September	11	\$0	\$90	\$0	\$0	\$0	West Electric	Boone County Resource	Comm Electric			985 S US 421	46077
R2018-844	September	11	\$452,000	\$1,537	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	355	6627 E DEERFIELD	46077
U2018-845	September	12	\$14,000	\$75	\$0	\$0	\$0	Daahl Roofing	Timothy Novak	Res Reroof	Crosses 4th Addition	130, 131	20 SOUTH 2ND ST	46077
U2018-846	September	12	\$14,899	\$489	\$0	\$0	\$0	Pools of Fun	Thomas Bumgardner	Res Add Pool	PRESERVE AT SPRING KNOLL	343	8927 SHELBURNE	46077
R2018-847	September	12	\$10,000	\$450	\$0	\$0	\$0	David Elefante	David & Courtney	Res Remodel	Brookhaven	90	2714 E HIGH GROVE	46077
U2018-848	September	12	\$8,000	\$400	\$0	\$0	\$0	Robert Harris	HARRIS FLP	Comm Remodel			675 S MAIN STREET	46077
U2018-849	September	12	\$1,000	\$593	\$2,680	\$0	\$0	Kimbery Estep	South Main Holdings LLC	Comm Remodel		6	70 E HAWTHORNE	46077
U2018-850	September	12	\$22,500	\$90	\$0	\$0	\$0	Dart Controls	Dart Controls	Comm Reroof			5000 W 106TH	46077
R2018-851	September	12	\$1,000	\$100	\$0	\$0	\$0	William Denning	William & Karen Denning	Res Add Deck			7035 E 100 SOUTH	46075
R2018-852	September	12	\$1,020,000	\$1,676	\$0	\$1,221	\$1,009	Christopher Scott Homes	James Leffel	Res New			9365 HUNT CLUB ROAD	46077
U2018-853	September	13	\$13,000	\$140	\$0	\$0	\$0	Marteck, Inc.	FAE HOLDINGS 471004R LLC	Comm Remodel	Ripberger Business Park	MARTECK Ste 200 -	10505 Bennett	46077
R2018-854	September	13	\$285,000	\$438	\$0	\$0	\$0	Elevation Homes	Sara Duiser	Res Add	Hunt Country Preserv	7	7355 HUNT COUNTRY	46077
R2018-855	September	13	\$120,000	\$268	\$0	\$0	\$0	Elevation Homes	Sara Duiser	Res Add	Hunt Country Preserv	7	7355 HUNT COUNTRY	46077
U2018-856	September	14	\$17,000	\$75	\$0	\$0	\$0	Home Value Renovation	Jeffrey & Tamra Kelch	Res Reroof	Huntington Woods	62	1185 WOODSIDE	46077
U2018-857	September	14	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Iron Will Real Estate Holdings	Comm Sign	Bennett Tech	11A	10960 BENNETT	46077
U2018-858	September	14	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Iron Will Real Estate Holdings	Comm Sign	Bennett Tech	11A	10960 BENNETT	46077



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U2018-859	September	17	\$1,800,000	\$1,850	\$4,025	\$1,221	\$1,009	Homes by Design	Bryan & Cheryl Miller	Res New	OLDFIELD	29	6807 WELLINGTON	46077
U2018-860	September	18	\$7,500	\$244	\$0	\$0	\$0	Tracey Henderson	Tracey & Marie Henderson	Res Add			4855 S 875 E	46077
U2018-861	September	18	\$8,000	\$902	\$2,076	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Remodel	Cross's second addit	23	91 S MAIN STREET	46077
U2018-862	September	18	\$36,519	\$75	\$0	\$0	\$0	Universal Roofing	Micahel & Susan Broderick	Res Reroof	Austin Oaks	31	11638 PROMONTORY	46077
R2018-863	September	18	\$8,120	\$75	\$0	\$0	\$0	Universal Roofing	Ronald Barhorst	Res Reroof	Royal Run	297	6735 BERKSHIRE	46077
R2018-864	September	18	\$10,840	\$75	\$0	\$0	\$0	Universal Roofing	Marjorie Bebiak	Res Reroof	Royal Run	444	6273 SADDLETREE	46077
U2018-865	September	18	\$11,000	\$75	\$0	\$0	\$0	Bone Dry	James & Julie Breuninger	Res Reroof	Colony Woods	175	175 MAXWELL	46077
U2018-866	September	18	\$19,800	\$75	\$0	\$0	\$0	Bone Dry	Ross & Tami Silverman	Res Reroof	Buttondown Farms	4	9834 BUTTONDOWN	46077
U2018-867	September	18	\$15,400	\$75	\$0	\$0	\$0	Bone Dry	Stephen & Karen Fugate	Res Reroof	PRESERVE AT SPRING KNOLL	340	4261 REDWOOD	46077
R2018-868	September	18	\$11,000	\$75	\$0	\$0	\$0	Bone Dry	Donald & Sharon	Res Reroof	THE ENCLAVE	41	6830 WOODHAVEN	46077
U2018-869	September	18	\$40,000	\$75	\$0	\$0	\$0	Collins Premier Renovation	Rebecca Dumbauld	Res Reroof	Clifden Pond	24	2 STONE WALL LANE	46077
U2018-870	September	19	\$9,500	\$75	\$0	\$0	\$0	Bankert Boys Unlimited	John Busse	Res Reroof	Colony Acres	11	35 COLONY COURT	46077
U2018-871	September	19	\$33,750	\$514	\$0	\$0	\$0	DK Home Improvements	Richard & Angela Elmore	Res Remodel	Cobblestone Lakes	348	8855 HEATHERSTONE	46077
U2018-872	September	19	\$19,752	\$277	\$0	\$0	\$0	All Star Renovation LLC	HENRY & LAURA	Res Add	Zion Hills	5	12181 DAUGHERTY	46077
U2018-873	September	19	\$35,450	\$100	\$0	\$0	\$0	Cutting Edge Builders	Joseph & Jennifer Krempel	Res Other	Cobblestone Lakes	85	9207 ROCKY CAY COURT	46077
U2018-874	September	20	\$69,830	\$411	\$0	\$0	\$0	David Hazen Group	Holly Ramer	Res Add	Coventry Ridge	49	4571 BRENTWOOD	46007
U2018-875	September	20	\$85,000	\$1,425	\$0	\$0	\$5,100	Alt Construction	106TH & BENNETT LLC	Comm Remodel	Bennett Tech	Suite 200 CROSSFIT	10650 BENNETT	46077
U2018-876	September	21	\$20,000	\$75	\$0	\$0	\$0	American Dream Home	Larry & Jo Ann Groff	Res Reroof	The Sanctuary	13	12051 SANCTUARY	46077



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U2018-877	September	21	\$0	\$25	\$0	\$0	\$0	Hope Plumbing	Christopher & Aland Evans	Res Sewer	OP ZIONSVILLE	3	180 S 2ND STREET	46077
U2018-878	September	21	\$16,000	\$75	\$0	\$0	\$0	Home Value Renovation	Charles & Jodi Hein	Res Reroof	Cedar Bend	27	10382 WILDWOOD	46077
U2018-879	September	21	\$13,756	\$75	\$0	\$0	\$0	Cochran Exteriors	John & Mary McDaniel	Res Reroof	Thornhill	160	1616 CORNICHE	46077
U2018-880	September	21	\$14,000	\$410	\$0	\$0	\$0	Stewart Construction	Jill Ridge	Res Remodel	CROSSES	49, 50	245 N 4TH STREET	46077
13U2018-881	September	21	\$421,000	\$1,328	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	81	3721 CONIFER	46077
U2018-882	September	21	\$4,100	\$100	\$0	\$0	\$0	Indy Decorative	Marta & Michael Witek	Res Other	Cedar Bend	101	9803 BARTH DRIVE	46077
U2018-883	September	24	\$0	\$90	\$0	\$0	\$0	HARRIS FLP	HARRIS FLP	Comm Demo		Interior Demo,	675 S Main Street	46077
U2018-884	September	24	\$64,000	\$528	\$0	\$0	\$0	Pools of Fun	KEVIN & AMY WHITLOCK	Res Add Pool	Butttdown Farms	34	9973 BUTTODOWN	46077
R2018-885	September	24	\$350,000	\$1,162	\$0	\$1,221	\$1,009	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	71	7628 Beekman	46077
R2018-886	September	24	\$360,000	\$1,425	\$0	\$1,221	\$1,009	Drees Homes	LEWIS AGRICULTURE	Res New			1605 S 825 East	46077
U2018-887	September	25	\$0	\$75	\$0	\$0	\$0	Jeff Quackenbush	ROBERT & PAULETTE	Res Electric			615 N FORD ROAD	46077
R2018-888	September	25	\$14,000	\$75	\$0	\$0	\$0	Home Value Renovation	JAMES & CARMEN	Res Reroof			7740 S 775 East	46077
U2018-889	September	26	\$12,000	\$75	\$0	\$0	\$0	Eads Roofing, LLC	John Gill	Res Reroof			190 N. Main Street	46077
U2018-890	September	26	\$7,500	\$456	\$0	\$0	\$0	Jeff Wraley	Jeff Wraley	Res Add			1025 W. Poplar Street	46077
U2018-891	September	26	\$2,000	\$410	\$0	\$0	\$0	Alexander Gringauz	Jan Brockley	Res Remodel	Hunt Club Village	35	1 CHESTNUT	46077
13U2018-892	September	26	\$77,000	\$523	\$0	\$0	\$0	Pools of Fun	WEAVER ANTHONY &	Res Add Pool	HIDDEN PINES	142	11630 FOXTAIL	46077
R2018-893	September	26	\$225,000	\$1,166	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	THE COURTYARDS	36	1685 CYPRESS	46077
R2018-894	September	26	\$175,000	\$1,130	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	THE COURTYARDS	33	1663 CYPRESS	46077



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U2018-895	September	26	\$44,475	\$75	\$0	\$0	\$0	Amos Exteriors	CCFR LLC	Comm Reroof	Crosses 4th Addition	66	100 N FIRST ST	46077
U2018-896	September	27	\$9,500	\$75	\$0	\$0	\$0	Daahl Roofing	Gabriel & Kathrine	Res Reroof			4930 S 975 E	46077
R2018-897	September	27	\$60,000	\$694	\$0	\$0	\$0	BOYS & GIRLS CLUB	BOYS & GIRLS CLUB	Comm Remodel			5964 S 700 E	46077
R2018-898	September	27	\$4,500	\$75	\$0	\$0	\$0	PFM Roofing	Andrea Rondinelli	Res Reroof	Royal Run	161	6316 PICKWICK	46077
2018-899	September	27	\$0	\$0	\$0	\$0	\$0							
U2018-900	September	27	\$0	\$385	\$0	\$0	\$0	Timothy Sparks	Timothy & Carole Sparks	Res Remodel	Eagle View Court	2	520 EAGLE VIEW	46077
U2018-901	September	28	\$120,000	\$425	\$0	\$0	\$0	Innovative Homes &	Cary Schein	Res Remodel	Oak Ridge	15	9952 OAK RIDGE	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2016-53	Seth & Lori Alt	Seth & Lori Alt	Res Remodel	COBBLESTONE LAKES OF	7	4985 S COBBLESTONE	46077	2018/09/13
U2017-141	Z & P Remodeling	Daniel & Stacie Kaar	Res Remodel	Spring Knoll	125	9191 IRIS LANE	46077	2018/09/18
U2017-188	Madison Custom Homes	Shong DeMattos	Res New	OLDFIELDS	8	6933 OLDFIELDS LANE	46077	2018/09/07
U2017-631	KSM Homes, LLC	Jian Xie & Hong Du	Res New	OLDFIELD	23	6743 BERKLEY COURT	46077	2018/09/06
R2017-649	Family Leisure of Indianapolis	Cathy Espey	Res Add Pool			9502 E 100 SOUTH	46077	2018/09/05
R2017-817	Strongbox	Zionswood RE LLC	Comm Remodel		Tom Wood	6408 CRANE DRIVE	46077	2018/09/20
U2017-1036	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	10	5670 Upper Garden Way	46077	2018/09/13
R2017-1141	Patio Enclosures	George Anthony	Res Add	ROYAL RUN	579	6520 HUNTERS RIDGE NORTH	46077	2018/09/18
R2017-1245	Gregg Montgomery	Brian & Rachel Leland	Res Add	Roundstone	1	7005 HULL ROAD	46077	2018/09/21
U2017-1331	Gabe Fauquher	Gabe Fauquher	Res Add Deck			1145 STARKEY ROAD	46077	2018/09/26
U2017-1370	Alt Construction	Seth & Lori Alt	Res Other	COBBLESTONE LAKES OF	7	4985 S COBBLESTONE	46077	2018/09/17
U2017-1530	Francisco Angulo	Francisco Angulo	Res Other	COBBLESTONE LAKES OF	241	8897 WINDPOINTE PASS	46077	2018/09/21
U2017-1595	Telecom Placement	Baptist Homes of Indiana	Comm Electric	The Oaks at Hoosier Village	29	10121 EAGLE OAKS LANE	46077	2018/09/21
U2017-1596	Earth Creations, Inc.	Phillip & Jessica Hawley	Res Other	Spring Knoll	28	9670 BELLFLOWER DRIVE	46077	2018/09/21
R2017-1701	WarrenCo Construction &	Tucker & Sierra Barnhart	Res Other	BROOKHAVEN	243	2485 STILL CREEK DRIVE	46077	2018/09/24
U2017-1836	Schafer Custom Homes, LLC	Michael & Paula Marine	Res New	GRIMES		655 ACADEMY DRIVE	46077	2018/09/06



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R2017-1905	Andrew & Darcy Miller	Andrew & Darcy Miller	Res Other			9650 E 100 SOUTH	46077	2018/09/14
R2018-34	Drees Homes	Drees Homes	Res New	Stonegate	325	6552 W DEERFIELD DRIVE	46077	2018/09/06
U2018-39	Beazer Homes	Beazer Homes	Res New	Hampshire	222	4262 KETTERING DRIVE	46077	2018/09/04
R2018-79	Matt Stump	Matt Stump	Res Add	DEROSSI ESTATES	10	5301 S 875 E	46077	2018/09/20
R2018-80	Matt Stump	Matt Stump	Res New	DEROSSI ESTATES	10	5301 S 875 E	46077	2018/09/18
R2018-87	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	255	7615 BEEKMAN TERRACE	46077	2018/09/18
R2018-109	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	27	263 ASPEN DRIVE	46077	2018/09/13
U2018-159	Bedrock Builders	Bedrock Builders	Res New	The Oaks at Hoosier Village	44	10123 WHISPER TRACE LANE	46077	2018/09/21
R2018-165	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	63	5863 MUSCADINE WAY	46077	2018/09/20
R2018-171	Aqua Crew Pool and Spa	Christopher Clevenger	Res Other			10888 E SR 32	46077	2018/09/13
U2018-177	Mike McGhee & Assoc	John & Debra Coll	Res Add Pool	OLDFIELD	9	6885 OLDFIELDS LANE	46077	2018/09/20
R2018-221	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	27	5833 ARBOIS CIRCLE	46077	2018/09/12
R2018-248	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	32	5852 MUSCADINE WAY	46077	2018/09/11
R2018-268	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	62	5873 MUSCADINE WAY	46077	2018/09/11
13U2018-269	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	117	3731 EVERGREEN WAY	46077	2018/09/10
U2018-304	Fischer Homes	Fischer Homes	Res New	Hampshire	92	8251 BRADFIELD ROAD	46077	2018/09/20



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13U2018-316	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	52	3597 SUGAR PINE LANE	46077	2018/09/14
13U2018-317	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	56	3675 SUGAR PINE LANE	46077	2018/09/14
U2018-360	Fischer Homes	Fischer Homes	Res New	Hampshire	94	8287 BRADFIELD ROAD	46077	2018/09/11
13U2018-404	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	116	3755 EVERGREEN WAY	46077	2018/09/26
R2018-454	Perma Pools	Andrew & Tiffany Alaimo	Res Add Pool	Stonegate	124	6641 E DEERFIELD DRIVE	46077	2018/09/19
U2018-502	Fox Pools	James Shertzer	Res Add Pool	Colony Woods	36	1115 WILLIAMSBURG LANE	46077	2018/09/12
U2018-563	Tile it Up	Vincent & Anne Palisson	Res Remodel	Village Walk	109	1532 WATERFORD DRIVE	46077	2018/09/10
U2018-577	Fox Pools	CHRISTOHER & TRACEY	Res Add Pool	BLOOR WOODS	9	770 BLOOR WOODS COURT	46077	2018/09/14
R2018-616	CMH Builders	Eric & Ann Marie Nelson	Res Remodel	Flora Minor Plat	1	9755 EAST 100 SOUTH	46077	2018/09/28
U2018-649	L & R Restoration LLC	William & Amy Tischer	Res Remodel	PRESERVE AT SPRING KNOLL	23	8875 PIN OAK DRIVE	46077	2018/09/21
13U2018-653	Douglas Schetzel	Douglas Schetzell	Res Add Deck	HIDDEN PINES	108	3931 EVERGREEN WAY	46077	2018/09/19
R2018-663	Merrifield Builders	John & Lucinda Keller	Res Add Deck			6155 S 950 EAST	46077	2018/09/18
U2018-664	Browning Construction	FAE HOLDINGS 471004R LLC	Comm Remodel	Ripberger Business Park	4A Martek	10505 BENNETT PARKWAY SUITE 10	46077	2018/09/07
U2018-688	David Schoenbaum	Matthew & Vanessa Friedman	Res Remodel	Rock Bridge	82	3955 ROCK BRIDGE DRIVE	46077	2018/09/11
U2018-718	Grande & Grande Inc	Chad & Jenifer Wright	Res Remodel	Cobblestone Lakes	247	8920 SNOWBERRY COURT	46077	2018/09/18
13U2018-747	Cutting Edge Hardscapes	Michael & Angela Rodriguez	Res Other	The Willows	154	11533 WILLOW BEND DRIVE	46077	2018/09/21



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2018

Total: C of O issued for the month of September: 55

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-753	Innovative Homes & Remodeling	Shari Jenkins	Res Add Deck	Colony Woods	201	215 SHERWOOD COURT	46077	2018/09/06
R2018-757	Bill Duncan	Windy Hills Farms LLC	Res Add			9825 WINDY HILLS DRIVE	46077	2018/09/14
R2018-811	Aspen Outdoor Designs	James Raybourn III	Res Other	Blackstone	18	7521 PATRIOT COURT	46077	2018/09/17
R2018-818	Coy Construction	David & Megan Kneuve	Res Add	Fieldstone	6	2985 STONE CREEK DRIVE	46077	2018/09/24
R2018-836	Tuffshed Inc	Erlinda & Chris Miller	Res Other			7370 E 425 S	46077	2018/09/18
13U2018-839	Chuck's Construction	Benjamin & Juliana Anthony	Res Add Deck	HIDDEN PINES	93	3588 CONIFER DRIVE	46077	2018/09/20
U2018-853	Marteck, Inc.	FAE HOLDINGS 471004R LLC	Comm Remodel	Ripberger Business Park	MARTECK Ste 200 - Racking	10505 Bennett Parkway	46077	2018/09/19



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2018

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Activity Report

	Commercial/Industrial						Residential								Sewer Reporting		Summary Of Field Activity					
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	1	0	1	2	3	3	12	6	5	3	0	1	4	1	0	42	1	7	350	441	20	20
February	0	0	2	4	0	4	17	7	10	1	0	1	18	2	0	66	0	10	362	431	18	20
March	2	0	1	6	0	7	31	16	3	4	5	3	46	1	0	125	1	22	335	448	9	19
April	1	0	1	8	3	6	21	11	5	9	7	1	52	2	0	127	1	17	406	564	17	33
May	4	0	2	0	2	8	19	7	6	4	4	0	79	3	0	138	0	13	479	666	78	80
June	0	1	2	2	4	3	22	8	8	3	4	2	42	4	0	105	0	9	435	651	24	60
July	0	0	7	3	1	8	17	13	12	2	4	2	48	1	0	118	0	9	386	554	8	44
August	2	0	2	5	5	1	18	14	6	7	5	2	31	1	0	99	1	11	510	730	9	58
September	0	0	7	3	1	5	9	10	7	2	4	0	29	1	0	78	2	3	353	519	19	55
October																						
November																						
December																						
Totals	10	1	25	33	19	45	166	92	62	35	33	12	349	16	0	898	6	101	3616	5004	202	389

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - SEPTEMBER 2018

Planning

Intake

- The Department reviewed / issued 75 building permits, accepted three (3) sign permits, and conducted 487 inspections (as detailed in the attached pages)
- The Department accepted one (1) petition for review by the Board of Zoning Appeals at future meetings
- The Department accepted four (4) petitions for review by the Plan Commission (either at future meetings or by Staff)

Meetings

- Attended the September 4, 2018 Town Council meeting
- Attended the September 5, 2018 and September 13, 2018 electronic time keeping training
- Attended the September 11, 2018 Board of Zoning Appeals meeting
- Attended the September 17, 2018 meeting hosted by the Fire Marshal regarding development potential within the Zionsville EDA
- Attended the September 19, 2018 Indiana Residential Code development meeting
- Attended the September 20, 2018 meeting with TriCo representatives regarding development potential within service territory
- Attended the September 20, 2018 meeting with ISO representatives
- Attended the September 25, 2018 meeting with TriCo representatives regarding Fat Oils and Grease (FOG PROGRAM)
- Attended the September 26, 2018 internal TAC meeting
- Attended the September 27, 2018 meeting hosted by the Fire Marshal regarding development potential within Union Township
- Attended the September 27, 2018 TAC meeting
- Attended the September 28, 2018 Zworks Partner Appreciation Event
- Attended the September 28, 2018 earth work pre-construction meeting associated with SEAKE LLC
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended scheduled Town legal services meetings
- Attended the bi-weekly Town engineering services meeting
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings

Reporting / Documentation

- Prepared (7) staff reports/project memorandums for the Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_09112018-883
- Prepared the Department's September month-end report

Communications

- Conducted various communications with applicants for the October Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the October Plan Commission meeting (agenda attached)
- Conducted communications regarding a future meeting of the Impact Fee Review Board
- Conducted intake, processing, and disposition of Developers/ Contractors/ Residents' concerns in a timely manner
- Conducted communications with town staff members regarding fence encroachments within platted easements
- Conducted communications regarding Plan Commission findings, draft commitments, and other documents
- Conducted communications with legal counsel for Plan Commission and Board of Zoning Appeals regarding matters
- Conducted communications regarding various Public Records Requests with Town Staff

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Took delivery of four (4) desk chairs as approved by the Mayor's office
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Document scanning / preparation for relocation of records
- Prepared and facilitated report of use of advanced structural components within both Class 1 and Class 2 structures to 1) the local fire department and 2) the local 911 call center (reporting required by Indiana Law to occur within 90 days of issuance of permit associated with advanced structural components for all permits issued after June 30, 2018)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - SEPTEMBER 2018

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the Zionsville EDA TIF District
- Met with various individuals regarding interest in development within the Oak Street TIF District
- Met with various individuals regarding interest in development along SR 32 and also US 421
- Met with various parties regarding interest in relocating commercial entities to Zionsville
- Met with Boone EDC representatives regarding current efforts
- Attended the September 10, 2018 meeting of the Zionsville Community Development Corporation
- Attended the September 24, 2018 Zionsville Redevelopment Commission meeting (inclusive of the Taxing Unit Annual Meeting)
- Attended the September 25, 2018 meeting of the Zionsville Architectural Review Committee

Reporting / Documentation

- Zionsville Community Development Corporation September 10, 2018 Agenda
- Zionsville Community Development Corporation September 10, 2018 DRAFT Memorandum
- Zionsville Redevelopment Commission July 24, 2018 DRAFT Memorandum
- Zionsville Redevelopment Commission September TIF Report
- Financial Report – Zionsville Architectural Review Committee
- Taxing Unit meeting preparation (Zionsville Redevelopment Commission)

Communications

- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communications regarding Creekside Corporate Park marketing materials
- Conducted communications regarding future meetings of the Community Development Corporation
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 3
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 9
- Conducted communications regarding CCRs for Creekside Corporate Park
- Conducted communications regarding Duke Energy's Site Selection Program (Creekside's participation)
- Conducted communications regarding integrated center signage for Zionsville Government Center
- Communications regarding programming associated with the Zionsville Architectural Review Committee

Projects / Training

- The Department provided staff support to the Redevelopment Authority, Redevelopment Commission, Community Development Corporation, and the Zionsville Architectural Review Committee
- Contract Management: Creekside Common Area / ROW Turf Stabilization Effort
- Contract Management: Addendum 7 Creekside Corporate Park
- Contract Management: Creekside Covenants
- Contract Management: Airport Strategic Land Use Plan
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Assignment Agreement compliance: Creekside Corporate Park
- 2019 Rural to Urban Service Area transition preparation

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - SEPTEMBER 2018

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
Creekside Corporate Park development (HWC/ CBBEL/ REA/ internal)
Creekside Corporate Park construction (Earth & Turf)
Creekside Corporate Park platting (HWC / Internal)
Creekside Corporate Park CCR's (Internal)
Creekside Corporate Park tenancy (Kite/Harris / internal)
Zoning Ordinance maintenance (American Legal Publication / Internal)
Airport Strategic Land Use Plan (HWC / Internal)
Zionsville Government Center integrated center sign (Internal)
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Unsafe Buildings - 7485 South SR 267 (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Oak Street TIF (Internal)
700E TIF (Internal)
300S / US 421 TIF (Internal)
Town Hall / Government Center – site development / internal space configuration (Internal)
Town Hall / Government Center – replatting (Schneider Engineering / Internal)
WTH-Upgrades / FOG



MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS SEPTEMBER 11, 2018

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, September 11, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-24-UV	M. Villanueva	7300 Hunt Club Road	Approved w/commitments as presented & exhibits as filed - 3 in Favor, 1 Opposed Petition for Use Variance to allow a former private club facility, to serve as a public Reception Hall/Gathering Place within the Rural Equestrian (RE) Zoning District.

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-29-SE	A. Davis	775 E & SR 32	Approved w/commitments & exhibits as filed – 4 in Favor, 0 Opposed Petition for Special Exception to allow for a new residential building in an Agricultural Zoning District (AG).
2018-31-SE	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting. 4 in Favor, 0 Opposed Petition for Special Exception to allow for: 1) A division of land to create a (3) lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).
2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting. 4 in Favor, 0 Opposed Petition for Development Standards Variance in order to provide for a new single family home on a lot which: 1) Deviates from the required 3:1 lot width to depth ratio in the Agricultural Zoning District (AG).

2018-33-DSV	Rottmann Collier Development LLC	260 N MAIN STREET	<p>Approved as presented and w/exhibits as filed – 4 in Favor, 0 Opposed</p> <p>Petition for Development Standards Variance in order to provide for the construction of a new single-family dwelling with attached garage which:</p> <p>1) Exceeds the required lot coverage of 35%, to 47%</p> <p>2) Deviates from the required rear yard setback in the Residential Village Zoning District (R-V).</p>
2018-36-DSV	H. Hansen	12181 DAUGHERTY DRIVE	<p>Approved w/exhibits as filed – 4 in Favor, 0 Opposed</p> <p>Petition for Development Standards variance in order to provide for the construction of a detached garage which:</p> <p>1) Exceeds the allowable accessory square footage in the Urban Single-Family Residential Zoning District (R-SF-2).</p>
2018-37-DSV	N. Laviolette	9886 E 100 South	<p>Approved w/commitments & exhibits as filed – 4 in Favor, 0 Opposed</p> <p>Petition for Development Standards Variance in order to allow a 2-lot split of 18.39 acres, into a 4.5 acre and 15.5 acre lot, in which:</p> <p>1) one lot does not meet the Lot Width to Depth Ratio of 3:1</p> <p>2) one lot exceeds the allowable roofed accessory square footage</p> <p>in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).</p>

Respectfully Submitted:
Wayne DeLong AICP
Town of Zionsville
Director of Planning and Economic Development



**PUBLIC NOTICE
OF THE CANCELLATION OF A MEETING OF THE
ZIONSVILLE PLAN COMMISSION**

Public notice is hereby given that the meeting of the Zionsville Plan Commission scheduled for Monday September 17, 2018 at 7:00 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana, has been cancelled. The next regularly scheduled meeting of the Zionsville Plan Commission is October 22, 2018 at 7:00 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

Wayne DeLong, AICP
Director of Planning and Economic Development
Town of Zionsville



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS OCTOBER 9, 2018

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, October 9, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the August 14, 2018 & September 11, 2018 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-31-SE	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting Petition for Special Exception to allow for: 1) A division of land to create a (3) lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).
2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting Petition for Development Standards Variance in order to provide for a new single family home on a lot which: 1) Deviates from the required 3:1 lot width to depth ratio in the Agricultural Zoning District (AG).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-34-SE	Zionsville Underground	91 S Main Street	Petition for Special Exception to support ongoing Special Event Social Hall in the Village Business Zoning District (VBD).
2018-35-DSV	Zionsville Underground	91 S Main Street	Withdrawn by Petitioner 9-24-18 Petition to allow a Development Standards Variance to provide for or permit a variance of onsite parking requirements in the Village Business Zoning District (VBD).

2018-38-DSV	Habitat of Humanity of Boone County	10650 Andrade Drive	Petition for Development Standards variance in order to provide for a new commercial tenant to occupy space in an existing commercial building which will: 1) Deviate from the required number of parking spaces 2) Deviate from the required percentage of non-industrial space in the General Industrial District Zoning District (I2).
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VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
2018-24-UV	M. Villanueva	7300 Hunt Club Road	Status of Commitments
2018-25-SE	J. Ma	10889 E 200 North	Status of Commitments
2018-29-SE	A. Davis	775 E & SR 32	Status of Right to Farm
2018-37-DSV	N. Laviolette	9886 E 100 South	Status of Commitments

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust, Technology Director 317-873-1577, to ensure the proper accommodations are made prior to the meeting.

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:

Wayne DeLong AICP
Town of Zionsville
Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
SPECIAL MEETING
Monday October 22, 2018**

The Special meeting of the Zionsville Plan Commission is scheduled for Monday October 22, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the August 20, 2018 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2018-43-Z	JIG Farms LLC	4250 S. State Road 267	Petition for Zone Map change to rezone approximately 73.30 acres from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District
2018-40-MP	Puetz Minor Plat	2720 S. 875 East	Petition for Minor Plat approval for the establishment of 3 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the Rural (R1) Residential Zoning District
2018-44-PP	State Bank of Lizton (Ashburn)	8602 E. 500 South	Petition for Primary Plat approval to provide for 78 Lots in the (R-SF-2) Residential Single Family Zoning District
2018-45-DP	State Bank of Lizton (Ashburn)	8602 E. 500 South	Petition for Development Plan approval of an Open Space Subdivision to provide for the development of a 58.459 acre site into 78 lots for residential use in (R-SF-2) as per Section 194.047 (E) of the Zoning Ordinance
2018-39-DPA	700 Mulberry Street (Zionsville Community Schools Wellness Center)	700 Mulberry Street	Petition for Development Plan Amendment to allow for the demolition of the existing residence, and to construct a new structure to serve as the Zionsville Community Schools Employee Student Service Center
2018-42-DPA	Town of Zionsville (Fire Station)	998 S. U.S. 421	Petition for Development Plan Amendment to allow for approximately 1,366 sf of additions to the existing facility in the (R2) Residential Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust (317-873-1577) to ensure the proper accommodations are made prior to the meeting.

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:

Wayne DeLong, AICP

Director of Planning and Economic Development

Town of Zionsville

September 19, 2018