



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### March 2019

Total permits issued for the month of March: 97

Printed 2019/04/03 07:49 AM

#### Permit Activity Breakdown

Commercial Permits	March 2019	March 2018	YTD 2019	YTD 2018	YTD Diff
New	0	2	1	3	-2
Interior Remodel	27	1	31	4	27
Addition	0	0	2	0	2
Sign	2	6	12	12	0
Electric	0	0	1	3	-2
Other	5	7	13	14	-1
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>34</b>	<b>16</b>	<b>60</b>	<b>36</b>	<b>24</b>
<b>Residential Permits</b>					
Single Family	10	31	39	60	-21
Addition	12	16	25	29	-4
Remodel	10	3	30	18	12
Electric	4	4	8	8	0
Pool/Spa	7	5	11	5	6
Demolition	2	3	8	5	3
Other	16	46	27	68	-41
Sewer/Repairs	2	1	6	4	2
<b>Residential Totals</b>	<b>63</b>	<b>109</b>	<b>154</b>	<b>197</b>	<b>-43</b>
<b>Combined Totals</b>	<b>97</b>	<b>125</b>	<b>214</b>	<b>233</b>	<b>-19</b>

Building/Site Inspections: 322      Number Of Inspections: 450

Certificates Of Occupancy Issued: 24

Easement Encroachments Authorized: 0      Denied: 0

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 8

Number of violations that resulted in a violation and/or stop work order: 4

Number of Investigations closed this month: 5

Total number of zoning code violations to date: 9



# Town Of Zionsville

## Planning and Economic Development Permit Detail

March 2019

Total Combined permits issued for the month of March: 97

### CombinedPermit Activity Detail

Page: 1

Printed 2019/04/03 07:49 AM

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
U2019-118	March	1	\$0	\$25	\$0	\$0	\$0	Mr Rooter	Ralph & Iris Oakley	Res Sewer	IRONGATE SEC 3	53	25 VILLAGE COURT	46077
19U2019-119	March	1	\$90,000	\$658	\$0	\$0	\$0	Pools of Fun	Jeffrey & Ann Daniel	Res Add Pool	THE ENCLAVE	4	8550 HUNT CLUB ROAD	46077
R2019-120	March	1	\$0	\$0	\$0	\$0	\$0	Wadsworth Golf Construction	The Club at Holliday Farms	Grading	HOLLIDAY FARMS		3900 S US 421	46077
U2019-121	March	1	\$920,000	\$1,157	\$0	\$0	\$0	Catalyst Const	Zionsville Medical Arts	Comm Remodel	ZIONSVILLE BUS. PARK	Animal Clinic	55 Brendon Way	46077
U2019-122	March	1	\$59,000	\$449	\$0	\$0	\$0	Bankert Boys Unlimited	William & Catherine	Res Remodel	Colony Woods	139	985 MAXWELL	46077
19U2019-123	March	4	\$65,000	\$536	\$0	\$0	\$0	Perma Pools	Eric & Lindsay Beckley	Res Add Pool	Brookhaven	224	2506 BROOKHAVEN	46077
R2019-124	March	4	\$0	\$0	\$0	\$0	\$0	Custom Sign and	C & W INC (SEE UAS LLC)	Comm Sign			6378 CRANE DRIVE	46077
R2019-125	March	4	\$0	\$0	\$0	\$0	\$0	Custom Sign and	C & W Inc (see UAS LLC)	Comm Sign			6378 CRANE DRIVE	46077
U2019-126	March	4	\$30,000	\$100	\$0	\$0	\$0	Lawn Landscape	Salman & Tamara Khan	Res Other	Iron Gate	82	1605 SAYLOR	46077
U2019-127	March	5	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	Adam & Cara Weber	Res Electric			30 N 6TH STREET	46077
U2019-128	March	5	\$0	\$125	\$0	\$0	\$0	Tom Simmons	Loius D'Agostino	Res Finish Permit			630 MULBERRY	46077
U2019-129	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 1	110, 112 Kevin Drive	46077
U2019-130	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 2	130, 132 Kevin Drive	46077
U2019-131	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 3	146, 148 Kevin Court	46077
U2019-132	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 4	158, 160 Kevin Court	46077
U2019-133	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 6	146, 148 Keith Court	46077
U2019-134	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 7	158, 160 Keith Court	46077
U2019-135	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 8	1368, 1370 James Court	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

March 2019

Total Combined permits issued for the month of March: 97

### CombinedPermit Activity Detail

Page: 2

Printed 2019/04/03 07:49 AM

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
U2019-136	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 9	1357, 1359 James Court	46077
U2019-137	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 10	1369, 1371 James Court	46077
U2019-138	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 11	1368, 1370 Saylor Court	46077
U2019-139	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 12	1357, 1359 Saylor Court	46077
U2019-140	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 13	1369, 1371 Saylor Court	46077
U2019-141	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 14	1372, 1374 Robert Court	46077
U2019-142	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 15	1345, 1347 Robert Court	46077
U2019-143	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 16	1357, 1359 Robert Court	46077
U2019-144	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 17	1369, 1371 Robert Drive	46077
U2019-145	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 18	1381, 1383 Robert Drive	46077
U2019-146	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 19	1393, 1395 Robert Drive	46077
U2019-147	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 20	113 Kevin Drive	46077
U2019-148	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 21	131 Kevin Drive	46077
U2019-149	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 22	1381, 1383 James Drive	46077
U2019-150	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 23	128, 130 Keith Drive	46077
U2019-151	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 24	108, 110 Keith Drive	46077
U2019-152	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 5	147, 149 Kevin Court	46077
U2019-153	March	5	\$9,600	\$290	\$0	\$0	\$0	BHAM Construction	New Quail Run, LLC	Comm Remodel	Quail Run	Building 25	1380, 1382 Robert Drive	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

March 2019

Total Combined permits issued for the month of March: 97

### Combined Permit Activity Detail

Page: 3

Printed 2019/04/03 07:49 AM

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
19U2019-154	March	6	\$40,000	\$450	\$0	\$0	\$0	Nazareth	Sue Stahl	Res Remodel	Brookhaven	60	2811 E HIGH GROVE	46077
R2019-155	March	6	\$21,000	\$100	\$0	\$0	\$0	Jenelle Renschler	Jason & Janelle Renschler	Res Add			1375 N US 421	46075
U2019-156	March	6	\$286,800	\$1,291	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	246	8177 PEGGY COURT	46077
U2019-157	March	6	\$0	\$25	\$0	\$0	\$0	English Excavating	Ralph Stacy	Res Sewer		133, 134	90 S 2ND STREET	46077
R2019-158	March	7	\$50,000	\$596	\$0	\$0	\$0	Brett Hargrove	Kenneth and Laura Hargrove	Res Add			7666 S SR 267	46112
R2019-159	March	7	\$82,700	\$558	\$0	\$0	\$0	Barton Pool Company	Christian & Christin Schmidt	Res Add Pool			8680 E 550 SOUTH	46077
R2019-160	March	7	\$720	\$277	\$0	\$0	\$0	Biento Bennett	Biento Bennett	Res Add		3	1105 Indian Pipe Lane	46077
13U2019-161	March	8	\$617,000	\$1,480	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	107	11310 DURANGO	46077
U2019-162	March	8	\$9,500	\$410	\$0	\$0	\$0	BRIAN & KRISTI JONES	BRIAN & KRISTI JONES	Res Add	Rock Bridge	57	9196 STONINGTON	46077
R2019-163	March	8	\$11,522	\$75	\$0	\$0	\$0	Bone Dry	Mary Brosseau	Res Reroof	Spring Hills		668 SPRING HILLS DRIVE	46077
R2019-164	March	8	\$8,068	\$75	\$0	\$0	\$0	Bone Dry	Clarence & Mary Brabson	Res Reroof	Royal Run	455	6251 SADDLETREE	46077
U2019-165	March	11	\$260,000	\$1,084	\$4,025	\$1,221	\$1,009	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	20	10459 ROBINWOOD	46077
U2019-166	March	11	\$260,000	\$1,068	\$4,025	\$1,221	\$1,009	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	21	10458 ROBINWOOD	46077
R2019-167	March	11	\$7,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Corey Brown	Res Reroof			1845 S 1100 EAST	46077
U2019-168	March	11	\$242,000	\$1,248	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	294	8126 PEGGY COURT	46077
R2019-169	March	11	\$30,000	\$363	\$0	\$0	\$0	Cleary Building Corporation	Jeff Heck	Res Add	Kaser Minor	1, 3	4282 S 800 EAST	46077
R2019-170	March	12	\$60,000	\$263	\$0	\$0	\$0	Joe Dodson	Jospeh & Chantelle	Res Remodel	Huddersfield	1	3042 HUDDERFIELD	46077
R2019-171	March	12	\$4,768	\$75	\$0	\$0	\$0	Bone Dry	David & Francine	Res Reroof			5335 S 800 EAST	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

March 2019

Total Combined permits issued for the month of March: 97

### Combined Permit Activity Detail

Page: 4

Printed 2019/04/03 07:49 AM

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
U2019-172	March	12	\$675,000	\$1,663	\$4,025	\$1,221	\$1,009	Wedgewood Building Co	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	18	5080 MELBORNE	46077
U2019-173	March	12	\$0	\$0	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Grading		ARIA	779 LENNOX COURT	46077
U2019-174	March	12	\$4,183	\$100	\$0	\$0	\$0	Merrifield Builders	Judi & Raymond Knight	Res Add Deck	Cedar Bend	87	9906 LAKEWOOD	46077
R2019-175	March	13	\$0	\$125	\$0	\$0	\$0	Barry Smith	Coyote Lake, LLC	Res Finish Permit	Old Hunt Club		6800 OLD HUNT CLUB	46077
R2019-176	March	13	\$405,000	\$1,552	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	345	7651 DEERFIELD	46077
13U2019-177	March	13	\$71,000	\$508	\$0	\$0	\$0	Blue Haven Pools	Matthew & Laura Haskett	Res Add Pool	HIDDEN PINES	48	3465 SUGAR PINE LANE	46077
R2019-178	March	13	\$112,400	\$545	\$0	\$0	\$0	Blue Haven Pools	John & Maura Kelly	Res Add Pool	Stonegate	125	6639 E DEERFIELD	46077
R2019-179	March	13	\$74,730	\$457	\$0	\$0	\$0	Blue Haven Pools	Andre & Daniela Kohl	Res Add Pool	Stonegate	128	6646 E DEERFIELD	46077
R2019-180	March	14	\$10,000	\$75	\$0	\$0	\$0	Coomer Roofing	James & Sherry Meyer	Res Reroof			5691 S 900 EAST	46077
R2019-181	March	14	\$0	\$140	\$0	\$0	\$0	Wadsworth Golf Construction	HOLLIDAY-ROGERS LIMITED	Res Comm Trailer	HOLLIDAY FARMS	Commercial Trailer	3900 S US 421	46077
U2019-182	March	14	\$0	\$75	\$0	\$0	\$0	Randy Schaffer	RANDY & FLORANNE	Res Electric	Schick's Add	37, 38	825 W PINE STREET	46077
R2019-183	March	15	\$65,000	\$249	\$0	\$0	\$0	Morton Buildings	Terry & Carole Bushnell	Res Add			3778 S 800 EAST	46077
19U2019-184	March	15	\$10,000	\$75	\$0	\$0	\$0	Gemini General	Paulo Menezes	Res Reroof	Fieldstone	76	11550 INDIAN HILL	46077
U2019-185	March	15	\$0	\$100	\$0	\$0	\$0	Smith Builders	Iron Will Real Estate Holdings	Comm Demo	Bennett Tech	11A TriPhase	10960 BENNETT	46077
R2019-186	March	15	\$6,185	\$75	\$0	\$0	\$0	Merrifield Builders	Omid & Ranjbar	Res Reroof	Royal Run	522	6517 HYDE PARK DRIVE	46077
U2019-187	March	18	\$18,000	\$75	\$0	\$0	\$0	The Roof Squad	John Lane	Res Reroof	Colony Woods	138	265 Royal Oak Court	46077
U2019-188	March	18	\$22,300	\$100	\$0	\$0	\$0	Darren Reno Design Inc	Steve Pierce	Res Add Deck	Thornhill	463	1646 Corniche	46077
U2019-189	March	19	\$0	\$75	\$0	\$0	\$0	Mister Sparky Electric	Mark Stoltz	Res Electric	Cedar Bend	11	10010 Barth Drive	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

March 2019

Total Combined permits issued for the month of March: 97

### CombinedPermit Activity Detail

Page: 5

Printed 2019/04/03 07:49 AM

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
U2019-190	March	20	\$319,000	\$1,308	\$4,025	\$1,221	\$1,009	Fischer Homes	Beazer Homes	Res New	Hampshire	204	4255 KETTERING	46077
R2019-191	March	20	\$0	\$150	\$0	\$0	\$0	Masterpiece Property	Aaron Busse	Res Demo			3402 S, Michigan	46077
13U2019-192	March	20	\$12,000	\$125	\$0	\$0	\$0	Marc Roland	Indy Decorative Concrete	Res Add	HIDDEN PINES	41	11346 Canopy Way	46077
19U2019-193	March	20	\$28,500	\$100	\$0	\$0	\$0	Cutting Edge Hardscapes	JAMES UPDIKE & MUNJOT	Res Other	Brookhaven	197	11137 GLEN AVON WAY	46077
R2019-194	March	20	\$2,400	\$100	\$0	\$0	\$0	Melvin & Ericka Riding	Melvin & Ericka Riding	Res Add			3485 S 875 East	46077
U2019-195	March	22	\$0	\$140	\$0	\$0	\$0	Cityscape Construction -	Kelli Lawrence	Comm Trailer		ARIA	10891 Andrade	46077
U2019-196	March	22	\$0	\$150	\$0	\$0	\$0	Schafer Custom Homes, LLC	Bakers Corner LLC	Res Demo	OLIVERS	65	140 N MAPLE	46077
13U2019-197	March	22	\$430,445	\$1,310	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	126	3582 EVERGREEN	46077
R2019-198	March	25	\$0	\$75	\$0	\$0	\$0	Jones Electric	Wright Family Farms	Res Electric			8645 E SR 32	46077
R2019-199	March	25	\$66,000	\$524	\$0	\$0	\$0	C-Ray Pools LLC	Stacy & Audrey Johnson	Res Add Pool	Stonegate	211	7648 CARRIAGE	46077
U2019-200	March	26	\$60,000	\$706	\$0	\$0	\$0	Triumph Construction	5520 WEST 96TH STREET	Comm Remodel			5580 WEST 96TH	46077
19U2019-201	March	26	\$15,000	\$769	\$0	\$0	\$0	Shaw's Custom Handywork	Mary & Robert Davisson-Veit	Res Remodel	THE ENCLAVE	115	6813 WINDEMERE	46077
U2019-202	March	27	\$80,000	\$410	\$0	\$0	\$0	New Generation Homes	Ellen Robinson	Res Remodel	Hunt Club Village	33	21 CHESTNUT	46077
R2019-203	March	27	\$7,000	\$75	\$0	\$0	\$0	Daahl Roofing Inc	Xiaowen & Lan Liu	Res Reroof	Royal Run	397	6542 STAFFORD	46077
U2019-204	March	27	\$30,000	\$225	\$0	\$0	\$0	Young's Constr.	Gary & Julia Young	Res Remodel	Malora Dyes Addition	9, 10	945 W OAK STREET	46077
U2019-205	March	27	\$55,000	\$410	\$0	\$0	\$0	Spivey Remodel	Zachary & Emily Miller	Res Add	Cobblestone Lakes	238	8865 WINDPOINTE	46077
U2019-206	March	27	\$40,000	\$100	\$0	\$0	\$0	Trent Companies	Jason & Beth Whittington	Res Other	Rock Bridge	208	9232 KEYSTONE	46077
U2019-207	March	28	\$25,000	\$125	\$0	\$0	\$0	Carrington Homes	Ray & Susan Lewis	Res Add	Clifden Pond	10	60 MONAHAN	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

March 2019

Total Combined permits issued for the month of March: 97

### CombinedPermit Activity Detail

Page: 6

Printed 2019/04/03 07:49 AM

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
13U2019-208	March	28	\$15,000	\$520	\$0	\$0	\$0	KENNETH & HILARY	KENNETH & HILARY	Res Remodel	Willow Glen	61	3232 PURPLE	46077
13U2019-209	March	28	\$30,000	\$475	\$0	\$0	\$0	Chris Hinesley	Pulte Homes	Res Remodel	HIDDEN PINES	115	3783 EVERGREEN	46077
U2019-210	March	29	\$15,357	\$75	\$0	\$0	\$0	Amos Exteriors	Dale & Faye Peter	Res Reroof			10385 ZIONSVILLE	46077
R2019-211	March	29	\$20,000	\$424	\$0	\$0	\$0	Reasa Pabst	CURTIS J MIDDAUGH	Res Remodel			8090 E 550 SOUTH	46077
U2019-212	March	29	\$85,000	\$502	\$0	\$0	\$0	John Lane Jr.	John Lane Jr.	Res Remodel	Colony Woods	138	265 ROYAL OAK COURT	46077
U2019-213	March	29	\$509,000	\$1,658	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	107	4613 KETTERING	46077
R2019-214	March	29	\$14,559	\$75	\$0	\$0	\$0	Universal Roofing	James & Shelly Paddack	Res Reroof			8164 E 550 SOUTH	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

March 2019

Total: C of O issued for the month of March: 24

**C of O Detail**

Page: 1

Printed 2019/04/03 07:49 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-158	Bedrock Builders	Bedrock Builders	Comm Other	The Oaks at Hoosier Village	Pocket Park Pergola	5652 EAGLE OAKS LANE	46077	2019/03/13
R2018-163	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	52	10306 PIGATO DRIVE	46077	2019/03/13
U2018-224	Salsbery Brothers Landscaping	John Lodics	Res Other	Brittany Chase	120	4450 FULLCRY CIRCLE	46077	2019/03/14
U2018-228	Meyer Najem	Ford Road Outlot LLC	Comm New		29	51 NORTH FORD ROAD	46077	2019/03/13
R2018-428	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	40	5898 MUSCADINE WAY	46077	2019/03/14
R2018-584	Mark Downs	STONEGAIT FARMS LLC	Res Remodel			7681 EAST 500 SOUTH	46077	2019/03/27
13U2018-821	BPI Outdoor Living	Jonathan & Kelly Kramer	Res Add	The Willows	140	11556 WILLOW BEND DRIVE	46077	2019/03/25
R2018-942	Drees Homes	Drees Homes	Res New	Brookhaven	205	11150 Glen Avon Way	46077	2019/03/21
R2018-1076	James Weaver	JAMES & VIRLEE WEAVER	Res Add			5805 SOUTH 800 EAST	46077	2019/03/27
R2019-4	Case Design	Stephen & Connie Schlegel	Res Remodel	Stonegate	160	6576 REGENTS PARK DRIVE	46077	2019/03/27
U2019-11	Master's Mark Builders	Carol Ann Gilbert	Res Remodel	Cobblestone Lakes	333	8832 HEATHERSTONE	46077	2019/03/15
R2019-12	Arin Lancaster	Timothy & Arin Lancaster	Res Remodel	Blackstone	45	6436 BLACKSTONE DRIVE	46077	2019/03/26
R2019-17	DC Metals Kenneth Swartzentruber	Donny Miller	Res Add			8370 E 300 SOUTH	46077	2019/03/27
R2019-31	Arnold Lumber	Wright Family Farms	Res Add			8295 E SR 32	46077	2019/03/18
R2019-39	Nazareth	Gordon & Terrie Van Marter	Res Remodel	Banbury Farms	10	1920 S 925 EAST	46077	2019/03/06
U2019-59	Master's Mark Builders	CHRISTOPHER & MELISSA HALE	Res Remodel	Oak Ridge Estates	149	10063 HICKORY RIDGE DRIVE	46077	2019/03/15



# Town Of Zionsville

## Planning and Economic Development C of O Detail

March 2019

Total: C of O issued for the month of March: 24

**C of O Detail**

Page: 2

Printed 2019/04/03 07:49 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2019-77	LNR Companies	Michael & Lanna Guzman	Res Add Deck	Stonegate	312	6490 WESTMINSTER DRIVE	46077	2019/03/15
U2019-81	Young's Constr.	Robert & Gail Brown	Res Remodel	Colony Woods	56	105 BENNINGTON DRIVE	46077	2019/03/25
U2019-97	Hittle Const	Gary & Dolores Krohne	Res Add Deck	Cobblestone Lakes	343	8735 HEATHERSTONE	46077	2019/03/27
R2019-111	Bedrock Builders	BHI Senior Living	Res Demo			10102 ZIONSVILLE ROAD	46077	2019/03/29
U2019-128	Tom Simmons	Loius D'Agostino	Res Finish Permit			630 MULBERRY STREET	46077	2019/03/06
U2019-174	Merrifield Builders	Judi & Raymond Knight	Res Add Deck	Cedar Bend	87	9906 LAKEWOOD DRIVE	46077	2019/03/25
R2019-194	Melvin & Ericka Riding	Melvin & Ericka Riding	Res Add			3485 S 875 East	46077	2019/03/26
R2019-198	Jones Electric	Wright Family Farms	Res Electric			8645 E SR 32	46077	2019/03/27



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2019

Printed 2019/04/03 07:49 AM

### 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	0	1	0	4	0	6	10	7	14	2	1	3	3	1	0	52	0	2	222	335	13	23
February	1	1	4	6	1	2	19	6	6	2	3	3	8	3	0	65	1	12	260	411	15	20
March	0	0	27	2	0	5	10	12	10	4	7	2	16	2	0	97	0	7	322	450	7	24
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	2	31	12	1	13	39	25	30	8	11	8	27	6	0	214	1	21	804	1196	35	67



## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - MARCH 2019

### *Planning*

#### **Intake**

- The Department reviewed / issued 95 building permits, accepted two (2) sign permits, and conducted 453 inspections (as detailed in the attached pages)
- The Department accepted four (4) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted two (2) petitions for review by the Plan Commission and two (2) for Staff review, being: Inglenook (Replat), and McEowen Minor Plat

#### **Meetings**

- Attended the March 4, 2019 Town Council meeting
- Attended the March 12, 2019 Board of Zoning Appeals meeting
- Attended the March 12, 2019 pre-construction meeting regarding Holliday Farms erosion control installation and tree clearing
- Attended the March 18, 2019 Town Council meeting
- Attended the March 18, 2019 Safety Board meeting
- Attended the March 18, 2019 Plan Commission meeting
- Attended and participated in the March 21, 2019 Passports to Professions event hosted by Zionsville Community Schools
- Attended the March 21, 2019 Technical Advisory Meeting
- 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 Board of Zoning Appeals filings and/ or Plan Commission filings
- Met with various internal staff members regarding programming within the Town Hall Government Center

#### **Reporting / Documentation**

- Prepared seven (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: [https://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/\\_03122019-935](https://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/_03122019-935))
- Prepared three (3) staff reports/project memorandums for the Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link: [https://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/\\_03182019-939](https://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/_03182019-939))
- Prepared the Department's March month-end report
- Prepared the Department's monthly report on usage of Advanced Structural Components to the local 911 call center and local fire department

#### **Communications**

- Conducted various communications with applicants for the April Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the April Plan Commission meeting (agenda attached)
- Conducted internal and external communications regarding scheduled upgrades to the Permits Warehouse software
- 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
- Attended an Indiana Association of Building Officials educational event
- Attended two (2) Indiana Department of Natural Resources (IDNR) webinars regarding 1) updates to Federal Emergency Management Agency protocols as well as 2) training regarding web based resources available through IDNR
- Assigned addresses to new properties
- 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
- Continued with efforts to evaluate candidates for open positions within the Department (Econ. Dev. Planner & Zoning Tech.)

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - MARCH 2019

- Received furniture delivery of a work station (replacing a 30 plus year old unit  
*Economic Development*

### Meetings

- Attended the March 19, 2019 Chamber of Commerce "State of the Town" Event
- Attended the March 21, 2019 meeting regarding The Sanctuary reuse
- Attended the March 22, 2019 ZWorks 'Walk to Lunch" event
- Attended the March 26, 2019 Zionsville Architectural Review Committee meeting
- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the Zionsville EDA
- Met with various individuals regarding interest in development within the Creekside TIF District
- Met with various individuals regarding interest in development within the 106<sup>th</sup> Street TIF District
- Met with various individuals regarding the establishment of new TIF Districts within the Town
- 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

### Reporting / Documentation

- Zionsville Community Development Corporation – Lease document in favor of Town and Parks and Recreation Board
- Zionsville Architectural Review Committee – Financial Reporting

### Communications

- Conducted communications regarding both the regular meeting and future meetings of the Redevelopment Commission
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential Redevelopment Commission/ Town incentives
- Conducted internal communications regarding incentive programs utilized by the Redevelopment Commission
- 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 Colliers International as broker of record for Creekside Corporate Park
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 1
- Conducted communications regarding Tree Tops offer to purchase Creekside Corporate Park Lot 1
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 4/5
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 9
- Conducted communications regarding CCRs for Creekside Corporate Park
- Conducted communications regarding integrated center signage for Zionsville Government Center
- Communications regarding programming associated with the Zionsville Architectural Review Committee
- Conducted communications with TriCo and Duke Energy utility representatives regarding additional outfall pipe to Eagle Creek

### Projects / Training

- The Department provided staff support to the Redevelopment Authority, Redevelopment Commission, Community Development Corporation, and the Zionsville Architectural Review Committee
- Web based tool development: TIF Districts and Zoning Typology
- Contract Management: Creekside Corporate Park Common Area Maintenance
- Contract Management: Addendum 7 Creekside Corporate Park
- Contract Management: Creekside Corporate Park Covenants
- Contract Management: Airport Strategic Land Use Plan
- Contract Management: Creekside Corporate Park Snow Removal
- 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 (finalize assignment of common areas in Creekside Corporate Park to Community Development Corporation)
- Insurance policy – Community Development Corporation
- Lease Development – Community Development Corporation and Parks and Recreation Board

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - MARCH 2019

### 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 platting (HWC / Internal)  
Creekside Corporate Park CCR's (Internal)  
Creekside Corporate Park tenancy (Kite/Harris / internal)  
Creekside Corporate Park tenancy (Colliers / internal)  
Zoning Ordinance maintenance (American Legal Publication / Internal)  
Airport Strategic Land Use Plan (HWC / Internal)  
Zionsville Government Center integrated center sign (REA/ 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)  
Creekside TIF (internal)  
Oak Street TIF (Internal)  
700E TIF (Internal)  
300S / US 421 TIF (Internal)  
Town Hall / Government Center – site development / internal space configuration (Internal)  
WTH-Upgrades / FOG (Phase 3, internal)



**MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS MARCH 12, 2019**

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, March 12, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 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
2018-46-DSV	R. Pabst	8090 E 550 South	<p><b>Continued from January 8, 2019 to February 12, 2019 Meeting, Continued by Petitioner from February 12 to the March 12, 2019 Meeting, Continued from March 12 to the April 9, 2019 Meeting</b></p> <p>Petition for Development Standards Variance in order to permit the establishment of a 1.83 acre lot. (Minimum lot size is 2 acres) in the Low-Density Single-Family Residential Zoning District (R1).</p>

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-02-DSV	A. Braun	805 W Pine Street	<p><b>Approved as presented &amp; filed w/exhibits &amp; per staff report</b></p> <p>– 5 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 43.12% in the Residential Village Zoning District (R-V).</p>
2019-03-SE	D. Gudenkauf	10002 E 100 North	<p><b>Approved with Right to Farm Commitment as presented &amp; filed w/exhibits &amp; per staff report</b></p> <p>– 5 in Favor, 0 Opposed</p> <p>Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).</p>
2019-04-DSV	D. Gudenkauf	10002 E 100 North	<p><b>Approved as presented &amp; filed w/exhibits &amp; per staff report</b></p> <p>– 5 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 Agricultural Zoning District (AG).</p>

2019-05-DSV	T. Dalberg	596 W Linden Street	<p><b>Approved as presented &amp; filed w/exhibits</b>  <b>– 5 in Favor, 0 Opposed</b>  Petition for Development Standards variance in order to provide for an addition to an existing single-family dwelling improved with 382 square feet of stone in established side yards serving as pervious surface as recognized by the Board of Zoning Appeals, which:</p> <ol style="list-style-type: none"> <li>1) Exceeds the required lot coverage of 35%, to 45%</li> <li>2) Deviates from the required front yard setbacks in the Urban Residential Village Zoning District (R-V).</li> </ol>
2019-06-DSV	Rottmann Collier	160 N Main Street	<p><b>Approved with Commitment as presented &amp; filed w/exhibits &amp; per staff report</b>  <b>– 5 in Favor, 0 Opposed</b>  Petition for Development Standards Variance in order to provide for the construction of a new single-family dwelling with attached garage which:</p> <ol style="list-style-type: none"> <li>1) Exceeds the required lot coverage of 35%, to 46%</li> <li>2) Deviates from the required rear yard setback in the Residential Village Zoning District (R-V).</li> </ol>
2019-07-SE	S. Boedicker	782 N 800 East	<p><b>Approved with Right to Farm Commitment as presented &amp; filed w/exhibits &amp; per staff report</b>  <b>– 5 in Favor, 0 Opposed</b>  Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).</p>

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



## ZIONSVILLE PLAN COMMISSION MEETING RESULTS Monday March 18, 2019

The meeting of the Zionsville Plan Commission was scheduled for Monday March 18, 2019, at 7:00 p.m. in the Zionsville Town Hall Council Chamber. 1100 West Oak Street, Zionsville, Indiana.

The following items were scheduled for consideration:

Docket Number	Name	Address of Project	Item to be Considered
2019-04-PP	Holliday Farms	3900 S. U.S. 421	<b>Due to an indecisive vote the matter was continued to the April 15, 2019 Plan Commission Meeting</b> Petition for Primary Plat Approval with waivers to provide for 165 Lots in a (PUD) Planned Unit Development
2019-05-DP	Holliday Farms	3900 S. U.S. 421	<b>Due to an indecisive vote the matter was continued to the April 15, 2019 Plan Commission Meeting</b> Petition for Development Plan approval to provide for the development of a 88.368 acre site into 165 lots for residential use in the (PUD) Planned Unit Development Zoning District

### VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2019-09-Z	Sycamore Flats	165 & 235 W. Sycamore Street	<b>Motion to continue the public hearing to the April 15, 2019 Plan Commission Meeting</b> <b>5 in Favor</b> <b>0 Opposed</b> Petition for Zone Map change to rezone approximately 4.329 acres from the (VBD) Urban Village Business District to the (PUD) Planned Unit Development Zoning District

Respectfully Submitted:

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

March 20, 2019



**MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS APRIL 9, 2019**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, April 9, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the March 12, 2019 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-46-DSV	R. Pabst	8090 E 550 South	<b>Continued from January 8, 2019 to February 12, 2019 Meeting, Continued by Petitioner from February 12 to the March 12, 2019 Meeting, Continued from March 12 to the April 9, 2019 Meeting, at the request of the Board.</b> Petition for Development Standards Variance in order to permit the establishment of a 1.83 acre lot. (Minimum lot size is 2 acres) in the Low-Density Single-Family Residential Zoning District (R1).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-08-DSV	R. Shaffer	825 W Pine Street	Petition for Development Standards variance in order to provide for the construction of a garage which: 1) Deviates from the required side & aggregate yard setbacks in the Urban Residential Village Zoning District (R-V).
2019-09-DSV	Zionsville OMS Partners	12036 N Michigan Road	Petition for Development Standards Variance to allow for the construction of a new commercial business to: 1) Increase the maximum office square footage in the (B-1) Neighborhood Business & Michigan Road Overlay Zoning District.
2019-10-SE	W. Myers	3250 S 200 East	Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).

2019-11-DSV	GetGo Signage	7011 Whitestown Parkway	Petition for Development Standards Variance to allow for signage of an existing commercial business which: 1) Utilizes the canopy to convey commercial message(s) 2) Exceeds the allowed square footage maximums in the Rural General Business Zoning District (GB).
-------------	---------------	-------------------------	--

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			2019 BZA Update provided by Attorney Darren Chadd
2019-07-SE	S. Boedicker	782 N 800 East	Status of Right to Farm
2019-06-DSV	Rottmann Collier	160 N Main Street	Status of Commitments
2019-03-SE	D. Gudenkauf	10002 E 100 North	Status of Right to Farm
2018-31-SE & 2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Status of Right to Farm & Commitments
2018-40-DSV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
2018-39-UV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
2018-34-SE	Zionsville Underground	91 S Main Street	Status of Commitments/Plan of Operation
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat

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, CPM  
Town of Zionsville  
Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION**  
**Monday April 15, 2019**

The meeting of the Zionsville Plan Commission is scheduled for Monday April 15, 2019, at 7:00 p.m.  
in the Zionsville Town Hall Council Chamber. 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the March 18, 2019 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2019-04-PP	Holliday Farms	3900 S. U.S. 421	<b>Due to an indecisive vote the matter was continued to the April 15, 2019 Plan Commission Meeting</b> Petition for Primary Plat Approval with waivers to provide for 165 Lots in a (PUD) Planned Unit Development
2019-05-DP	Holliday Farms	3900 S. U.S. 421	<b>Due to an indecisive vote the matter was continued to the April 15, 2019 Plan Commission Meeting</b> Petition for Development Plan approval to provide for the development of a 88.368 acre site into 165 lots for residential use in the (PUD) Planned Unit Development Zoning District
2019-09-Z	Sycamore Flats	165 & 235 W. Sycamore Street	<b>Continued from the March 18, 2019 Plan Commission Meeting</b> Petition for Zone Map change to rezone approximately 4.329 acres from the (VBD) Urban Village Business District to the (PUD) Planned Unit Development Zoning District

VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2019-13-Z	Town of Zionsville	5550 W. 106th Street (AKA 5400 W. 106th Street)	Petition for Zone Map change to rezone approximately 0.60 acres from the (PUD) Urban Planned Unit Development Zoning District to the (B-2) Urban General Business Zoning District
2019-14-DPA	Zionsville OMS Partners, LLC	12036 N. Michigan Road	Petition for Development Plan Amendment to allow for the construction of an approximately 12,000 square foot building in the (BO) Office Business and (MRO) Michigan Road Overlay Zoning District

VII: Other Matters to be considered

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			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, CPM

Director of Planning and Economic Development of Zionsville

March 26, 2019