



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

July 2019

Total permits issued for the month of July: 94

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Permit Activity Breakdown

Commercial Permits	July 2019	July 2018	YTD 2019	YTD 2018	YTD Diff
New	1	0	5	8	-3
Interior Remodel	2	7	38	16	22
Addition	1	0	3	1	2
Sign	1	3	31	25	6
Electric	1	1	6	13	-7
Other	6	8	30	39	-9
Sewer	0	0	2	0	2
Commercial Totals	12	19	115	103	12
Residential Permits					
Single Family	22	17	128	139	-11
Addition	11	13	75	68	7
Remodel	8	12	64	49	15
Electric	4	2	26	26	0
Pool/Spa	4	4	31	24	7
Demolition	3	2	14	10	4
Other	27	48	144	289	-145
Sewer/Repairs	3	1	17	14	3
Residential Totals	82	99	499	619	-120
Combined Totals	94	118	614	722	-108

Building/Site Inspections: 501 Number Of Inspections: 671

Certificates Of Occupancy Issued: 68

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 20

Number of violations that resulted in a violation and/or stop work order: 14

Number of Investigations closed this month: 58

Total number of zoning code violations to date: 57



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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
R2019-521	July	1	\$6,228	\$75	\$0	\$0	\$0	Storm Guard	Matthew Tandy	Res Reroof	ROYAL RUN	209	6739 WIMBLEDON	46077
R2019-522	July	1	\$750,000	\$1,510	\$4,025	\$1,221	\$1,009	Foster Construction	Mark Romaniuk	Res New	DEROSSI ESTATES	2	8802 WHITESTOWN	46077
19U2019-523	July	1	\$200,000	\$1,370	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	69	10262 RIESLANER	46077
19U2019-524	July	1	\$200,000	\$1,300	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	97	5940 WELDRA DR	46077
U2019-525	July	1	\$587,000	\$1,363	\$0	\$1,221	\$1,009	Estridge Homes	Show Case Homes LLC	Res New	Oxford Woods	4	11620 WALTON	46077
U2019-526	July	2	\$18,000	\$200	\$0	\$0	\$0	Loy Construction	Ramiro & Alejandra De La	Res Add Deck	SCHICKS	1, 2	324 S NINTH ST	46077
U2019-527	July	2	\$5,760,000	\$400	\$0	\$0	\$0	Material Handling	Ripberger Park	Comm Remodel	Conveyor Expansion	1	10301 BENNETT	46077
U2019-528	July	2	\$30,000	\$75	\$0	\$0	\$0	New Generation Homes	L E & Kathy Daugherty	Res Reroof	LONG BROOK	9	6480 MAYFIELD	46077
19U2019-529	July	3	\$200,000	\$1,211	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	100	5918 WELDRA DR	46077
19U2019-530	July	3	\$81,000	\$514	\$0	\$0	\$0	Pools of Fun	Dennis & Keri Glitch	Res Add Pool	FIELDSTONE	63	2502 BOYLSTON	46077
13U2019-531	July	3	\$10,000	\$507	\$0	\$0	\$0	Patrick Diemer	Patrick & Marissa Diemer	Res Remodel	HIDDEN PINES	36	3434 SUGAR PINE	46077
U2019-532	July	16	\$3,250	\$79	\$0	\$0	\$0	Fast Signs	1630 WEST OAK LLC	Comm Sign	ZMC	3A	1630 W OAK ST	46077
U2019-533	July	8	\$5,000	\$100	\$0	\$0	\$0	Mark Hart	Mark & Marian Hart	Res Other	ROCK BRIDGE SEC 2	143	3766 HEARTHSTONE	46077
13U2019-534	July	8	\$57,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Elizabeth & Christop Hallock	Res Reroof	WILLOW RIDGE	11	11521 WILLOW	46077
U2019-535	July	8	\$1,500	\$100	\$0	\$0	\$0	Jeff Davidson	Steve Warstler	Res Add Deck	DYES	21	890 W PINE ST	46077
19U2019-536	July	8	\$17,231	\$75	\$0	\$0	\$0	Bone-Dry Roofing	John Gruenig	Res Reroof	THE ENCLAVE	114	6812 WINDEMERE	46077
13U2019-537	July	8	\$78,000	\$100	\$0	\$0	\$0	Start to Finish Landscape	Kelly & Robert Wierenga	Res Other	The Woodlands at Irishman's	42	9489 WOODBRIDGE	46077
U2019-538	July	8	\$0	\$25	\$0	\$0	\$0	Ben Franklin Plumbing	Scott & Lizann Atkin	Res Sewer	SUGARBUSH HILL SEC 1	15	740 SUGARBUSH	46077



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R2019-539	July	9	\$748,448	\$1,348	\$0	\$1,221	\$1,009	T & M Log Homes, LLC	Tyler & Janelle Koschnick	Res New			10823 E 200 NORTH	46077
13U2019-540	July	9	\$584,000	\$1,510	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	39	11246 CANOPY	46077
13U2019-541	July	9	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	HIDDEN PINES	3	4091 SUGAR PINE LANE	46077
U2019-542	July	9	\$266,800	\$1,156	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	253	8252 CARNEGIE	46077
13U2019-543	July	9	\$750	\$100	\$0	\$0	\$0	Brian Starrett	Brian Starrett	Res Add Deck	THE WILLOWS	185	3210 WILDLIFE	46077
U2019-544	July	9	\$0	\$25	\$0	\$0	\$0	English Excavating	Michael & Diana Powell	Res Sewer	CROSSES	19	360 W LINDEN ST	46077
R2019-545	July	10	\$30,000	\$100	\$0	\$0	\$0	Wade Achenbach	Wade & Michele Achenbach	Res Add		Farm Building	801 N 1000 EAST	46077
13U2019-546	July	10	\$10,000	\$100	\$0	\$0	\$0	MJ Brown Renovations	Carl & Franky Foley	Res Add Deck	The Willows	226	11526 GOLDEN	46077
19U2019-547	July	10	\$200,000	\$1,370	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	4	10308 LEMBERGER	46077
19U2019-548	July	10	\$200,000	\$1,369	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	5	10304 LEMBERGER	46077
U2019-549	July	10	\$0	\$100	\$0	\$0	\$0	Ship Shape Home Repairs	KRISTA RILEY	Res Demo	COLONY WOODS SEC 1	19	70 WILLIAMSBURG	46077
19U2019-550	July	10	\$64,000	\$410	\$0	\$0	\$0	T Morgan Construction	Robert Wickens	Res Remodel	BROOKHAVEN	219	2511 WOOD HOLLOW	46077
U2019-551	July	10	\$0	\$25	\$0	\$0	\$0	LD Smith Plumbing	Bruce Hostetler	Res Sewer	PRESERVE AT SPRING KNOLL	115	9111 IRIS LN	46077
U2019-552	July	11	\$0	\$100	\$0	\$0	\$0	Innovative Homes &	David & Catherine Sears	Res Demo	OLIVERS	30	160 N MAIN STREET	46077
U2019-553	July	11	\$597,000	\$1,263	\$0	\$0	\$0	Innovative Homes &	David & Catherine Sears	Res New	OLIVERS	30	160 N MAIN STEET	46077
R2019-554	July	11	\$20,000	\$100	\$0	\$0	\$0	Erin Moore	Erin Moore	Res Other			7295 HULL ROAD	46077
U2019-555	July	11	\$7,682	\$75	\$0	\$0	\$0	Amos Exteriors	Jackie Mason	Res Reroof	Village Walk	155	1449 LANCASTER	46077
R2019-556	July	11	\$400,000	\$1,568	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	330	7664 DEERFIELD	46077



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U2019-557	July	11	\$20,000	\$420	\$0	\$0	\$0	Nazareth Building	Kerry Wagoner	Res Remodel			11465 SYCAMORE	46077
13U2019-558	July	11	\$462,000	\$1,385	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	9	4020 SUGAR PINE	46077
R2019-559	July	12	\$200,000	\$861	\$0	\$0	\$0	Randall Moss	R MOSS PROPERTIES	Res Add			6395 S 800 EAST	46077
U2019-560	July	12	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Mass Grading	ASHBURN		8602 East 500 South	46077
U2019-561	July	15	\$39,547	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Mark Gillen	Res Reroof	Clifden Pond	02	12 SHANNON	46077
U2019-562	July	15	\$0	\$75	\$0	\$0	\$0	Kinder Electric	Beazer Homes	Comm Electric	Hampshire	106	4625 KETTERING	46077
13U2019-563	July	15	\$80,000	\$491	\$0	\$0	\$0	Pools of Fun	JEREMIE P & KRYSTAL R	Res Add Pool	The Willows	19	3239 WILDLIFE	46077
U2019-564	July	15	\$5,500	\$410	\$0	\$0	\$0	Steven Way	Samantha Way	Comm Add	HYPES ADD.	7	700 TERRACE	46077
U2019-565	July	15	\$12,140	\$75	\$0	\$0	\$0	J & B West Roofing and	Brenda Regan	Res Reroof	Cedar Bend	8	9892 BARTH DRIVE	46077
R2019-566	July	15	\$397,000	\$1,411	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	337	7690 DEERFIELD	46077
R2019-567	July	15	\$472,000	\$1,540	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	331	6492 W DEERFIELD	46077
U2019-568	July	15	\$12,000	\$90	\$0	\$0	\$0	Ridgeline General	50 South Main Street LLC	Comm Reroof	Cross's second addit	16	50 S MAIN STREET	46077
U2019-569	July	16	\$35,000	\$140	\$0	\$0	\$0	Gene Walkup	ANGLER PROPERTY	Comm Remodel			5095 W 106TH ST	46077
U2019-570	July	17	\$0	\$200	\$0	\$0	\$0	Casey-Bertram Construction	Zionsville Comm. School	Comm Demo		SHED	900 MULBERRY	46077
R2019-571	July	18	\$0	\$602	\$0	\$0	\$0	Aaron Mueller	Aaron Mueller	Res Finish Permit			460 S 1100 E	46077
U2019-572	July	18	\$300,000	\$1,293	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	176	4462 OAKLEY	46077
R2019-573	July	18	\$12,000	\$75	\$0	\$0	\$0	Elbert Construction	Gretchen Williams	Res Reroof	Royal Run	380	6276 LANCASTER	46077
U2019-574	July	18	\$0	\$125	\$0	\$0	\$0	Land Development &	Inglenook Zionsville LLC	Res Finish Permit	Inglenook of Zionsville	1	5722 INGLENOOK	46077



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13U2019-575	July	18	\$31,650	\$231	\$0	\$0	\$0	The Smart Pergola	Michael & Rachel Thieken	Res Other	Willow Ridge	31	11538 WILLOW	46077
U2019-576	July	19	\$4,200	\$125	\$0	\$0	\$0	Deb Beam (Izerraden)	Deb Beam (Izerraden)	Res Other	Iron Gate	80	140 IRONGATE	46077
R2019-577	July	19	\$0	\$150	\$0	\$0	\$0	Renascent Inc	HOLLIDAY-ROGERS LIMITED	Res Demo			10450 O'NEAL	46077
R2019-578	July	19	\$8,300	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	William & Francey Skaggs	Res Reroof	Royal Run	487	6470 GLENWOOD	46077
19U2019-579	July	19	\$155,000	\$990	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	38	1701 Cypress Drive	46077
19U2019-580	July	19	\$225,000	\$1,082	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	51	1706 Cypress Drive	46077
R2019-581	July	22	\$108,270	\$445	\$0	\$0	\$0	Brian Hill Contracting,	SAMUEL & MELISSA	Res Add			8218 E 550 SOUTH	46077
R2019-582	July	22	\$500,000	\$1,147	\$0	\$1,221	\$1,009	Steven Sears	Luke & Jennifer Smith	Res New	Mallard Pond	4	9154 MALLARD	46077
U2019-583	July	22	\$150,000	\$423	\$0	\$0	\$0	Tom Simmons	Scott & Jamison Rozzi	Res Add	Colony Woods	293	315 HOLIDAY CT	46077
19U2019-584	July	22	\$13,480	\$75	\$0	\$0	\$0	Universal Roofing	Emily & Timothy Chappo	Res Reroof	THE ENCLAVE	55	6839 WINDEMERE	46077
R2019-585	July	23	\$6,100	\$75	\$0	\$0	\$0	Robert Stevens Roofing	John Seever	Res Reroof	Royal Run	85	6523 AMHERST	46077
R2019-586	July	23	\$63,000	\$474	\$0	\$0	\$0	Pools of Fun	Sarah & Christopher	Res Add	Stonegate	25	6724 JONS STATION	46077
13U2019-587	July	23	\$3,750	\$200	\$0	\$0	\$0	Stephen Genco	Maria & Stephen Genco	Res Add Deck	HIDDEN PINES	10	4006 SUGAR PINE	46077
R2019-588	July	23	\$0	\$75	\$0	\$0	\$0	Mister Sparky Electric	Mallory Johnson	Res Electric			7655 S STATE RD	46112
R2019-589	July	23	\$410,000	\$1,538	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	358	7679 DEERFIELD	46077
19U2019-590	July	23	\$10,000	\$441	\$0	\$0	\$0	Drees Homes	Drees Homes	Res Remodel	BROOKHAVEN	12	11300 ABBITT	46077
19U2019-591	July	23	\$460,000	\$1,541	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	BROOKHAVEN	193	11153 GLEN AVON WAY	46077
19U2019-592	July	24	\$28,500	\$100	\$0	\$0	\$0	Cutting Edge Hardscapes	CHEN ANN WHEI &	Res Other	BROOKHAVEN	189	11173 GLEN AVON WAY	46077



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R2019-593	July	24	\$120,000	\$419	\$0	\$0	\$0	Mitch Young	Darlene Parsons	Res Remodel			8225 E 500 S	46077
R2019-594	July	24	\$0	\$100	\$0	\$0	\$0	Janice McMahon	JANICE A MCMAHON	Res Other			6101 S 950 E	46077
U2019-595	July	24	\$250,000	\$711	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm New	Hoosier Village	GATEHOUSE	9935 Zionsville	46077
R2019-596	July	24	\$14,576	\$75	\$0	\$0	\$0	All Star Contractors	Robert Bray	Res Reroof			7650 W OAK ST	46077
R2019-597	July	24	\$0	\$75	\$0	\$0	\$0	Jason Chamness	Jason Chamness	Res Electric	Saddle Brook Farms	1	9305 E 200 S	46077
U2019-598	July	25	\$0	\$100	\$0	\$0	\$0	Forza Development	FIRST STREET ACQUISITIONS	Res Finish Permit		7	190 W PINE ST	46077
R2019-599	July	25	\$60,000	\$511	\$0	\$0	\$0	Dalton Construction	Eric & Ann Marie Nelson	Res Add Pool			9755 E 100 SOUTH	46077
R2019-600	July	25	\$13,500	\$75	\$0	\$0	\$0	Coomer Roofing	Michael & Amanda Miller	Res Reroof			6275 BOONE	46077
R2019-601	July	26	\$368,000	\$672	\$0	\$0	\$0	The Lifestyle Group	DAVID D & ANNE MARIE	Res Remodel			1135 S 900 E	46077
U2019-602	July	26	\$98,000	\$532	\$0	\$0	\$0	Central Construction	COLIN & CHRISTINA	Res Remodel	Thornhill	159	1558 CORNICHE	46077
U2019-603	July	26	\$41,870	\$200	\$0	\$0	\$0	Hittle Const	Matthew & Janice Cope	Res Add Deck	Cobblestone Lakes	234	8805 WINDPOINTE	46077
U2019-604	July	29	\$150,000	\$575	\$0	\$0	\$0	Viewegh and Assoc	Christopher & Rebecca	Res Add Pool	PEMBERTON	10	8145 HANLEY	46077
R2019-605	July	29	\$0	\$75	\$0	\$0	\$0	The Electric Express	JUDY MCQUOID	Res Electric	Sycamore Bend	29	528 NUTHATCH	46077
13U2019-606	July	29	\$35,000	\$644	\$0	\$0	\$0	VHR Construction	Wallace & Loree Wallace	Res Remodel	HIDDEN PINES	23	3734 SUGAR PINE	46077
U2019-607	July	29	\$10,000	\$75	\$0	\$0	\$0	Daahl Roofing	Mark Kowal	Res Reroof	Bloor Woods	17	767 BLOOR WOODS	46077
R2019-608	July	30	\$15,000	\$115	\$0	\$0	\$0	Crown Castle	Delores Bender	Comm Cell Tower			7555 S 1000 E	46077
U2019-609	July	30	\$15,000	\$140	\$0	\$0	\$0	Crown Castle	Zionsville Comm. School	Comm Cell Tower			1000 MULBERRY	46077
19U2019-610	July	30	\$6,000	\$100	\$0	\$0	\$0	Abrams Group	Lori & Brandon Watson	Res Other	Vonterra	64	5851 MUSCADINE	46077



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R2019-611	July	30	\$0	\$75	\$0	\$0	\$0	Nazareth Building	JASON & KIMBERLY	Res Electric	Banbury Farms	15	1938 S 925 EAST	46077
U2019-612	July	30	\$0	\$0	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Mass Grading	Hampshire		4751 CR South 800	46077
U2019-613	July	31	\$20,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	James Brian & Virginia Hoskins	Res Reroof	Colony Woods	217	310 ROCKWELL	46077
R2019-614	July	31	\$312,525	\$1,146	\$0	\$1,221	\$1,009	Davis Homes	Larry & Lori Willis	Res New	SARATOGA	22	4010 SNAFFLE	46052



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-1881	The Masters Mark Builders	Shane Cope	Res New			910 SOUTH 800 EAST	46075	2019/07/26
U2018-206	Land Development & Building LLC	Land Development and Building LLC	Res New	Inglenook of Zionsville	16	10479 DUSTY ROSE DRIVE	46077	2019/07/18
R2018-338	John Wollenburg	John Wollenburg	Res Other	Fieldstone	79	2969 ALAMOSA LANE	46077	2019/07/18
U2018-433	Stephen Kay Homes, LLC	Viral Patel	Res New	OLDFIELD	22	6771 BERKLEY COURT	46077	2019/07/25
U2018-464	Buckingham Construction	Ellipsis Real Estate Partners, LLC	Comm New		Memory Care	11870 SANDY DRIVE	46077	2019/07/26
U2018-484	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	22	10462 ROBINWOOD COURT	46077	2019/07/23
U2018-553	Beazer Homes	Beazer Homes	Res New	Hampshire	238	4137 KEIGHLEY COURT	46077	2019/07/12
R2018-647	Evan Green	EVAN & MELISSA GREEN	Res New			6550 E 525 South	46077	2019/07/03
U2018-656	Noll Landscape	Tyler Towns	Res Other	Hampshire	113	4485 Kettering Place	46077	2019/07/09
R2018-671	Drees Homes	Drees Homes	Res New	Stonegate	353	6619 EAST DEERFIELD COURT	46077	2019/07/24
U2018-692	Pulliam-Scott Construction Inc	Jason & Beth Whittington	Res Add	Rock Bridge	208	9232 KEYSTONE COURT	46077	2019/07/01
13U2018-694	CPH LLC	Emily & Scott Luc	Res Other	The Willows	139	11552 WILLOW BEND DRIVE	46077	2019/07/08
13U2018-734	Perma Pools	Jonathan & Kelly Kramer	Res Add Pool	The Willows	140	11556 WILLOW BEND DRIVE	46077	2019/07/17
U2018-758	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	59	10130 Whisper Trace Lane	46077	2019/07/30
U2018-759	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	38, 39	10132 & 10130 Eagle Oaks Lane	46077	2019/07/30
13U2018-761	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	62	3823 SUGAR PINE LANE	46077	2019/07/11



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13U2018-769	Larry Irving	Larry & Daisy Irving	Res Other	HIDDEN PINES	22	3752 SUGAR PINE LANE	46077	2019/07/01
13U2018-914	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	102	3820 CONIFER DRIVE	46077	2019/07/11
U2018-922	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	36, 37	10172 & 10170 Eagle Oaks Lane	46077	2019/07/30
U2018-923	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	62, 63	10162 & 10164 Whisper Trace Lane	46077	2019/07/30
U2018-945	Jon Holtz-Revels	Jodi Bernard	Res Add	Northern Meadows	17	1106 STEVENS DRIVE	46077	2019/07/19
13U2018-951	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	113	3831 EVERGREEN WAY	46077	2019/07/11
U2018-990	Bedrock	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	60, 61	10150 and 10152 Whisper Trace Lane	46077	2019/07/30
U2018-994	Beazer Homes	Beazer Homes	Res New	Hampshire	239	4125 KEIGHLEY COURT	46077	2019/07/25
U2018-1010	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	34, 35	10193 & 10191 Eagle Oaks Lane	46077	2019/07/30
U2018-1011	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	32, 33	10205 & 10203 Eagle Oaks Lane	46077	2019/07/30
R2018-1024	Premier Building Services Scott	Derek & Rachael Christiansen	Res Add			7371 E 100 NORTH	46075	2019/07/20
13U2018-1032	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	110	3901 Evergreen Way	46077	2019/07/11
U2018-1046	Beazer Homes	Beazer Homes	Res New	Hampshire	218	4288 KETTERING DRIVE	46077	2019/07/12
13U2018-1054	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	114	3807 EVERGREEN WAY	46077	2019/07/11
U2018-1068	Beazer Homes	Beazer Homes	Res New	Hampshire	219	4276 KETTERING DRIVE	46077	2019/07/16
R2018-1084	Drees Homes	Drees Homes	Res New	Stonegate	352	6628 EAST DEERFIELD COURT	46077	2019/07/15



Town Of Zionsville

Planning and Economic Development C of O Detail

July 2019

Total: C of O issued for the month of July: 68

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2018-1089	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	50	3531 SUGAR PINE LANE	46077	2019/07/03
13U2019-16	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	32	3540 Sugar Pine Lane	46077	2019/07/19
13U2019-46	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	23	3734 Sugar Pine LN	46077	2019/07/18
13U2019-63	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	127	3606 EVERGREEN WAY	46077	2019/07/18
19U2019-76	Drees Homes	Drees Homes	Res New	BROOKHAVEN	195	11145 GLEN AVON WAY	46077	2019/07/30
U2019-78	Beazer Homes	Beazer Homes	Res New	Hampshire	281	8314 PEGGY COURT	46077	2019/07/19
13U2019-80	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	77	3821 CONIFER DRIVE	46077	2019/07/05
U2019-85	Beazer Homes	Beazer Homes	Res New	Hampshire	286	8238 PEGGY COURT	46077	2019/07/31
U2019-112	Bedrock Builders	BHI Senior Living	Comm Add	Hoosier Village	Covered Entry	9799 Hoosier Village Drive	46077	2019/07/19
19U2019-119	Pools of Fun	Jeffrey & Ann Daniel	Res Add Pool	THE ENCLAVE	4	8550 HUNT CLUB ROAD	46077	2019/07/16
R2019-160	Biento Bennett	J & B West Roofing and Construction	Res Add	Countrywood	3	1105 Indian Pipe Lane	46077	2019/07/11
13U2019-161	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	107	11310 DURANGO DRIVE	46077	2019/07/30
R2019-183	Morton Buildings	Terry & Carole Bushnell	Res Add			3778 S 800 EAST	46077	2019/07/26
U2019-220	Amos Exteriors	Haizhou Zhu	Res Reroof	Brittany Chase	37	4091 HUNTSMAN DRIVE	46077	2019/07/19
19U2019-227	Mattcon General Construction Inc	Patrick Mattingly & Sheena Srivastava	Res Other	Fieldstone	62	2504 BOYLSTON COURT	46077	2019/07/19
R2019-246	J & B West Roofing and Construction	Donna Moore	Res Add			6905 S 200 EAST	46052	2019/07/08



Town Of Zionsville

Planning and Economic Development C of O Detail

July 2019

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-256	Fox Pools	Thomas & Erica Gause	Res Add Pool	Oak Ridge	3	9905 OAK RIDGE DRIVE	46077	2019/07/30
U2019-258	Fox Pools	Jay & Julie Deweese	Res Add Pool	Cedar Bend	44	10124 LAKEWOOD DRIVE	46077	2019/07/02
13U2019-277	Oasis Outdoor Living & Landscape	Paul & Ashley Thoren	Res Add Pool	The Willows	126	11558 BENT TREE COURT	46077	2019/07/01
R2019-292	Dwellings Unlimited	PETER & REBECCA	Res Remodel			8805 W OAK STREET	46077	2019/07/18
R2019-314	Case Design	Stacy & Paul Keding	Res Remodel			7901 S SR 267	46077	2019/07/17
19U2019-319	Bone Dry	Logan & Jennifer Hughes	Res Reroof	Fieldstone	75	11548 INDIAN HILL WAY	46077	2019/07/19
19U2019-333	Earth Creations, Inc.	Kelly Young	Res Other	THE ENCLAVE	71	6535 BRIARWOOD PLACE	46077	2019/07/31
U2019-336	Paul Shoopman	Paul Shoopman	Res New	The Sanctuary	1	11901 GREENFIELD ROAD	46077	2019/07/11
U2019-337	CMH Builders	Mark & Tamara Weaver	Res Remodel	Rock Bridge	127	8828 WEATHER STONE CROSSING	46077	2019/07/16
13U2019-364	Hugo Herrera	Hugo Herrera	Res Remodel	The Willows	32	3254 WILDLIFE TRAIL	46077	2019/07/31
U2019-368	Trent Hagerty	Trent & Kayla Hagerty	Res Add	Village Walk	117	1673 CATALINA WAY	46077	2019/07/24
U2019-379	CFH Enterprises	McDonald	Comm Remodel	ZIONSVILLE BUS. PARK SEC		50 BRENDON WAY	46077	2019/07/19
19U2019-426	Grande & Grande Inc	Billy & Andrea Wells	Res Remodel	Brookhaven	109	2711 E HIGH GROVE CIRCLE	46077	2019/07/22
13U2019-459	Indy Decorative Concrete	Justin & Megan Raymer	Res Other	HIDDEN PINES	119	3661 EVERGREEN WAY	46077	2019/07/01
19U2019-468	WF Construction and Design Inc	Corey & Brooke Anders	Res Remodel	BROOKHAVEN	87	2800 EAST HIGH GROVE CIR	46077	2019/07/16
U2019-495	Daniel Decker	Daniel & Lacey Decker	Res Remodel	Colony Acres	10	25 COLONY CT	46077	2019/07/19



Town Of Zionsville

Planning and Economic Development C of O Detail

July 2019

Total: C of O issued for the month of July: 68

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-515	Noble Handyman Services	Norman Alexander	Res Add Deck	COLONY WOODS SEC 4	146	185 N MAXWELL COURT	46077	2019/07/05
19U2019-518	John Grimme	Nicholas & Holly Windlow	Res Add Deck	BROOKHAVEN	152	2834 EAST HIGH GROVE CIR	46077	2019/07/31
R2019-554	Erin Moore	Erin Moore	Res Other			7295 HULL ROAD	46077	2019/07/15
U2019-598	Forza Development	FIRST STREET ACQUISITIONS	Res Finish Permit		7	190 W PINE ST	46077	2019/07/31



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2019

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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	0	1	0	4	0	6	10	7	14	2	1	3	3	1	0	52	0	2	223	336	12	23
February	1	1	4	6	1	2	19	6	6	2	3	3	8	3	0	65	1	12	262	413	15	20
March	0	0	27	2	0	5	10	12	10	4	7	2	16	2	0	97	0	7	323	451	5	24
April	0	0	2	11	3	5	12	15	8	4	9	3	38	5	1	116	1	3	318	487	15	59
May	0	0	3	4	1	4	33	14	10	6	4	0	30	2	1	112	1	21	445	626	68	74
June	3	0	0	3	0	2	22	10	8	4	3	0	22	1	0	78	0	16	415	564	17	35
July	1	1	2	1	1	6	22	11	8	4	4	3	27	3	0	94	0	10	501	671	23	68
August																						
September																						
October																						
November																						
December																						
Totals	5	3	38	31	6	30	128	75	64	26	31	14	144	17	2	614	3	71	2487	3548	155	303

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JULY 2019

Planning

Intake

- The Department reviewed / issued 94 building permits, accepted one (1) sign permit, and conducted 680 inspections (as detailed in the attached pages)
- The Department accepted three (3) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted two (2) petitions for review by the Plan Commission

Meetings

- Attended the July 1, 2019 Town Council meeting
- Attended the July 15, 2019 Town Council meeting
- Attended the July 15, 2019 Safety Board meeting
- Attended the July 15, 2019 Plan Commission meeting
- Attended a July 16, 2019 meeting with BAGI representatives regarding 2019 Home-A-Rama event
- Attended the July 23, 2019 Impact Fee Appeals Board meeting
- Attended weekly Town Department Head meetings as well as weekly Planning & Economic Development 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 Director of Finance & Records Lacy regarding end of year appropriations

Reporting / Documentation

- Prepared four (4) staff reports for the Board of Zoning Appeals meeting available at the following link: <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/07092019-969>
- Prepared four (4) 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: <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/07152019-976>)
- Prepared the Department's July month-end report
- Prepared the Department's report on usage of Advanced Structural Components to the local 911 call center and local fire department

Communications

- Conducted various communications regarding the July Impact Fee Review Board meeting
- Conducted various communications with applicants for the August Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the August 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, Impact Fee Appeals Board, Plan Commission, and Zionsville Architectural Review Committee
- Assigned addresses to new properties
- Attended training session regarding response to active / workplace violence scenario
- 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
- Commenced with efforts to onboard new hires filling both the open Planner I Economic Development & Planner I Zoning positions)
- Attended a web-based educational opportunity provided by the Smart Growth Network
- Attended the July 2019 educational offering provided by the Indiana Association of Building Officials

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JULY 2019

Economic Development

Meetings

- Attended the July 18, 2019 Community Development Corporation meeting
- Attended the July 19, 2019 ZWorks Entrepreneurial Event
- Attended the July 22, 2019 Redevelopment Commission meeting
- Attended the July 23, 2019 Zionsville Architectural Review Committee meeting
- Attended the July 26, 2019 ZWorks "Walk to Lunch" event
- 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 106th 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

Reporting / Documentation

- Zionsville Redevelopment Commission – July RDC Agenda, July TIF Report, June 2019 Memorandum
- Zionsville Community Development Corporation – July CDC agenda
- Zionsville Architectural Review Committee – Financial Reporting

Communications

- Conducted communications regarding both the regular meeting and future meetings of the Redevelopment Commission
- Conducted communications regarding the July meeting of the Community Development Corporation
- 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 Tree Tops offer to purchase Creekside Corporate Park Lots 1 and 2
- Conducted communications regarding Kahn offer to purchase Creekside Corporate Park Lots 2 and 3
- Conducted communications regarding Hokinson regarding Letter of Intent associated with Creekside Corporate Park Lot 9
- Conducted communications regarding MR Redman offer to purchase Creekside Corporate Park Lot 12
- 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

Projects / Training

- The Department provided staff support to the Redevelopment Commission and Community Development Corporation
- 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
- 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
- Memorandum of Understanding Development – Community Development Corporation and Watch Us Farm, Inc

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JULY 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)
Holliday Farms TIF creation (BT, Crowe, Internal)
Town Hall / Government Center – site development



MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS JULY 9, 2019

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

The following items were scheduled for consideration:

I. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-14-DSV	T. Viskanta	250 N Maple Street	Continued from July 9, 2019 Meeting to August 13, 2019 Meeting – 4 in Favor, 0 Opposed Petition for Development Standards variance in order to provide for the construction of a patio which: 1) Deviates from the required side & aggregate yard setbacks 2) Exceeds the required lot coverage of 35%, to 40.54% in the Urban Residential Village Zoning District (R-V).
2019-15-DSV	S. Pollauf	8218 E 550 South	Approved as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed Petition for Development Standards variance in order to provide for the improvement of an existing accessory structure which: 1) Exceeds the allowable roofed accessory square footage 2) Exists on a Lot which exceeds the Lot Width to Depth Ratio of 3:1, in the Low-Density Single-Family Residential Zoning District (R1).
2019-16-DSV	S. Hamilton	760 W Sycamore Street	Approved subject to conceptual rendering (board/batten form of construction) being relevant to the project. – 4 in Favor, 0 Opposed Petition for Development Standards variance in order to provide for the addition of single family home which: 1) Deviates from the required rear yard setback in the Urban Residential Village Zoning District (R-V).
2019-17-DSV	Pools of Fun	6724 Jons Station	Approved as presented & filed w/exhibits & per staff report – 3 in Favor, 0 Opposed Petition for Development Standards variance in order to provide for the addition of a swimming pool which: 1) Deviates from the required side yard setback In the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).

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

July 10, 2019



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Monday July 15, 2019

The meeting of the Zionsville Plan Commission was scheduled for Monday July 15, 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:

I. New Business

Docket Number	Name	Address of Project	Item to be Considered
2019-26-DP	Viewegh Properties @ Stonegate, LLC	7623 & 7625 W. Stonegate Drive	<p>Approved with Conditions based on the Staff Report and Materials enclosed in the Plan Commission Packets</p> <p>6 in Favor 0 Opposed</p> <p>Petition for Development Plan approval to provide an approximately 6974 square foot Commercial and Residential structure in the (UB) Rural Urban Business Zoning District</p>
2019-27-PP	Hub I-65	4250 S. State Road 267 Lebanon IN	<p>Approved with Conditions based on the Staff Report and Materials enclosed in the Plan Commission Packets</p> <p>6 in Favor 0 Opposed</p> <p>Petition for Primary Plat Approval to provide for 2 Lots in the Rural (I1) Industrial Zoning District</p>

2019-28-DP	Hub I-65	4250 S. State Road 267 Lebanon IN	<p>Approved with Conditions based on the Staff Report and Materials enclosed in the Plan Commission Packets</p> <p>6 in Favor 0 Opposed</p> <p>Petition for Development Plan Amendment to allow for the construction of an approximately 219,240 and 846,720 square foot building(s) in the Rural (I1) Industrial Zoning District</p>
2019-29-DPA	Hoosier Village (Guardhouse)	5300 W. 96 th Street	<p>Approved with Conditions based on the Staff Report and Materials enclosed in the Plan Commission Packets</p> <p>6 in Favor 0 Opposed</p> <p>Petition for Development Plan Amendment to allow for elevation revisions to the façade of the Guardhouse in the (SU-7) Special Use Zoning District</p>

II: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			2019 Zoning Ordinance Update: Discussion



MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS AUGUST 13, 2019

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, August 13, 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 July 9, 2019 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-14-DSV	T. Viskanta	250 N Maple Street	<p>Continued from July 9, 2019 Meeting to August 13, 2019 Meeting – 4 in Favor, 0 Opposed</p> <p>Petition for Development Standards variance in order to provide for the construction of a patio which:</p> <ul style="list-style-type: none"> 1) Deviates from the required side & aggregate yard setbacks 2) Exceeds the required lot coverage of 35%, to 40.54% in the Urban Residential Village Zoning District (R-V).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-18-SE	G. Throgmartin	9825 Windy Hills Drive	Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).
2019-19-DSV	K. Whitlock	9973 Buttndown Lane	<p>Petition for Development Standards variance in order to provide for the construction of a swimming pool which:</p> <ul style="list-style-type: none"> 1) Exceeds the required lot coverage of 20%, to 25% in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-20-DSV	Lions Park Signage	115 S Elm Street	<p>Petition for Development Standards Variance to allow for signage of an existing not-for-profit business which:</p> <ul style="list-style-type: none"> 1) Exceeds the allowed total number of identification signs 2) Exceeds the allowed sign square footage maximums 3) Deviate from the allowed location of signage 4) Exceeds the allowed maximum height 5) Deviates from the required landscaping requirements in the Special Use Zoning District (SU-7).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			2019 BZA Update provided by Attorney Darren Chadd
2018-46-DSV	R. Pabst	8090 E 550 South	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 August 19, 2019

The meeting of the Zionsville Plan Commission is scheduled for Monday August 19, 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. Swearing in of new member
- IV. Approval of the July 15, 2019 Plan Commission Meeting Minutes
- V. Continuance Requests
- VI. 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
2019-32-RP	LRC II, LLC Stonegate Lot 72	6652 Westminster Drive	Petition for Replat of one (1) parcel, to be reconfigured into two (2) parcels in the (UB) Rural/Urban Business Zoning District
2019-33-Z	Van Sickle Rezone	325 S 1100 East	Petition for Zone Map change to rezone approximately 5.22 acres from the Rural (AZ) Airport Zoning to the Rural (AG) Agricultural Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			2019 Zoning Ordinance Update: Discussion

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

July 29, 2019