



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

February 2020

Total permits issued for the month of February: 50

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### Permit Activity Breakdown

Commercial Permits	February 2020	February 2019	YTD 2020	YTD 2019	YTD Diff
New	0	1	1	1	0
Interior Remodel	3	4	7	4	3
Addition	0	1	0	2	-2
Sign	4	6	6	10	-4
Electric	2	1	4	1	3
Other	1	2	3	8	-5
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>10</b>	<b>15</b>	<b>21</b>	<b>26</b>	<b>-5</b>
<b>Residential Permits</b>					
Single Family	15	19	41	29	12
Addition	5	6	11	13	-2
Remodel	11	6	17	20	-3
Electric	2	2	7	4	3
Pool/Spa	0	3	2	4	-2
Demolition	0	3	2	6	-4
Other	7	8	16	11	5
Sewer/Repairs	0	3	1	4	-3
<b>Residential Totals</b>	<b>40</b>	<b>50</b>	<b>97</b>	<b>91</b>	<b>6</b>
<b>Combined Totals</b>	<b>50</b>	<b>65</b>	<b>118</b>	<b>117</b>	<b>1</b>

Building/Site Inspections: 282      Number Of Inspections: 426

Certificates Of Occupancy Issued: 26

Easement Encroachments Authorized: 1      Denied: 1

### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 0

Number of violations that resulted in a violation and/or stop work order: 0

Number of Investigations closed this month: 0

Total number of zoning code violations to date: 0



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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
U2020-69	February	7	\$3,500	\$142	\$0	\$0	\$0	Sign by Design	Cornerstone Environ	Comm Sign	BENNETT TECHNOLOGY	2	880 LENNOX COURT	46077
U2020-70	February	4	\$120,000	\$470	\$0	\$0	\$0	Jason & Barbara Thorp	Jason & Barbara Thorp	Res Remodel	crosses 4th Addition	10	370 Cedar Street	46077
U2020-71	February	5	\$23,014	\$75	\$0	\$0	\$0	Bone-Dry Roofing	SUSAN NUSS	Res Reroof			625 STARKEY	46077
U2020-72	February	5	\$26,228	\$410	\$0	\$0	\$0	Fairchild Services	GREGORY STAYTE	Res Remodel			450 W HAWTHORNE	46077
U2020-73	February	6	\$52,700	\$410	\$0	\$0	\$0	Case Design and Remodeling	CHRISTOPHER & NICOLE	Res Remodel	COLONY SQUARE SEC 1	18	57 PENN PLACE	46077
U2020-74	February	6	\$284,600	\$1,141	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	272	8333 Peggy Court	46077
U2020-75	February	6	\$288,000	\$1,180	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	273	8345 Peggy Court	46077
U2020-76	February	7	\$248,000	\$1,149	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	288	8212 Peggy Court	46077
13U2020-77	February	7	\$50,000	\$520	\$0	\$0	\$0	Mitch Young Construction Inc	Sarah Gregg	Res Remodel	Willow Glen	54	3243 AUTUMN	46077
13U2020-78	February	10	\$20,000	\$500	\$0	\$0	\$0	Jon Buckley	Jon Buckley	Res Remodel	HIDDEN PINES	49	3505 Sugar Pine Lane	46077
13U2020-79	February	12	\$541,000	\$1,540	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	98	3720 Conifer Drive	46077
13U2020-80	February	12	\$562,000	\$1,494	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	44	11453 Foxtail Court	46077
U2020-81	February	12	\$13,000	\$125	\$0	\$0	\$0	Aaron and Brady Shepard	Aaron and Brady Shepard	Res Finish Permit	Colony Woods	69	1100 Crown Point	46077
R2020-82	February	13	\$17,302	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Russ Graves	Res Reroof	Pollard Minor	3	10731 EAST 300 SOUTH	46077
U2020-83	February	14	\$702,000	\$1,336	\$0	\$1,221	\$1,009	Estridge Homes	Kickapoo Investments	Res New	Oxford Woods	6	11660 WALTON	46077
U2020-84	February	14	\$68,124	\$410	\$0	\$0	\$0	Booher Remodeling	Daniel & Amanda	Res Remodel	Raintree Place	92	720 WOOD COURT	46077
R2020-85	February	14	\$32,230	\$492	\$0	\$0	\$0	Booher Remodeling	MARTIN W & JOLENE K	Res Remodel	Countrywood	19	280 LARKSPUR	46077
U2020-86	February	18	\$75,000	\$410	\$0	\$0	\$0	G R Donaldson LLC	JEANNE MOOSEY	Res Add	RAVINA	10	4554 SUMMERSONG	46077



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U2020-87	February	18	\$7,000	\$75	\$0	\$0	\$0	Daahl Roofing	WILLIAM STEVEN &	Res Reroof	Laughlin, Fours, Har	1 and 2	665 LAUREL AVENUE	46077
13U2020-88	February	18	\$509,000	\$1,385	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	54	3633 Sugar Pine Lane	46077
U2020-89	February	19	\$0	\$100	\$0	\$0	\$0	James & Sarah King	James & Sarah King	Res Other	Austin Oaks	141	4695 WOODS	46077
U2020-90	February	20	\$0	\$90	\$0	\$0	\$0	Kinder Electric	MARK J & EMILY	Res Electric	Cedar Bend	56	10376 LAKEWOOD	46077
U2020-91	February	20	\$3,500	\$0	\$0	\$0	\$0	Signworks	ARIA ZIONSVILLE	Comm Sign	ARIA	Aria Apartments	1105 Octave Drive	46077
U2020-92	February	20	\$0	\$200	\$0	\$0	\$0	Star Financial Bank	Zionsville Comm. School	Comm Electric			800 Mulberry Street	46077
R2020-93	February	20	\$1,000	\$215	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Comm Trailer			5025 S SR 267	46052
U2020-94	February	21	\$518,000	\$1,649	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	106	4625 KETTERING	46077
U2020-95	February	21	\$100,000	\$597	\$0	\$0	\$2,862	Alt Construction	106TH & BENNETT LLC	Comm Tenant Finish		JB Adams	10650 Bennett	46077
U2020-96	February	21	\$10,000	\$410	\$0	\$0	\$0	New Generation Homes	MICHAEL & CAROLYN	Res Remodel			120 S 6TH STREET	46077
U2020-97	February	21	\$5,000	\$200	\$0	\$0	\$0	TSW Construction	PAUL S & STEPHANIE L	Res Add Deck	COLONY WOODS	220	1275 GOVERNORS	46077
U2020-98	February	21	\$4,000	\$871	\$0	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Remodel			60 N Main Street	46077
U2020-99	February	24	\$45,000	\$429	\$0	\$0	\$0	Innovative Homes &	Herb Mark	Res Add	Colony Woods	38	1155 WILLIAMSBURG	46077
U2020-100	February	24	\$6,000	\$125	\$0	\$0	\$0	Innovative Homes &	Tom Dugan	Res Remodel	Cross's second addit	105-106	40 N Main ST	46077
R2020-101	February	24	\$7,000	\$75	\$0	\$0	\$0	Home Value Renovation	SHEY A MOREHEAD	Res Reroof			10250 E 200 S	46007
U2020-102	February	24	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm Sign	ASHBURN	Common Area 1A	5450 S 875 E	46077
U2020-103	February	25	\$180,000	\$410	\$0	\$0	\$0	William & Brooke Jung	William & Brooke Jung	Res Add	BRITTANY CHASE	59	4301 TALLY HO CIRCLE	46077
13U2020-104	February	25	\$100,000	\$410	\$0	\$0	\$0	Hoss Building Group	Ted & Sara Brauer	Res Add	Willow Ridge	49	4073 Wild Wood Court	46077



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U2020-105	February	26	\$260,000	\$1,005	\$4,025	\$1,221	\$1,009	Land Development &	Casey & Maggie Moore	Res New	Inglenook of Zionsville	7	5688 UPPER GARDEN	46077
U2020-106	February	26	\$55,000	\$410	\$0	\$0	\$0	Case Design and Remodeling	Joseph Krkoska	Res Remodel	Buttontown Farms	33	9959 BUTTONTOWN	46077
U2020-107	February	26	\$500	\$0	\$0	\$0	\$0	Zionsville Community	Zionsville Community	Comm Sign			800 Hal Sharpe Way	46077
13U2020-108	February	26	\$0	\$90	\$0	\$0	\$0	Long Electric	Jim Irsay Trustee	Comm Electric			3863 Willow Brook Lane	46077
R2020-109	February	26	\$5,000	\$520	\$0	\$0	\$0	Noah Briel & Jen Foxen	Michael & Debbie Pittard	Res Remodel			9810 E SR 32	46077
R2020-110	February	26	\$1,474,000	\$1,671	\$4,025	\$1,221	\$1,009	Campbell Custom Homes	JEFFERY J & JULIE	Res New	HOLLIDAY FARMS	E5	10732 CHALLIS	46077
U2020-111	February	26	\$200,000	\$1,349	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	211	4395 Kettering	46077
R2020-112	February	27	\$600,000	\$1,447	\$0	\$1,221	\$0	Whicker Construction	JORDIN & SHAUN	Res New	J Marshall Minor	2	6325 S CR 275 East	46052
U2020-113	February	27	\$45,000	\$663	\$0	\$0	\$0	Bullseye Commercial	Ken Woods	Comm Remodel	Oak Center	Great Clips	1209 W OAK ST	46077
19U2020-114	February	27	\$155,000	\$984	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development,	Res New	Courtyards of Zionsville	55	1732 Cypress Drive	46077
U2020-115	February	27	\$271,000	\$1,155	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	285	8252 PEGGY COURT	46077
U2020-116	February	27	\$248,000	\$1,082	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	267	8267 CARNEGIE	46077
R2020-117	February	28	\$9,152	\$75	\$0	\$0	\$0	Bone-Dry Roofing	RYAN J & SANDRA N	Res Reroof	ROYAL RUN	435	6531 ROXBURY	46077
U2020-118	February	28	\$500	\$75	\$0	\$0	\$0	Dave & Susan Knapp	Dave & Susan Knapp	Res Electric			11565 SYCAMORE	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

February 2020

Total: C of O issued for the month of February: 26

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-854	Elevation Homes	Sara Duiser	Res Add	Hunt Country Preserv	7	7355 HUNT COUNTRY LANE	46077	2020/02/12
R2018-855	Elevation Homes	Sara Duiser	Res Add	Hunt Country Preserv	7	7355 HUNT COUNTRY LANE	46077	2020/02/12
U2019-165	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	20	10459 ROBINWOOD COURT	46077	2020/02/26
U2019-384	Christopher Burcham	Christopher & Karin Burcham	Res Finish Permit	PRESERVE AT SPRING KNOLL	198	4325 SEDGE COURT	46077	2020/02/28
R2019-452	Shon Hough	Shon & Suzanne Hough	Res Finish Permit			8250 OAK STREET	46077	2020/02/10
13U2019-537	Start to Finish Landscape	Kelly & Robert Wierenga	Res Other	The Woodlands at Irishman's Run	42	9489 WOODBRIDGE PLACE	46077	2020/02/21
U2019-626	Lennar	Lennar	Res New	Manchester Estates	101	325 FAIRFAX WAY	46077	2020/02/10
U2019-627	Lennar	Lennar	Res New	Manchester Estates	102	319 FAIRFAX WAY	46077	2020/02/10
U2019-628	Lennar	Lennar	Res New	Manchester Estates	103	315 FAIRFAX WAY	46077	2020/02/10
U2019-629	Lennar	Lennar	Res New	Manchester Estates	104	310 FAIRFAX WAY	46077	2020/02/10
U2019-630	Lennar	Lennar	Res New	Manchester Estates	105	305 FAIRFAX WAY	46077	2020/02/12
U2019-631	Lennar	Lennar	Res New	Manchester Estates	106	299 FAIRFAX WAY	46077	2020/02/10
U2019-635	Lennar	Lennar	Res New	Manchester Estates	403	948 PARKWAY DRIVE	46077	2020/02/05
R2019-660	Vijai Tyagi	Vijai Tyagi	Res Add			125 N 1000 EAST	46077	2020/02/24
U2019-702	Moore Restoration	J & T Properties LLC	Comm Remodel			76 South Main Street	46077	2020/02/26
U2019-712	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	96 & 97	10255 & 10257 Brookwood Circle	46077	2020/02/18



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**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2019-757	Lennar	Lennar	Res New	Vonterra	68	10258 RIESLANER CIRCLE	46077	2020/02/06
U2019-882	Alt Construction	Daniel & Alison Barnes	Res Remodel	Cobblestone Lakes	319	4804 S COBBLESTONE	46077	2020/02/26
13U2019-888	Master's Mark Builders	Michael & Kathleen Morris	Res Remodel	Fox Hollow	50	9920 FORD VALLEY LANE	46077	2020/02/04
U2019-889	Case Design	Keith & Peggy Iler	Res Add	Cobblestone Lakes	295	8925 SANDSTONE PLACE	46077	2020/02/07
U2019-978	The Smart Pergola	Daniel & Nicole Fowler	Res Other	Cobblestone Lakes	63	4824 S COBBLESTONE	46077	2020/02/06
U2019-1010	Innovative Homes & Remodeling	John & Leisel Urbanski	Res Remodel	crosses 4th Addition	46	190 W WALNUT STREET	46077	2020/02/28
U2019-1015	Larry Stone	Stan Evans	Comm Finish Permit	Boone Village	El Meson Ste 114	47 Boone Village	46077	2020/02/14
R2019-1039	B Wulf Homebuilder	Leshia McCoy	Res Add			2005 E 750 SOUTH	46052	2020/02/13
R2020-20	Gaylor Electric	Hamilton County Airport Authority	Comm Electric		Executive Airport	11329 E SR 32	46077	2020/02/20
R2020-40	Larry Reitz	Dell-Rice Properties LLC	Comm Remodel	STONEGATE	73, 74	7629 W STONEGATE DRIVE	46077	2020/02/03



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2020

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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	4	2	2	2	26	6	6	5	2	2	9	1	0	68	1	25	321	495	17	20
February	0	0	3	4	2	1	15	5	11	2	0	0	7	0	0	50	0	10	282	426	12	26
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	0	7	6	4	3	41	11	17	7	2	2	16	1	0	118	1	35	603	921	29	46





**MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS FEBRUARY 5, 2020**

The meeting of the Zionsville Board of Zoning Appeals occurred Wednesday, February 5, 2020 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. Election of Officers – John Wolff (President), Jeff Papa (Vice President)
- II. November 26, 2019 Meeting Minutes - Approved
- III. December 10, 2019 Meeting Minutes - Tabled
- IV. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-38-SE	T. Ball	325 S 1100 East	<b>Approved w/commitments as presented &amp; filed w/exhibits &amp; per staff report - 4 in Favor, 0 Opposed. Continued from December 10, 2019 to February 5, 2020 Meeting.</b> Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).

- V. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-39-AP	R. Mallur	4651 Kettering Place	<b>Withdrawn by the petitioner</b> Petition for Administrative Appeal of staff’s determination of the compliance of the Façade Variety Code as defined in the Hampshire subdivision Commitments in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-40-DSV	G. Judd	602 S 900 East	<b>Approved as presented &amp; filed w/exhibits &amp; per staff report – 4 in Favor, 0 Opposed.</b> Petition for Development Standards Variance in order to allow an addition to an existing accessory structure to: 1) Exceed the allowable accessory square footage & height in an Agricultural Zoning District (AG).

2019-41-DSV	D. Buibish	1135 S 900 East	<p><b>Approved as presented &amp; filed w/exhibits &amp; per staff report – 4 in Favor, 0 Opposed.</b></p> <p>Petition for Development Standards Variance in order to allow a lot split of 10 acres, into two 5+/- acre lots, in which:</p> <ol style="list-style-type: none"> <li>1) the lots will not meet the Lot Width to Depth Ratio of 3:1</li> <li>2) one lot will have an accessory structure(s) which exceed the height of the primary structure</li> </ol> <p>in the Low-Density Single-Family Residential Zoning District (R1).</p>
2020-01-DSV	R. Myers	11690 Sycamore Street	<p><b>Continued by petitioner representative from February 5, 2020 to the March 4, 2020 Meeting – 4 in Favor, 0 Opposed</b></p> <p>Petition for Development Standards variance in order to provide for the construction of a detached garage which:</p> <ol style="list-style-type: none"> <li>1) Exceeds the allowable accessory square footage</li> </ol> <p>in the Urban Single-Family Residential Zoning District (R-SF-2).</p>
2020-03-DSV	Appaloosa Crossing	3201 S US 421	<p><b>Continued by board from February 5, 2020 to the March 4, 2020 Meeting – 4 in Favor, 0 Opposed</b></p> <p>Petition for Development Standards variance in order to provide for the development of a commercial center which:</p> <ol style="list-style-type: none"> <li>1) Deviates from the required width of foundation plantings; and</li> <li>2) Deviates from the required additional six (6) foot wide strip for landscaping around a parking area in the Rural Professional Business Zoning District, Rural General Business Zoning District and the Rural Michigan Road Overlay (PB, GB &amp; MRO).</li> </ol>

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



## ZIONSVILLE PLAN COMMISSION MEETING RESULTS

**Tuesday, February 18, 2020**

The meeting of the Zionsville Plan Commission was scheduled for **Tuesday**, February 18, 2020, 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. Continued Business**

Docket Number	Name	Address of Project	Item to be Considered
2019-52-Z	HUB I-65 Phase Two	4255 S. 300 East	<p><b>Received a Favorable Recommendation to the Town Council</b>  <b>4 in Favor</b>  <b>1 Opposed</b>  <b>2 Recused</b></p> <p>Petition for Zone Map change to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I1) Light Industry Zoning District.</p>

**VI. New Business**

Docket Number	Name	Address of Project	Item to be Considered
2020-04-CA	Appaloosa Crossing	10901 E. 300 South	<p><b>Continued to the March 16, 2020 Plan Commission Meeting</b>  <b>7 in Favor</b>  <b>0 Opposed</b></p> <p>Petition for a Commitment Amendment of 57.53± acres to amend the location of a water feature along U.S. 421 from the midpoint of the overall development's frontage to the southern portion of the frontage along U.S. 421.</p>
2020-01-PP	Appaloosa Crossing	10901 E. 300 South	<p><b>Continued to the March 16, 2020 Plan Commission Meeting</b>  <b>7 in Favor</b>  <b>0 Opposed</b></p> <p>Petition for a Primary Plat of 57.53± acres for 12 lots, 2 blocks, and 4 common areas within the Rural (GB) General Business Zoning District, the Rural (PB) Professional Business District, and the (R-2) Low Density Single-family and Two-family Residential District.</p>
2020-03-DP	Appaloosa Crossing	10901 E. 300 South	<p><b>Continued to the March 16, 2020 Plan Commission Meeting</b>  <b>7 in Favor</b>  <b>0 Opposed</b></p> <p>Petition for Development Plan Approval of 23,000± square foot, multi-tenant retail building on 3.40± acres within the Rural (GB) General Business Zoning District and the Rural Michigan Road Overlay (MRO). Waivers of Building Materials and Architectural Design requirements requested.</p>

Respectfully Submitted:

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

February 19, 2020



**MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS MARCH 4, 2020**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Wednesday, March 4, 2020 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 December 10, 2019 and February 5, 2020 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>
2019-37-DSV	M. North	8657 E 125 South	<b>Request to Withdraw by Petitioner 2-13-2020 Continued by Board from December 10, 2019 to March 4, 2020 Meeting</b> Petition for Development Standards variance in order to allow the temporary use of a travel trailer for residential purposes while constructing a primary dwelling in the Rural Single and Two-Family Residential Zoning District (R2).
2020-01-DSV	R. Myers	11690 Sycamore Street	<b>Continued by Petitioner’s Representative from February 5, 2020 to March 4, 2020 Meeting</b> Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Urban Single-Family Residential Zoning District (R-SF-2).
2020-03-DSV	Appaloosa Crossing	3201 S US 421	<b>Continued by Board from February 5, 2020 to March 4, 2020 Meeting</b> Petition for Development Standards variance in order to provide for the development of a commercial center which: 1) Deviates from the required width of foundation plantings; and 2) Deviates from the required additional six (6) foot wide strip for landscaping around a parking area in the Rural Professional Business Zoning District, Rural General Business Zoning District and the Rural Michigan Road Overlay (PB, GB & MRO).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-02-DSV	J. Moosey	4554 Summersong Road	Petition for Development Standards variance in order to provide for the construction of a deck and patio with: 1) Reduced rear yard and building line setbacks in the Urban Single-Family Residential Zoning District (R-SF-2).
2020-04-DSV	T. Donnar	145 N Main Street	<b>Continuance Request by Interested Party from March 4, 2020 to the April 1, 2020 Meeting</b> Petition for Development Standards variance in order to provide for the construction of a Single-Family Home & accessory uses which: 1) Exceeds the required lot coverage of 35%, to 42.2% in the Urban Residential Village Zoning District (R-V).
2020-05-UV	Montessori & Childcare Center by M. Adams	9475 Whitestown Road	Petition for a Use Variance to permit a childcare center as a Primary Use in the Low Density Single-family and Two-family Residential District (R2).
2020-06-DSV	M. Marlowe	140 N 4th Street	<b>Continuance Request by Petitioner's Representative from March 4, 2020 to the April 1, 2020 Meeting</b> Petition for Development Standards variance in order to provide for the construction of an addition to a Single-Family Home which: 1) Deviates from the required side & aggregate yard setbacks and 2) Exceeds the required lot coverage of 35%, to 40% in the Urban Residential Village Zoning District (R-V).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2019-38-SE	T. Ball	325 S 1100 East	Status of Commitments/Right to Farm
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 the Technology Department, [assistance@zionsville-in.gov](mailto:assistance@zionsville-in.gov) or 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, March 16, 2020

The meeting of the Zionsville Plan Commission is scheduled for March 16, 2020, 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 January 21, 2020 Meeting Memo and the February 18, 2020 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2020-04-CA	Appaloosa Crossing	10901 E. 300 South	<b>Continued from the February 18, 2020 Plan Commission Meeting to the March 16, 2020 Meeting</b> Petition for a Commitment Amendment of 57.53± acres to amend the location of a water feature along U.S. 421 from the midpoint of the overall development's frontage to the southern portion of the frontage along U.S. 421
2020-01-PP	Appaloosa Crossing	10901 E. 300 South	<b>Continued from the February 18, 2020 Plan Commission Meeting to the March 16, 2020 Meeting</b> Petition for a Primary Plat of 57.53± acres for 12 lots, 2 blocks, and 4 common areas within the Rural (GB) General Business Zoning District, the Rural (PB) Professional Business District, and the (R-2) Low Density Single-family and Two-family Residential District
2020-03-DP	Appaloosa Crossing	10901 E. 300 South	<b>Continued from the February 18, 2020 Plan Commission Meeting to the March 16, 2020 Meeting</b> Petition for Development Plan Approval of 23,000± square foot, multi-tenant retail building on 3.40± acres within the Rural (GB) General Business Zoning District and the Rural Michigan Road Overlay (MRO). Waivers of Building Materials and Architectural Design requirements requested

#### VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-05-RP	V. Ranieri	3733 Olde Well Run	Petition for Replat to allow for Lot D7 of Section 1 in the Holliday Farms Subdivision to be removed from the requirements of lot configuration of Subarea F and adhere to the requirements in Subarea G as reflected on the plat of Holliday Farms Section 1 located in the Planned Unit Development Zoning District
2020-07-MP	K. Wagoner	4501 S. 975 East	Petition for Minor Plat approval for the establishment of two lots in the (R-SF-2) Urban Residential 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

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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

February 24, 2020