



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

March 2020

Total permits issued for the month of March: 95

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Permit Activity Breakdown

Commercial Permits	March 2020	March 2019	YTD 2020	YTD 2019	YTD Diff
New	3	0	4	1	3
Interior Remodel	1	27	8	31	-23
Addition	0	0	0	2	-2
Sign	2	2	7	12	-5
Electric	1	0	6	1	5
Other	5	5	8	13	-5
Sewer	0	0	0	0	0
Commercial Totals	12	34	33	60	-27
Residential Permits					
Single Family	35	10	76	39	37
Addition	14	12	25	25	0
Remodel	11	10	28	30	-2
Electric	3	4	9	8	1
Pool/Spa	6	7	8	11	-3
Demolition	1	2	3	8	-5
Other	13	16	29	27	2
Sewer/Repairs	0	2	1	6	-5
Residential Totals	83	63	179	154	25
Combined Totals	95	97	212	214	-2

Building/Site Inspections: 289 Number Of Inspections: 473

Certificates Of Occupancy Issued: 24

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 1

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

Number of Investigations closed this month: 1

Total number of zoning code violations to date: 3



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Permit #	Permit Month	Permit Day	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2020-102	March	4	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm Sign	ASHBURN	Common Area 1A	5450 S 875 EAST	46077
13U2020-119	March	2	\$0	\$0	\$0	Harmon General Contracting, LLC	Karl Vanderbur	Res Remodel	HIDDEN PINES	57	3693 SUGAR PINE LANE	46077
U2020-120	March	2	\$0	\$0	\$0	The Turf Boss LLC	DONALD L & KATHLEEN	Res Add	Benderfield	3	470 BENDERFIELD DRIVE	46077
U2020-121	March	2	\$0	\$0	\$0	The Turf Boss LLC	JEFFREY L & BETHANY L DAVIS	Res Add	Hampshire	252	8269 PEGGY COURT	46077
R2020-122	March	2	\$0	\$0	\$0	PATRICK & LEZLIE MYERS	PATRICK & LEZLIE MYERS	Res Add			3273 E 700 SOUTH	46077
R2020-123	March	2	\$4,025	\$1,221	\$1,009	Old Town Design Group	MICHAEL CHARLES & CATHERINE CASSIDY	Res New	HOLLIDAY FARMS	A23	10668 HOLLIDAY FARMS BOULEVARD	46077
R2020-124	March	3	\$0	\$0	\$0	Pools of Fun	ALLICIA & GEORGE GIRVAN	Res Add Pool			6200 S 950 East	46077
13U2020-125	March	3	\$0	\$0	\$0	Preferred Custom Remodeling	BERNARD ANTHONY & JERI L MAGRI	Res Remodel	The Willows	76	11587 WEEPING WILLOW DRIVE	46077
R2020-126	March	3	\$0	\$0	\$0	Universal Roofing	MICHAEL & BARBARA SAMSEL	Res Reroof			5080 S 200 East	46052
R2020-127	March	3	\$0	\$0	\$0	Perma Pools	PAUL W & SANDRA U BORTH	Res Add Pool			8125 E 300 SOUTH	46077
R2020-128	March	3	\$0	\$0	\$0	Perma Pools	CHRISTOPHER S & KELLY J DIASIO	Res Add Pool	Stonegate	10	6115 STONEGATE RUN	46077
13U2020-129	March	3	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	89	3443 CONIFER DRIVE	46077
13U2020-130	March	5	\$0	\$0	\$0	Homes by Design	MICHAEL J JR & AMIE L REDMAN	Res Add	The Willows	216	11639 WILLOW SPRINGS DRIVE	46077
R2020-131	March	5	\$0	\$0	\$0	Gradex	Town of Zionsville	Res Demo			8510 W OAK STREET	46077
19U2020-132	March	5	\$0	\$0	\$0	Gradex	Town of Zionsville Parks Board	Comm Trailer			4102 S 875 East	46077
R2020-133	March	6	\$0	\$0	\$0	Vijai Tyagi	Vijai Tyagi	Res Add			125 NORTH 1000 EAST	46077
R2020-134	March	6	\$0	\$0	\$0	Henke Development	The Club at Holliday Farms, LLP	Mass Grading	HOLLIDAY FARMS		3900 US 421	46077
U2020-135	March	6	\$0	\$0	\$0	Kevin Koons	Kevin & Amy Koons	Res Remodel	Cobblestone Lakes	175	4637 PEBBLEPOINTE PASS	46077



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U2020-136	March	10	\$0	\$0	\$0	Hokanson Companies	Zionsville MOB Investors, LLC	Mass Grading	BENNETT TECHNOLOGY	9C	10649 BENNETT PKWY	46077
U2020-137	March	10	\$0	\$0	\$0	Telecom Placement	Town of Zionsville	Res Electric	North View	1	4750 WILLOW ROAD	46077
13U2020-138	March	10	\$0	\$0	\$0	Lifestyle Group	Greg Pease	Res Add	WILLOW RIDGE	28	11524 WILLOW RIDGE DRIVE	46077
U2020-139	March	10	\$0	\$0	\$0	Steven P Way Building and Remodeling	Richard & Alene Hillenburg	Res Add Deck	COLONY WOODS SEC 2	75	1050 WILLIAMSBURG LANE	46077
U2020-140	March	11	\$0	\$0	\$0	Schrier Contracting	Scott & Elizabeth Benedict	Res Remodel	PRESERVE AT SPRING KNOLL	2	8936 SHELBURNE WAY	46077
U2020-141	March	11	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm Electric	Hoosier Village	Common Area	10234 Brookwood Circle	46077
R2020-142	March	11	\$0	\$0	\$0	Genesis Electrical Service	Ryan Cromer	Res Electric	PLEASANTVIEW LANE	15	9422 PLEASANT VIEW LANE	46077
R2020-143	March	12	\$0	\$0	\$0	Moss Roofing	Mary Lou Yates	Res Reroof	COOPER HEIGHTS	6	8260 COOPER LANE	46077
R2020-144	March	12	\$0	\$0	\$0	Christian & Elise Nieshalla	Christian & Elise Nieshalla	Res Add			3125 S 875 EAST	46077
R2020-145	March	12	\$0	\$0	\$0	K Graber Construction	Patrick Klein & Alina Benedi	Res Add			4402 S 800 EAST	46077
U2020-146	March	12	\$0	\$0	\$0	Bone-Dry Roofing	Thomas Marron	Res Reroof	Spring Knoll	26	9654 BELLFLOWER DRIVE	46077
U2020-147	March	12	\$0	\$0	\$0	Bone-Dry Roofing	MARK D & KATHLEEN SWAYZE	Res Reroof	Brittany Chase	110	4331 CHASE CIRCLE	46077
R2020-148	March	16	\$0	\$0	\$0	North Ridge Construction	The Club at Holliday Farms	Comm New	HOLLIDAY FARMS	GUARDHOUSE	10652 Holliday Farms Blvd	46077
U2020-149	March	16	\$0	\$0	\$0	Perma Pools	Nickolas & Leah Wilson	Res Add Pool	LONG BROOK	3	6345 Mayfield Lane	46077
U2020-150	March	17	\$0	\$0	\$0	Perma Pools	GRADEN D & PAULETTE M	Res Add Pool	Cobblestone Lakes	31	5056 PEBBLEPOINTE PASS	46077
U2020-151	March	17	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	143, 142	10194 & 10196 Eagle Oaks Lane	46077
U2020-152	March	17	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	141, 140	10220 & 10224 Eagle Oaks Lane	46077
U2020-153	March	17	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	138,139	10250 & 10252 Eagle Oaks Lane	46077



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R2020-154	March	17	\$0	\$0	\$0	Cody Sanders	Mark Sanders	Comm Demo			8175 E 100 NORTH	46077
R2020-155	March	17	\$0	\$0	\$0	Glenn Hoge	Glenn & Cheryl Hoge	Res Remodel			8280 East 250 South	46077
R2020-156	March	17	\$4,025	\$1,221	\$1,009	Wedgewood Building Co	John & Joalene Quinn	Res New	THE CLUB AT HOLLIDAY	E34	10807 Barrington Way	46077
U2020-157	March	18	\$0	\$0	\$0	Jeff Davidson	Ryan Evans	Res Add Deck	Schicks Subdivision	21,21	965 W PINE STREET	46077
U2020-158	March	18	\$0	\$0	\$0	Lawn Landscape Company	Samir Patel	Res Other	Hampshire	107	4613 KETTERING PLACE	46077
U2020-159	March	18	\$0	\$0	\$0	Render Home Solutions	CHRISTOPHER E & BETH M SCHERER	Res Add Deck	Austin Oaks	41	11844 PROMONTORY TRAIL	46077
R2020-160	March	18	\$0	\$0	\$0	Property Pros LM	MONTE WILLIS & TINA SCHADE-WILLIS	Res Other	Stonegate	3	7667 CARRIAGE HOUSE WAY	46077
U2020-161	March	18	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	269	8289 CARNEGIE LANE	46077
U2020-162	March	18	\$0	\$0	\$0	Man of Concrete	ERIK C AND MEGAN LEWIS	Res Other	Hampshire	119	4618 KETTERING PLACE	46077
R2020-163	March	18	\$0	\$0	\$0	Masterpiece Companies	Aaron & Nicole Busse	Res New		MAIN HOUSE	3402 S US 421	46077
R2020-164	March	18	\$0	\$0	\$0	Masterpiece Companies	Aaron & Nicole Busse	Res New		GUEST HOUSE	3402 S US 421	46077
U2020-165	March	20	\$0	\$0	\$0	Amos Exteriors	KENTON A & MARY SUSOTT	Res Reroof	Sugarbush	74	662 MORNINGSIDE DRIVE	46077
R2020-166	March	20	\$0	\$0	\$0	ABC Contractors, Inc	DAVID J & TERESA R ARENS	Res Reroof	Fox Run	17	10054 Fox Trace	46077
U2020-167	March	23	\$0	\$0	\$0	The Property District, LLC	MANOL & REBECCA MANOLOV	Res Remodel	Raintree Place	23	115 RAINTREE DRIVE	46077
R2020-168	March	23	\$0	\$0	\$0	Case Design and Remodeling	Chad & Andrea Wagner	Res Remodel			8464 E 250 SOUTH	46077
U2020-169	March	23	\$0	\$0	\$0	Young's Construction	ALLAN TODD & CHRISTINE THARP	Res Remodel	Colony Woods	245	225 WOODSTOCK COURT	46077
U2020-170	March	24	\$0	\$0	\$0	Lennar	Lennar	Comm New	Manchester Estates	901 SHELL	963 YORKSHIRE LANE	46077
U2020-171	March	24	\$0	\$0	\$0	Lennar	Lennar	Res New	Manchester Estates	901	963 YORKSHIRE LANE	46077



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U2020-172	March	24	\$0	\$0	\$0	Lennar	Lennar	Res New	Manchester Estates	902	969 YORKSHIRE LANE	46077
U2020-173	March	24	\$0	\$0	\$0	Lennar	Lennar	Res New	Manchester Estates	903	973 YORKSHIRE LANE	46077
U2020-174	March	24	\$0	\$0	\$0	Lennar	Lennar	Res New	Manchester Estates	904	979 YORKSHIRE LANE	46077
U2020-175	March	24	\$0	\$0	\$0	Lennar	Lennar	Res New	Manchester Estates	905	983 YORKSHIRE LANE	46077
U2020-176	March	24	\$0	\$0	\$0	Lennar	Lennar	Res New	Manchester Estates	906	989 YORKSHIRE LANE	46077
U2020-177	March	24	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	150,151	10263 & 10261 Eagle Oaks Lane	46077
U2020-178	March	24	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	144, 145	10270 & 10272 Eagle Oaks Lane	46077
13U2020-179	March	24	\$0	\$0	\$0	BGW Construction, LLC	Marian McNamara	Res Add Deck	HIDDEN PINES	51	3579 SUGAR PINE LANE	46077
U2020-180	March	24	\$0	\$0	\$0	Land Development & Building LLC	Case Design	Res New	Inglenook of Zionsville	25	5719 Lower Garden Way	46077
13U2020-181	March	24	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	7	4064 Sugar Pine Lane	46077
U2020-182	March	25	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	280	8326 PEGGY COURT	46077
U2020-183	March	25	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	148, 149	10275 & 10273 Eagle Oaks Lane	46077
U2020-184	March	25	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	146, 147	10280 & 10282 Eagle Oaks Lane	46077
U2020-185	March	25	\$0	\$0	\$0	Booher Building	Robert & Elizabeth Mutzel	Res Remodel	Spring Knoll	157	8903 WINTERBERRY COURT	46077
U2020-186	March	26	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	136, 137	10243 & 10223 Eagle Oaks Lane	46077
U2020-187	March	26	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	120, 119	10197 & 10195 Eagle Oaks Lane	46077
U2020-188	March	26	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	118, 117	5573 & 5575 Hollyhock Lane	46077
U2020-189	March	26	\$0	\$0	\$0	Electric Express	Jeffrey & Laura Wensink	Res Electric	Colony Woods	297	130 LYNN COURT	46077



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U2020-190	March	26	\$0	\$0	\$0	Estridge Homes	Kickapoo Investments LLC	Res New	Oxford Woods	14	11665 WALTON CRES	46077
R2020-191	March	26	\$0	\$0	\$0	Brian Baker	Brian & Mary Baker	Res Remodel			3230 S 800 EAST	46077
U2020-192	March	27	\$0	\$0	\$0	Perma Pools	Michael & Natalie Ranjbar	Res Add Pool	Oak Ridge	91	10415 OAK RIDGE DRIVE	46077
U2020-193	March	27	\$0	\$1,221	\$1,009	Estridge Homes	Kickapoo Investments LLC	Res New	Oxford Woods	20	5172 SHERRINGTON COURT	46077
U2020-194	March	27	\$0	\$0	\$0	Young's Construction	Thomas & Emily Ward	Res Add	Coventry Ridge	71	4758 BAYBERRY LANE	46077
13U2020-195	March	27	\$0	\$0	\$0	Homes by Design	WILLIAM VECHIARELLA	Res Add	Willow Ridge	38	11558 RIDGE VALLEY COURT	46077
U2020-196	March	27	\$0	\$0	\$0	Lennar	Lennar	Res New	Hampshire	214	4305 KETTERING DRIVE	46077
R2020-197	March	27	\$0	\$0	\$0	Elk Roofing	Patrick Walsh	Res Reroof	Stonegate	274	6730 BEEKMAN PLACE WEST	46077
U2020-198	March	27	\$0	\$0	\$0	Robert Stevens Roofing	HILARY HERBST & ANNMICHELLE	Res Reroof	Irongate	74	175 LEXINGTON DRIVE	46077
U2020-199	March	27	\$0	\$0	\$0	A Sign By Design	John Adams	Comm Sign			10650 BENNETT PKWY	46077
U2020-200	March	27	\$0	\$0	\$0	Tom Simmons	Michael Cole	Comm Remodel	Cross's second addit	9, 10	30 N MAIN STREET	46077
U2020-201	March	30	\$0	\$0	\$0	Lennar	Lennar	Res Other	Manchester Estates	Building 2	365 Fairfax Way	46077
U2020-202	March	30	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	206	341 FAIRFAX WAY	46077
U2020-203	March	30	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	205	347 FAIRFAX WAY	46077
U2020-204	March	30	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	204	351 FAIRFAX WAY	46077
U2020-205	March	30	\$0	\$0	\$0	Lennar	Lennar	Res New	Hampshire	202	4331 FORRES AVE	46077
U2020-206	March	30	\$4,025	\$977	\$1,009	lennar	Lennar	Res New	Manchester Estates	203	355 FAIRFAX WAY	46077
U2020-207	March	30	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	202	361 FAIRFAX WAY	46077



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U2020-208	March	30	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	201	365 FAIRFAX WAY	46077
U2020-209	March	30	\$0	\$0	\$0	Bone Dry Roofing	Anthony Brewer	Res Reroof	PRESERVE AT SPRING KNOLL	129	4330 ASH COURT	46077
U2020-210	March	30	\$0	\$0	\$40,810	Hokanson Construction, LLC	Zionsville MOB Investors, LLC	Comm New	BENNETT TECHNOLOGY	9C SHELL	10649 BENNETT PKWY	46077
U2020-211	March	30	\$0	\$0	\$0	Hokanson Construction, LLC	Zionsville MOB Investors, LLC	Comm Other	BENNETT TECHNOLOGY	9C Trailer	10649 BENNETT PKWY	46077
U2020-212	March	31	\$0	\$0	\$0	ADAM STIER	ADAM STIER	Res Remodel			645 N FORD ROAD	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-3	Holt Construction	Bill Holt	Res Add			9371 Hunt Club Road	46077	2020/03/20
19U2019-64	Gary Wagner	Gary & Colleen Wagner	Res Reroof			4075 S 875 EAST	46077	2020/03/11
U2019-68	Moore Restoration	J & T Properties LLC	Comm Remodel		21	76 South Main Street	46077	2020/03/11
U2019-71	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	235	4185 KEIGHLEY COURT	46077	2020/03/13
U2019-89	Whicker Construction	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	14	5150 MELBORNE PLACE	46077	2020/03/13
U2019-200	Triumph Construction	5520 WEST 96TH STREET LLC	Comm Remodel			5580 WEST 96TH STREET	46077	2020/03/25
13U2019-208	KENNETH & HILARY SONDIK	KENNETH & HILARY SONDIK	Res Remodel	Willow Glen	61	3232 PURPLE ASH DRIVE	46077	2020/03/27
U2019-603	Hittle Construction	Matthew & Janice Cope	Res Add Deck	Cobblestone Lakes	234	8805 WINDPOINTE PASS	46077	2020/03/04
13U2019-850	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	8	4040 SUGAR PINE LANE	46077	2020/03/09
U2019-926	Fischer Homes	Fischer Homes	Res New	Hampshire	174	4494 OAKLEY TERRACE	46077	2020/03/31
19U2019-934	Accessibility Construction	Mohsin Iqbal	Res Add	Brookhaven	34	11339 ABERCAIRN COURT	46077	2020/03/10
U2019-936	Fischer Homes	Fischer Homes	Res New	Hampshire	088	4825 ABERDEEN DRIVE	46077	2020/03/31
19U2019-952	High Pointe Builders	Denise & Dante Fiore	Res Remodel	Vonterra	25	5813 ARBOIS CIRCLE	46077	2020/03/20
U2019-964	The Reinhardt Group	Joshua & Elizabeth Armstrong	Res Remodel	Colony Woods	76	1080 WILLIAMSBURG LANE	46077	2020/03/17
U2019-966	Jeff Davidson	Ryan & Molly Evans	Res Remodel	Schick's Add	21, 22, 23	965 W PINE STREET	46077	2020/03/11
U2019-969	Douglas H Rapp	Tiffany & Vern Mihill	Res Add	Malora Dyes Addition	3	845 W OAK STREET	46077	2020/03/09



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-996	Taylor Home Improvement	John & Kara Sims	Res Add	Masoncup Minor		285 N ELM STREET	46077	2020/03/27
U2019-1031	Robin Jarrett	James & Jennifer Graves	Res Remodel	Oak Ridge Estates	10	9991 OAK RIDGE DRIVE	46077	2020/03/10
U2020-10	Custom Living	Stephen & Kelly Spradley	Res Remodel			6825 S FORD ROAD	46077	2020/03/02
R2020-42	Pools of Fun	Carl & Maria Ceresoli	Res Finish Permit	CHEVAL DE SELLE	1	7780 CHEVAL RUE COURT	46077	2020/03/05
19U2020-47	John Wollenburg	William & Tanya Hahn	Res Remodel	BROOKHAVEN	23	2812 BROOKLINE COURT	46077	2020/03/04
R2020-49	Grabber Post Buildings, Inc	Chad & Andrea Wagner	Res Add			8464 E 250 SOUTH	46077	2020/03/16
13U2020-77	Mitch Young Construction Inc	Sarah Gregg	Res Remodel	Willow Glen	54	3243 AUTUMN ASH DRIVE	46077	2020/03/27
U2020-95	Alt Construction	106TH & BENNETT LLC	Comm Tenant Finish		JB Adams	10650 Bennett Parkway	46077	2020/03/09



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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	3	3	1	15	5	11	1	0	0	7	0	0	49	0	10	282	426	12	26
March	3	0	1	2	1	5	35	14	11	3	6	1	13	0	0	95	0	20	289	473	19	24
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	4	0	8	7	6	8	76	25	28	9	8	3	29	1	0	212	1	55	892	1394	48	70



MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS MARCH 4, 2020

The meeting of the Zionsville Board of Zoning Appeals occurred 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 were scheduled for consideration:

- I. Approval of the February 5, 2020 Meeting Minutes – **approved 4-0 as written**
- II. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-37-DSV	M. North	8657 E 125 South	Withdrawn by the petitioner, acknowledged by the BZA at the March 4, 2020 Meeting. Continued by Board from December 10, 2019 to March 4, 2020 Meeting. 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	Approved w/conditions as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed Continued by Petitioner’s Representative from February 5, 2020 to March 4, 2020 Meeting. 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	Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed Continued by Board from February 5, 2020 to March 4, 2020 Meeting. 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).

III. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-02-DSV	J. Moosey	4554 Summersong Road	<p>Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed</p> <p>Petition for Development Standards variance in order to provide for the construction of a deck and patio with:</p> <p>1) Reduced rear yard and building line setbacks in the Urban Single-Family Residential Zoning District (R-SF-2).</p>
2020-04-DSV	T. Donnar	145 N Main Street	<p>Continued as Requested by Interested Party from March 4, 2020 to the April 1, 2020 Meeting</p> <p>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).</p>
2020-05-UV	Montessori & Childcare Center by M. Adams	9475 Whitestown Road	<p>Denied – Subject to Adoption of Negative Findings of Fact 0 in Favor, 5 Opposed</p> <p>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).</p>
2020-06-DSV	M. Marlowe	140 N 4th Street	<p>Continued as Requested by Petitioner’s Representative from March 4, 2020 to the April 1, 2020 Meeting</p> <p>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).</p>

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



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

Public notice is hereby given that the meeting of the Zionsville Plan Commission scheduled for Monday, March 16, 2020, at 7:00 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana, has been cancelled due to a lack of a quorum. The next regularly scheduled meeting of the Zionsville Plan Commission is April 20, 2020, at 7:00 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

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



MEETING NOTICE & AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS APRIL 1, 2020, 6:30 p.m.

THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the December 10, 2019 and March 4, 2020 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2020-04-DSV	T. Donnar	145 N Main Street	<p>Continuance request by Petitioner’s Representative from April to May Meeting.</p> <p>Continuance request by Interested Party from March to April</p> <p>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).</p>
2020-06-DSV	M. Marlowe	140 N 4th Street	<p>Continued by Petitioner’s Representative from March to April</p> <p>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).</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-07-DSV	Hotel Tango	10615 Zionsville Road	Petition for Development Standards Variance to provide for the redevelopment of a commercial center which deviates from the required number of parking spaces in the Urban General Business District (B-2).
2020-08-DSV	K. Meiring	823 Eaglewood Drive	Petition for Development Standards Variance in order to provide for the construction of a detached garage which: 1) Deviates from the required minimum front yard setback; and 2) Deviates from the required maximum permissible height associated with an accessory structure in the Rural Low-Density Single-Family and Two-Family Residential Zoning District (R2).
2020-09-DSV	A. Chavez	324 S 9th Street	Petition for Development Standards Variance to allow for an existing outdoor fireplace to continue to: 1) encroach into the required minimum 5-foot side yard setback in the Residential Village Zoning District (RV).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2020-05-UV	Montessori & Childcare Center by M. Adams	9475 Whitestown Road	Negative Findings of Fact
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

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

ANNEX TO PUBLIC NOTICE FOR THE APRIL 1, 2020, REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS

In his Executive Orders 20-02, 20-04 AND 20-08 (collectively, the “**Executive Orders**”), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention’s and the Indiana State Department of Health’s recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Board of Zoning Appeals (the “**BZA**”) must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the BZA shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend BZA Public Meetings via the following forms of electronic communication:

Please click the link below to join the Zoom webinar:

<https://zoom.us/j/180034124>

Or iPhone one-tap:

US: +13126266799, 180034124# or +16465588656, 180034124#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 180 034 124

International numbers available: <https://zoom.us/u/azw6U7IZf>

2. Members of the public shall have the option of recording their attendance at BZA Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.
3. If a member of the public would like to attend a BZA Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov to arraign in-person attendance.
4. The BZA will continually revisit and refine the procedures in this Annex to address public accessibility to BZA Public Meetings during the COVID-19 Public Health Emergency.



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Monday, April 20, 2020
7:00 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, et seq. ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 21, 2020 Meeting Memo, and February 18, 2020 Plan Commission Meeting Minutes
- IV. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	Request by the Petitioner to continue to the regularly scheduled May 18, 2020 Plan Commission meeting Petition for Zone Map change to rezone approximately 24.283 acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2020-04-CA	Appaloosa Crossing	10901 E. 300 South	Continued from the February 18, 2020 and March 16, 2020 Plan Commission Meeting to the April 20, 2020 Plan Commission Meeting 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	Continued from the February 18, 2020 and March 16, 2020 Plan Commission Meeting to the April 20, 2020 Plan Commission Meeting 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	Continued from the February 18, 2020 and March 16, 2020 Plan Commission Meeting to the April 20, 2020 Plan Commission Meeting 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
2020-05-RP	V. Ranieri	3733 Olde Well Run	Continued from the March 16, 2020 Plan Commission Meeting to the April 20, 2020 Plan Commission Meeting 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	Continued from the March 16, 2020 Plan Commission Meeting to the April 20, 2020 Plan Commission Meeting Petition for Minor Plat approval for the establishment of two lots in the (R-SF-2) Urban Residential Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-08-Z	Prologis	5190 S. State Road 267 Lebanon, IN 46052	Petition for Zone Map change to rezone approximately 75.98 acres from the Rural (AG) Agricultural Zoning District to the Rural (I1) Industry Zoning District
2020-06-DP	Hotel Tango	10615 Zionsville Road	Petition for Development Plan Approval to allow for repair and remodel of the existing structure, and for the addition of an approximately 682 square foot Smart Pergola, and to allow for a waiver of Architectural Design requirements in the (B-2) Urban General Business Zoning District

VII: Other Matters to be considered

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

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

April 8, 2020

ANNEX TO PUBLIC NOTICE FOR THE APRIL 20, 2020, REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his Executive Orders 20-02, 20-04 AND 20-08 (collectively, the “**Executive Orders**”), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention’s and the Indiana State Department of Health’s recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission (the “Plan Commission”) must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the Plan Commission shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

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Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 778 719 690

International numbers available: <https://zoom.us/u/azw6U7lZf>

2. Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.
3. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov to arraign in-person attendance.
4. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.