



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

June 2014

Total permits issued for the month of June: 108

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Permit Activity Breakdown

Commercial Permits	June 2014	June 2013	YTD 2014	YTD 2013	YTD Diff
New	7	0	10	6	4
Interior Remodel	4	2	23	16	7
Addition	2	0	6	7	-1
Sign	4	3	22	13	9
Electric	0	1	6	12	-6
Other	11	17	40	75	-35
Sewer	0	0	1	0	1
Commercial Totals	28	23	108	129	-21
Residential Permits					
Single Family	18	36	100	126	-26
Addition	9	14	55	37	18
Remodel	13	11	50	55	-5
Electric	5	2	18	14	4
Pool/Spa	7	2	17	12	5
Demolition	4	0	11	2	9
Other	24	4	85	12	73
Sewer/Repairs	0	0	10	11	-1
Residential Totals	80	69	346	269	77
Combined Totals	108	92	454	398	56

Building/Site Inspections: 380 Number Of Inspections: 631

Certificates Of Occupancy Issued: 57

Easement Encroachments Authorized: 5 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 22

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

Number of Investigations closed this month: 16

Total number of zoning code violations to date: 144



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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
R2014-347	June	2	\$0	\$75	\$0	\$0	\$0	Cameron Electric	Cathy Espey	Res Electric		Barn & Guest	9502 E 100 South	46077
R2014-348	June	2	\$0	\$75	\$0	\$0	\$0	Cameron Electric	Cathy Espey	Res Electric		House & Temporary	9502 E 100 South	46077
U2014-349	June	2	\$27,200	\$75	\$0	\$0	\$0	White Oak Const		Res Reroof	Thornhill		2140 Mulsanne	46077
U2014-350	June	2	\$60,000	\$400	\$0	\$0	\$0	William Gordon Companies	Ron Wessel	Comm Remodel	Village Business Dis	Wessel Building	260 S 1st Street	46077
R2014-351	June	2	\$203,000	\$1,359	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	58	7427 English Court	46077
R2014-352	June	3	\$51,000	\$477	\$0	\$0	\$0	Pools of Fun	Kevin & Carly Toole	Res Add Pool	Blackstone	8	7590 Blackstone	46077
13U2014-353	June	3	\$323,000	\$1,377	\$0	\$1,221	\$0	Wedgewood Building	Wedgewood Building	Res New	The Willows	188	11475 Golden	46077
13U2014-354	June	3	\$320,000	\$1,184	\$0	\$1,221	\$0	Wedgewood Building	Wedgewood Building	Res New	The Willows	234	11507 Golden	46077
U2014-355	June	3	\$1,500	\$57	\$0	\$0	\$0	A Sign By Design	Harris FLP	Comm Sign	South Village of Zio	Sub 16 (B Shoppes)	640 S Main Street	46077
U2014-356	June	3	\$50,000	\$410	\$0	\$0	\$0	Kidwell Design Group	Matt Imes	Res Remodel	Preserve Spring Knoll		4257 Honeysuckle	46077
R2014-357	June	3	\$275,000	\$1,053	\$0	\$1,221	\$0	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	257	7612 Beekman	46077
R2014-358	June	5	\$50,000	\$410	\$0	\$0	\$0	DK Property Services	Walter Washington	Res Remodel	Shannon Springs	7	6500 Montana	46077
U2014-359	June	5	\$20,000	\$125	\$0	\$0	\$0	Booher Building	Larry Jones	Res Other	Sugarbush Hill	55	805 Sugarbush	46077
U2014-360	June	5	\$15,000	\$410	\$0	\$0	\$0	Young's Construction	Patrick & Phoebe Charles	Res Add	Coventry Ridge	126	11135 Clarkston	46077
U2014-361	June	5	\$5,000	\$57	\$0	\$0	\$0	Huston Electric	Charles Key	Comm Sign	Zionsville Bus.Park	AllState Insurance	88 Brendon Way	46077
R2014-362	June	5	\$0	\$75	\$0	\$0	\$0	Huston Electric	Brent Smith	Res Electric			4302 S 875 East	46077
U2014-363	June	6	\$19,400	\$75	\$0	\$0	\$0	Beeson Construction	Ed Olberding	Res Reroof	Oak Ridge		4887 Willow Ridge Court	46077
R2014-364	June	6	\$0	\$300	\$0	\$0	\$0	Wharff Excavating	Kevin Channell	Res Demo			6895 S 775 East	46077



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U2014-365	June	6	\$0	\$225	\$0	\$0	\$0	The Skillman Corporation	Zionsville Comm. School	Comm Trailer		High School -	900 Mulberry Street	46077
U2014-366	June	6	\$0	\$400	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Trailer	Quail Run	Remodels Construction	1380 Saylor Drive	46077
R2014-367	June	6	\$8,840	\$75	\$0	\$0	\$0	Universal Roofing	Kelly Oberlander	Res Reroof			620 Sycamore	46077
U2014-368	June	9	\$10,000	\$75	\$0	\$0	\$0	Jason Smith	Chris Bolinger	Res Reroof			520 Zion Lane	46077
U2014-369	June	9	\$30,000	\$410	\$0	\$0	\$0	CMH Builders	Bill Smith	Res Remodel	Bridlewood	8	11140 Bridlewood	46077
U2014-370	June	9	\$9,000	\$75	\$0	\$0	\$0	Authentic Restoration	Mika Adams	Res Reroof	Hunt Club Village		29 Sorrel Court	46077
R2014-371	June	9	\$400,000	\$1,424	\$0	\$1,221	\$0	Kai Yu Homes	Kai Yu Homes	Res New	Stonegate	226	6745 Chapel Crossing	46077
R2014-372	June	9	\$11,000	\$243	\$0	\$0	\$0	John Border	Jim Wagoner	Res Add			7626 W Oak Street	46077
U2014-373	June	10	\$750	\$57	\$0	\$0	\$0	Sign Arama	Valerie Swack	Comm Sign	Village Business Dis	Restyled	98 S. Main Street	46077
R2014-374	June	10	\$12,802	\$0	\$0	\$0	\$0	Crew 2	Jerry Fritts	Res Remodel	Hunt Country Preserv		7880 Hunt Country	46077
R2014-375	June	10	\$353,000	\$2,782	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	142	11562 Willow Bend Drive	46077
R2014-376	June	10	\$10,000	\$560	\$0	\$0	\$0	Weber Concrete	Doug Ripperger	Res Remodel	Fieldstone	42	2516 Fawn Bluff Court	46077
U2014-377	June	11	\$100,000	\$495	\$0	\$0	\$0	Custom Leisure Pools	Byran & Michelle Litton	Res Add Pool			4707 S 421	46077
R2014-378	June	11	\$81,000	\$410	\$0	\$0	\$0	McKeard Construction	Brian & Faith Witzig	Res Add			2590 S 875 East	46077
13U2014-379	June	12	\$300,000	\$1,178	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	21	3260 Cimmaron	46077
R2014-380	June	12	\$8,000	\$410	\$0	\$0	\$0	Walter Washington	Walter Washington	Res Remodel	Shannon Springs	7	6500 Montana	46077
R2014-381	June	12	\$16,000	\$466	\$0	\$0	\$0	Ronald J. Frazee Designer	Peter & Kim Bannon	Res Add			6501 S 800 East	46077
U2014-382	June	12	\$38,500	\$461	\$0	\$0	\$0	Supreme Homes	Mitch Walters	Res Add	Colony Woods	107	205 Governors	46077



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U2014-383	June	12	\$15,500	\$90	\$0	\$0	\$0	Brown's Roofing	CK Price Properties	Comm Reroof	Village Business Dis	Potpourri Building	110 North Main Street	46077
U2014-384	June	12	\$3,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Gary Forbeck	Res Reroof			370 W Poplar	46077
R2014-385	June	13	\$325,000	\$1,461	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	224	2506 Brookhaven	46077
U2014-386	June	13	\$0	\$225	\$0	\$0	\$0	JBM Constructors	Zionsville Community	Comm Trailer		High School	1000 Mulberry	46077
U2014-387	June	13	\$481,000	\$1,192	\$4,025	\$1,221	\$861	Jason Kidwell	Simaran Trana	Res New	Baker Place	2	620 Bloor Lane	46077
U2014-388	June	13	\$65,000	\$410	\$0	\$0	\$0	Jason Kidwell	Simaran Trana	Res Remodel	Bakers Place	1	630 Bloor Lane	46077
U2014-389	June	13	\$15,000	\$410	\$0	\$0	\$0	Buckingham Builders	Rob & Maria Holmes	Res Remodel			495 N Maple Street	46077
U2014-390	June	13	\$339,000	\$1,255	\$4,025	\$1,221	\$861	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	198	8942 Windpointe	46077
R2014-391	June	13	\$10,000	\$100	\$0	\$0	\$0	Walter Washington	Walter Washington	Res Other	Shannon Springs	7	6500 Montana	46077
U2014-392	June	13	\$30,000	\$140	\$0	\$0	\$0	T&T Remodelation	HRG Zionsville	Comm Remodel		El Toro Bravo	1576 W Oak Street	46077
R2014-393	June	13	\$245,000	\$1,435	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	228	2516 Wood Hollow Trail	46077
R2014-394	June	16	\$11,181	\$75	\$0	\$0	\$0	ABC Roofing	Kimberly Staff	Res Reroof	Pineview Estates		735 Pineview Drive	46077
U2014-395	June	16	\$131,187	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Gary Collins	Res Reroof			550 W Oak Street	46077
U2014-396	June	17	\$60,000	\$448	\$0	\$0	\$0	BP Custom Homes	Charles & Robbin Edwards	Res Remodel	Colony Woods	101	125 Leeds Court	46077
U2014-397	June	17	\$25,000	\$115	\$0	\$0	\$0	Crown Castle	Pinnacle Tower Acquisitions	Comm Cell Tower		High School	900 Mulberry Street	46077
R2014-398	June	17	\$25,000	\$115	\$0	\$0	\$0	Crown Castle	Pinnacle Tower Acquisitions	Comm Cell Tower			9275 State Road 32	46077
U2014-399	June	17	\$0	\$75	\$0	\$0	\$0	JQ Electric	Brenda Duncan	Res Electric			5550 Turkey Foot Road	46077
U2014-400	June	18	\$35,000	\$520	\$0	\$0	\$0	Burton Pools	Johnny & Sunny Lane	Res Add Pool	Cedar Bend	17	10144 Wildwood	46077



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U2014-401	June	19	\$3,000	\$100	\$0	\$0	\$0	Abrams Group	Doug Gallagher	Res Other	Rockbridge	59	9226 Stonington	46077
R2014-402	June	19	\$40,920	\$410	\$0	\$0	\$0	BBG Construction	Jeremy Fagan	Res Add	Pineview Estates	12	710 Pineview Drive	46077
U2014-403	June	19	\$16,250	\$410	\$0	\$0	\$0	Keiter Construction	Mike Heck	Res Add	Schicks Subdivision	3 & 4	322 S 9th Street	46077
U2014-404	June	20	\$25,000	\$115	\$0	\$0	\$0	Crown Castle	Crown Castle	Comm Cell Tower		High School	1000 Mulberry	46077
R2014-405	June	20	\$40,000	\$410	\$0	\$0	\$0	Hughes Drywall	Sherry Bennett	Res Remodel			7998 S 775 East	46077
R2014-406	June	20	\$0	\$100	\$0	\$0	\$0	Hughes Drywall	Sherry Bennett	Res Demo			7998 S 775 East	46077
13U2014-407	June	20	\$2,500	\$103	\$0	\$0	\$0	A Sign By Design	Browning Investments	Comm Sign	Northwest Technology	Special Olympics	6200 Technology	46278
U2014-408	June	20	\$10,000	\$125	\$0	\$0	\$0	Jeff Beam	Jeff Beam	Res Other	Hypes Addition	1	635 Terrace Drive	46077
U2014-409	June	20	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Other		GRADING ONLY	1000 Mulberry	46077
R2014-410	June	23	\$950,000	\$1,551	\$4,025	\$1,221	\$0	HW Gunn	Shasu LLC	Res New	Shannon Springs	15	6400 Boulder Springs Court	46077
U2014-411	June	23	\$25,000	\$140	\$0	\$0	\$0	Goodman Networks	Crown Castle	Comm Other			4929 W 106th Street	46077
U2014-412	June	24	\$9,895	\$75	\$0	\$0	\$0	Allender & Sons	Ryan Bemiller	Res Reroof	Colonial Heights		10936 Marquette	46077
U2014-413	June	24	\$1,180,000	\$4,050	\$0	\$16,126	\$16,614	Buckingham Construction	Quail Run Investors II, LLC	Comm New	Quail Run	Building 1 - 22 units	580 Quail Run Drive	46077
U2014-414	June	24	\$1,180,000	\$4,050	\$0	\$16,126	\$16,614	Buckingham Construction	Quail Run Investors II, LLC	Comm New	Quail Run	Building 2 - 22 units	1380 Quail Run Court	46077
U2014-415	June	24	\$1,180,000	\$4,050	\$0	\$16,126	\$16,614	Buckingham Construction	Quail Run Investors II, LLC	Comm New	Quail Run	Building 3 - 22 units	1370 Quail Run Court	46077
U2014-416	June	24	\$1,180,000	\$7,350	\$0	\$32,252	\$16,614	Buckingham Construction	Quail Run Investors II, LLC	Comm New	Quail Run	Building 4 - 44 units	251 Quail Run Drive	46077
U2014-417	June	24	\$1,180,000	\$4,050	\$0	\$16,126	\$16,614	Buckingham Construction	Quail Run Investors II, LLC	Comm New	Quail Run	Building 5 - 22 units	201 Quail Run Drive	46077
U2014-418	June	24	\$50,000	\$638	\$0	\$0	\$0	Buckingham Construction	Quail Run Investors II, LLC	Comm New	Quail Run	Garage A	1370 Quail Run Court	46077



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U2014-419	June	24	\$50,000	\$638	\$0	\$0	\$0	Buckingham Construction	Quail Run Investors II, LLC	Comm New	Quail Run	Garage B	1380 Quail Run Court	46077
U2014-420	June	24	\$75,000	\$455	\$0	\$0	\$0	Nazareth Building	Scott & Lisa Eckart	Res Other	Spring Knoll	40	4559 Sunflower	46077
U2014-421	June	24	\$0	\$100	\$0	\$0	\$0	The Georgian Group	The Georgian Group	Res Demo			435 W Sycamore	46077
U2014-422	June	24	\$0	\$100	\$0	\$0	\$0	The Georgian Group	The Georgian Group	Res Demo			445 W Sycamore	46077
R2014-423	June	24	\$4,000	\$410	\$0	\$0	\$0		Stephen Schott	Res Add	Blackstone	11	7583 Blackstone	46077
U2014-424	June	24	\$218,130	\$1,281	\$8,085	\$1,221	\$861	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	195	3560 Old Quarry Drive	46077
R2014-425	June	24	\$39,986	\$410	\$0	\$0	\$0	Maxson Remodeling	Peter Steiner	Res Remodel			7855 E 60 South	46077
U2014-426	June	25	\$4,700	\$75	\$0	\$0	\$0	Cynthia Smith	Cynthia Smith	Res Reroof			101 N 8th Street	46077
R2014-427	June	25	\$70,000	\$516	\$0	\$0	\$0	Dalton Construction	Chris Buckman	Res Add Pool	Stonegate	145	7612 The Commons	46077
U2014-428	June	25	\$9,000	\$75	\$0	\$0	\$0	Aztec Homes	Jacob Haney	Res Reroof	Colony Woods		320 Holiday Court	46077
U2014-429	June	25	\$0	\$75	\$0	\$0	\$0	Mitch Young/Young's	Thomas Theobald	Res Electric	Cobblestone Lakes		4527 Skipping	46077
U2014-430	June	25	\$63,000	\$410	\$0	\$0	\$0			Res Remodel	Colony Woods		120 Bennington	46077
U2014-431	June	25	\$0	\$225	\$0	\$0	\$0	Greiner Brothers	Zionsville Community	Comm Trailer		High School	1000 Mulberry	46077
R2014-432	June	25	\$934,607	\$1,472	\$4,025	\$1,221	\$0	Will Wright Bldg Corp	Will Wright Bldg Corp	Res New	Shannon Springs	16	6344 Boulder Springs Court	46077
R2014-433	June	26	\$318,000	\$1,386	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	151	2811 W High Grove Circl	46077
U2014-434	June	26	\$45,000	\$526	\$0	\$0	\$0	Perma Pools	Keith & Katie Glenn	Res Add Pool	Rock Bridge	23	3700 Weather	46077
U2014-435	June	26	\$48,000	\$643	\$0	\$0	\$0	Perma Pools	Chad Crowther	Res Add Pool			6746 S 850 East	46077
U2014-436	June	26	\$16,281	\$75	\$0	\$0	\$0	Cochran Exteriors	Tim Browning	Res Reroof	Austin Oaks	234	4243 Riverbirch	46077



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U2014-437	June	26	\$20,000	\$115	\$0	\$0	\$0	Crown Castle	Robert Bender	Comm Cell Tower			7417 S Ford Road	46077
U2014-438	June	26	\$15,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bob Hicks	Res Reroof	Thornhill		643 Silver Wraith Court	46077
U2014-439	June	26	\$9,450,000	\$6,428	\$66,025	\$0	\$13,300	The Skillman Corporation	Zionsville Community	Comm Add		High School	1000 Mulberry	46077
U2014-440	June	26	\$2,000	\$140	\$0	\$0	\$0	Dennis Fields	Christopher McCrea	Comm Remodel	Village Business Dis	Body Outfitters	27 E Cedar Street	46077
13U2014-441	June	26	\$65,000	\$125	\$0	\$0	\$0	Heartwood Custom Homes	Greg Pease	Res Other	Willow Ridge	28	11524 Willow Ridge Drive	46077
U2014-442	June	26	\$15,000	\$410	\$0	\$0	\$0	Doug Chisholm	Doug Chisholm	Res Remodel	Colony Woods	46	950 Williamsburg	46077
U2014-443	June	26	\$4,000	\$200	\$0	\$0	\$0	Geoffrey Nielson	Geoffrey Nielson	Res Add Deck	Cobblestone Lakes	229	8900 Sugar Cay Court	46077
13U2014-444	June	26	\$302,000	\$831	\$0	\$0	\$9,900	Browning Construction	TCD Associates	Comm Add	Northwest Technology	North Park Credit	5965 W Technology	46278
R2014-445	June	27	\$260,000	\$1,175	\$0	\$1,221	\$0	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	297	6745 Regents Park Drive	46077
R2014-446	June	27	\$75,000	\$503	\$0	\$0	\$0	Mudslingers Pool & Patio		Res Add Pool			1822 S 900 East	46077
R2014-447	June	27	\$335,000	\$1,376	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	154	2835 E High Grove Circle	46077
R2014-448	June	27	\$308,000	\$1,369	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	163	2798 W High Grove Circle	46077
R2014-449	June	27	\$11,381	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Tim & Jami Bakker	Res Reroof			3501 S 875 West	46077
R2014-450	June	27	\$15,214	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Melissa Babb	Res Reroof	Fox Run		10493 Fox Trace	46077
U2014-451	June	27	\$11,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Christopher Miller	Res Reroof			715 Mulberry Street	46077
U2014-452	June	30	\$21,500	\$140	\$0	\$0	\$0	Woodside LLC	Robert Carter	Comm Remodel	Village Business Dis	FC Tucker	10 N First Street	46077
R2014-453	June	30	\$16,000	\$75	\$0	\$0	\$0	Daahl Roofing	David Trax	Res Reroof	Fox Hollow		9858 Overlook	46077
U2014-454	June	30	\$13,000	\$75	\$0	\$0	\$0	Coomer Roofing	Mack Neita	Res Reroof	Colony Woods		1040 Colony Way	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2012-127	Homes by Design	Russell Clark	New Res			10405 E 100 North	46069	2014/06/19
U2013-252	Christopher Scott Homes	High Grove Development	New Res	Lost Run Farms	2	2 Woodard Bluff	46077	2014/06/09
13U2013-273	Wedgewood Building Company	Wedgewood Building Company	New Res	The Willows	238	11519 Golden Willow Drive	46077	2014/06/11
R2013-411	Kai Yu	Ben Weaver	New Res	Stonegate	247	7635 Beekman Terrace	46077	2014/06/04
13U2013-441	Homes by McKenzie	Homes by McKenzie	New Res	The Willows	124	11591 Weeping Willow Court	46077	2014/06/16
R2013-451	Kai Yu	Kai Yu	New Res	Stonegate	227	6741 Chapel Crossing	46077	2014/06/02
13U2013-483	Wedgewood Building Company	Wedgewood Building Company	New Res	The Willows	192	11491 Golden Willow Drive	46077	2014/06/11
R2013-514	Homes by Design	Brad Laughlin	New Res	Cheval De Salle	5	7998 Cheval Rue Court	46077	2014/06/03
R2013-520	Shaffer Enterprises	Shaffer Enterprises	New Res	Stonegate	169	6615 Westminster Drive	46077	2014/06/04
R2013-531	Lemcke Landscape	Richard Halderman	Res Other			8667 Hunt Club Road	46077	2014/06/18
R2013-546	Viewegh and Assoc	Marvin Smith	New Res	Stonegate	234	7647 Bishops Green	46077	2014/06/25
13U2013-578	Ryland Homes	Ryland Homes	New Res	The Willows	58	3209 Willow Bend Trail	46077	2014/06/17
13U2013-632	Paul Shoopman Homes	Paul Shoopman Homes	New Res	The Willows	208	11644 Willow Springs Drive	46077	2014/06/18
U2013-660	M/I Homes	M/I Homes	New Res	The Sanctuary	58	11887 Avedon Way	46077	2014/06/04
13U2013-688	Homes by McKenzie	Homes by McKenzie	New Res	The Willows	76	11587 Weeping Willow Drive	46077	2014/06/17
R2013-749	Fischer Homes	Fischer Homes	New Res	The Willows	44	11522 Willow Bend Drive	46077	2014/06/17



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13U2013-750	Fischer Homes	Fischer Homes	New Res	The Willows	141	11558 Willow Bend Drive	46077	2014/06/05
U2013-762	Betsy Pitts Custom Homes	Charlie & Robbin Edwards	Res Add	Colony Woods	101	125 Leeds Court	46077	2014/06/23
R2013-776	Ryland Homes	Ryland Homes	New Res	Blackstone	17	7533 Patriot Court	46077	2014/06/24
U2013-791	Executive Homes	Ingrid Cummings	Res Add			355 Walnut Street	46077	2014/06/13
U2013-792	Executive Homes	Ingrid Cummings	Res Other			355 Walnut Street	46077	2014/06/30
R2013-801	Ryland Homes	Ryland Homes	New Res	Blackstone	25	7455 Independence Drive	46077	2014/06/17
R2013-807	Ryland Homes	Ryland Homes	New Res	Blackstone	13	6475 Blackstone Drive	46077	2014/06/10
U2013-818	M/I Homes	M/I Homes	New Res	The Sanctuary	59	11875 Avedon Way	46077	2014/06/23
13U2013-827	Fischer Homes	Fischer Homes	New Res	The Willows	130	11582 Bent Tree Court	46077	2014/06/05
13U2013-831	Ryland Homes	Ryland Homes	New Res	The Willows	56	3201 Willow Bend Trail	46077	2014/06/19
R2013-832	Ryland Homes	Ryland Homes	New Res	Blackstone	26	7453 Independence Drive	46077	2014/06/10
U2013-837	Pulte Homes	Pulte Homes	New Res	Cobblestone Lakes	213	8792 Windpointe Pass	46077	2014/06/04
13U2013-838	Fischer Homes	Fischer Homes	New Res	The Willows	175	3238 Sunrise Court	46077	2014/06/05
R2014-13	Ryland	Ryland	Res New	Blackstone	42	6378 Blackstone Drive	46077	2014/06/03
R2014-22	Drees Homes	Drees Homes	Res New	Brookhaven	158	2808 W High Grove Circle	46077	2014/06/03
U2014-24	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	202	3585 Old Quarry Drive	46077	2014/06/16



Town Of Zionsville

Planning and Economic Development C of O Detail

June 2014

Total: C of O issued for the month of June: 57

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2014-40	Ryan Homes	Ryan Homes	Res New	Willow Glen	74	3237 Purple Ash Drive	46077	2014/06/24
R2014-48	Ryland Homes	Ryland Homes	Res New	Blackstone	60	7410 English Court	46077	2014/06/23
R2014-55	Mike Shaw		Res Remodel	Stone gate	130	6640 E. Deerfield Drive	46077	2014/06/27
R2014-72	Davidson Construction	Chris & Melissa Rent	Res Remodel	Stonegate	21	6734 Jons Station	46077	2014/06/26
U2014-80	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	207	8852 Windpointe Pass	46077	2014/06/23
U2014-86	William Gordon Company	Harris FLP	Comm Tenant Finish	South Villages of Zi	300 - Sub 16 (B Shoppes)	640 S Main Street	46077	2014/06/26
U2014-97	Pools of Fun	Brian Regele	Res Add Pool	Thornhill	87	2055 Mulsanne Drive	46077	2014/06/27
U2014-103	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	208	8842 Windpointe Pass	46077	2014/06/26
13U2014-179	Perma Pools	Mitchlesh Das	Res Add Pool	Willow Ridge	30	11528 Willow Ridge Drive	46077	2014/06/11
U2014-194	Innovative Homes & Remodeling	Chad Hinton	Res Add	Colony Woods	187	1175 Princeton Place	46077	2014/06/09
U2014-198	ATR Building Services	Darren Nyce	Res Remodel	Rock Bridge	39	3645 Mossy Rock	46077	2014/06/19
U2014-220	Mitch Young/Young's	Jeremy Deck	Res Remodel	Village		895 W Pine Street	46077	2014/06/06
R2014-226	StonehengeLandscape Design	Craig Witmer	Res Other	Fox Hollow	44	7043 Beaumont Court	46077	2014/06/24
U2014-265	Pools of Fun	Robert Ferguson	Res Add Pool	Spring Knoll	67	9466 Greenthread Drive	46077	2014/06/24
U2014-275	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		156 Kevin Court	46077	2014/06/18
U2014-276	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1370 Robert Court	46077	2014/06/27



Town Of Zionsville

Planning and Economic Development C of O Detail

June 2014

Total: C of O issued for the month of June: 57

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2014-284	Ursula David Homes	Jay Slegers	Res Other	The Willows	158	11521 Willow Bend Drive	46077	2014/06/03
U2014-288	Case Design and Remodeling	Dee Grzech	Res Remodel	Brittany Chase	51	4061 Field Master Circle	46077	2014/06/18
U2014-294	Steve New	Carla Wise	Res Other			5531 Turkey Foot Road	46077	2014/06/26
U2014-298	John Waller	Mark & Julie Thornburg	Res Add Deck	Spring Knoll	84	9256 Greenthread Lane	46077	2014/06/05
U2014-300	Feinburg Construction		Res Remodel	Cedar Bend	57	10398 Lakewood Drive	46007	2014/06/05
U2014-307	Eric Meyer	David Cropper	Comm Remodel	Mayflower Park	Better Bodies Swimming Pool	7031 Mayflower Park Drive	46077	2014/06/20
U2014-323	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1381 James Drive	46077	2014/06/04
R2014-358	DK Property Services	Walter Washington	Res Remodel	Shannon Springs	7	6500 Montana Springs Drive	46077	2014/06/09
U2014-360	Young's Construction	Patrick & Phoebe Charles	Res Add	Coventry Ridge	126	11135 Clarkston Road	46077	2014/06/24



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2014

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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	C of O
January	1	0	1	2	1	0	10	3	6	2	1	2	2	1	0	32	0	4	251	416	50
February	0	1	4	5	0	3	9	2	5	0	0	2	2	1	0	34	0	2	214	369	8
March	1	1	4	2	1	5	16	9	12	4	3	2	6	5	0	71	1	2	332	567	15
April	0	1	3	5	1	5	25	14	6	4	3	0	26	2	0	95	1	8	388	618	43
May	1	1	7	4	3	16	22	18	8	3	3	1	25	1	1	114	2	4	426	635	73
June	7	2	4	4	0	11	18	9	13	5	7	4	24	0	0	108	1	5	380	631	57
July																					
August																					
September																					
October																					
November																					
December																					
Totals	10	6	23	22	6	40	100	55	50	18	17	11	85	10	1	454	5	25	1991	3236	246



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS – July 8, 2014

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for July 8, 2014 at 6:30 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of June 10, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-07-DSV	Pulte Homes	3653 South US 421	Petition for Development Standards variance to establish a standard 20 ft front yard setback, and relief from the required 3:1 lot width to depth ratio for lot 92, which is located within a proposed 146 lot Subdivision in the (R2) Rural Residential Zoning District, and the Rural 421 Overlay District.

Other Matters to be considered:

None at this time

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

June 20, 2014



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
July 21, 2014**

A meeting of the Zionsville Plan Commission is scheduled for Monday July 21, 2014 at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street. The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of May 19, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2014-07-PP	Hidden Pines	3653 South US 421	Petition for Primary Plat approval in order to subdivide 110.74 acres into 146 lots, in the (R2), Low Density Single Family and Two-Family Residential Zoning District, and the Rural 421 Overlay District.
2014-08-DP	Hidden Pines	3653 South US 421	Petition for Development Plan Approval to develop 146 Single Family lots in the (R2), Low Density Single Family and Two-Family Residential Zoning District, and the Rural 421 Overlay District.
2014-09-DPA	Manchester Square	1000 W. Oak Street	Petition for Development Plan Amendment in order to replace two (2), originally proposed buildings, with one (1), single six (6) unit building, in the (R-MF-2), Residential Multi-Family Zoning District.
2014-10-CPA	Town of Zionsville	“Downtown Zionsville” Market Study and Parking Analysis	Petition to consider amendments to the Town of Zionsville Comprehensive Plan in order to revise and update the text of the Plan and consider incorporation of the 2014 Downtown Zionsville Market Study and Parking Analysis

- VII. Other matters to be considered:
Status of Architectural review of Harris FLP “C Shoppe”

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

June 30, 2014

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JUNE 2014

Planning

Intake

- The Department issued 104 building permits and conducted 631 inspections (as detailed in the attached pages)
- The Department issued 4 sign permits (as detailed in the attached pages)

Meetings

- Attended the Town Council's monthly regular meeting and agenda setting meeting
- Attended the Board of Zoning Appeals monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended a pre-construction meeting associated with Quail Run II
- Attended a June 26, 2014 meeting of the Technical Advisory Committee
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: The Current, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with applicants regarding future Plan Commission meetings
- Met with Town Manager Ed Mitro regarding mid-year 2014 goals
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with the developer of Manchester Square regarding a potential development plan filing
- Met with the builder of future two-family dwellings within Stonegate to discuss ILP processes
- Met with interested parties regarding Lot 5 in Ripberger Business Park
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with interested parties regarding the development of Hampshire Subdivision
- Met with various interested parties regarding easement management in various places within the Town
- Met with members of the Plan Commission's architecture sub-committee regarding Harris FLP C Shoppe
- Attended pre-deposition meetings with Plan Commission members related to WalMart litigation
- Met with Town staff members regarding Pulte's The Crossings project related to a potential refiling
- Attended the June 30, 2014 meeting of the Safety Board

Reporting

- Prepared one staff reports for the June Board of Zoning Appeals meeting

Communications

- Conducted various communications with applicants for the July Board of Zoning Appeals meeting (agenda attached)
- Conducted communications regarding the undertaking of the ADA Transitional Plan
- Conducted communications with interested parties (Zionsville residents) related to Pulte's Whitestown project
- Conducted communications regarding the proposed architecture of the Harris FLP C Shoppe
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications with various project representatives related to status of current projects
- Conducted communications regarding the buildout of a residential lot in Austin Oaks which is currently encumbered with a setback intended to reduce development encroachment into identified Blue Heron nesting areas.
- Conducted communications with the ATF regarding fire arms licensing requirements

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, Plan Commission, and Safety Board
- Reviewed FEMA Community Acknowledgement requests
- Reviewed the status of the current Wal-Mart lawsuit with Plan Commission membership and its Attorney team
- Assigned addresses to new properties
- Prepared zoning certification letters as requested by interested parties
- Reviewed capacity and projections related to department as well as town goals and objectives
- Attended a building code educational session hosted by IABO related to insulation (Jason Faucett)
- Attended an IDNR/FEMA Flood Zone Class (Jason Faucet, Wayne DeLong)
- 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
- Released Stonegate Subdivision Section 12 for recordation

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JUNE 2014

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside
- Participated in a meeting with Browning Investments to discuss its Northwest Technology Center
- Participated in various meetings regarding Town Public Works projects in the TIF District
- Met with individuals regarding redevelopment opportunities in the TIF district
- Participated in a meeting at the Lids/Hat World Headquarters on June 10, 2014
- Attended to the Boone EDC annual meeting (June 12, 2014)
- Met with interested parties regarding the use of Wayfinding signage related to uses located in the Downtown
- Attended the June 23, 2014 meeting of the Redevelopment Commission
- Participated in the June 24, 2014 meetings of the Zionsville Architectural Review Committee

Reporting

- Prepared the monthly TIF project update report
- Prepared the June 16, 2014 RDC special meeting memorandum

Communications

- Conducted communications regarding development of Creekside
- Conducted communications regarding scheduling of the regular meeting as well as special meetings of the RDC to occur in June 2014
- Conducted communications with the Town Attorney regarding CCR's for Creekside
- Conducted communications regarding activities of the Economic Development Commission
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: The Current, and Zionsville Sentinel Times
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF district
- Conducted communications with interested parties regarding potential RDC incentives
- Conducted communications with MicroLoan members regarding status of microloan implementation /utilization
- Conducted communications regarding access availability to Creekside
- Conducted communications regarding property tax obligations regarding Creekside (as former Dow Chemical)
- Conducted communications with Town and Lids representatives regarding the purchase agreement and scheduled closing date
- Conducted communications regarding the scheduling of a June 24, 2014 Downtown Marketing & Parking Study steering committee
- Conducted communications with interested parties regarding the installation of an Emergency Warning Siren within Ripberger Business Park (an established platted subdivision)
- Conducted communications regarding the Creekside material stockpile along 106th Street
- Conducted communications related to preparing to close out the 106th Street Sewer/Water project
- Conducted communications with interested parties regarding Town incentives within Ripberger Business Park
- Participated in communications regarding the establishment of a Town based incentives program (funded by Town budget)

Projects /Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Reviewed the current draft design of 106th Street improvements
- Finalized drafts of intake materials related to inquiries regarding Town development incentives
- Reviewed various drainage courses located in Creekside
- Continued with project coordination activities associated with Creekside
- Finalized contract associated with 106th Street signalization
- Reviewed the Downtown Marketing & Parking Study draft summary prepared by the Consultant
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the June meeting of the 2014-2015 Indiana Certified Public Manager's program

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Software upgrade for permit tracking (WTH)
Hardware considerations related to field data entry (internal)
HEA 1301 July 1, 2014 implementation (internal)
2015 Town budget preparation (internal)
Perry Township Consolidation (internal)
ADA Transition Plan (VS Engineering)
Downtown Marketing & Parking Study (TADI/ BDI)
Wayfinding signage (TADI/internal)
106th Street Water/ Sewer Extension (BLN)
106th Street Right of Way Improvements (BLN)
Creeside Corporate Park @ Zionsville development (HWC)
Creeside Corporate Park @ Zionsville tenancy (Rockland)
Zoning Ordinance maintenance (internal)
Lids /Hat World transaction (Wallace Somers Haas)
Walmart litigation (Beckman Lawson / Drake Law)
Flood plain project review-various sites in Town (BLN)
The Crossings (BLN / Drake Law)
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Road Impact Fee calculations (A&F)
June Launch - Stormwater Department review process
June Launch - RDC financial incentive forms
June Launch – revised ILP forms
October Launch - 2014 Road Impact Fee