



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

September 2014

Total permits issued for the month of September: 80

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Permit Activity Breakdown

Commercial Permits	September 2014	September 2013	YTD 2014	YTD 2013	YTD Diff
New	1	2	12	9	3
Interior Remodel	3	2	28	22	6
Addition	0	0	8	12	-4
Sign	1	2	30	22	8
Electric	0	3	6	16	-10
Other	13	26	71	131	-60
Sewer	0	0	1	0	1
Commercial Totals	18	35	156	212	-56
Residential Permits					
Single Family	20	25	156	203	-47
Addition	5	10	93	65	28
Remodel	10	8	73	77	-4
Electric	8	2	34	22	12
Pool/Spa	2	3	26	19	7
Demolition	3	2	17	7	10
Other	14	8	130	34	96
Sewer/Repairs	0	1	12	17	-5
Residential Totals	62	59	541	444	97
Combined Totals	80	94	697	656	41

Building/Site Inspections: 350 Number Of Inspections: 538

Certificates Of Occupancy Issued: 58

Easement Encroachments Authorized: 3 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 16

Number of violations that resulted in a violation and/or stop work order: 6

Number of Investigations closed this month: 7

Total number of zoning code violations to date: 158



Town Of Zionsville

Planning and Economic Development Permit Detail

September 2014

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CombinedPermit Activity Detail

Page: 1

Printed 2014/10/01 07:30 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2014-618	September	2	\$5,000	\$100	\$0	\$0	\$0	S.S. Enterprises	Linda Phillips	Res Other	The Sanctuary	68	12010 Avedon Drive	46077
R2014-619	September	2	\$685,000	\$1,453	\$0	\$1,221	\$0	RockyEdge Enterprises	Rahvy & Nikki Murray	Res New	Cheval De Salle	2	7818 Cheval Rue Court	46077
R2014-620	September	2	\$0	\$75	\$0	\$0	\$0	Andy Blakley	Andy Blakley	Res Electric	Royalton	12	7955 Royal Avenue	46077
R2014-621	September	2	\$36,500	\$410	\$0	\$0	\$0	RL Hahn	David & Angie Shaw	Res Remodel	Brookhaven	237	11532 Wood Hollow Trail	46077
R2014-622	September	3	\$21,000	\$100	\$0	\$0	\$0	Troy-Built Wood Decks	Jami Sloan	Res Add Deck			4891 S 700 East	46075
U2014-623	September	3	\$12,000	\$100	\$0	\$0	\$0	Terry Pool Company	Jamie & Janice VanGorder	Res Other	Preserve Spring Knoll	351	4219 Honeysuckle	46077
R2014-624	September	3	\$50,000	\$100	\$0	\$0	\$0	Icon Solar	Mark & Deborah Lister	Res Other			8399 E 50 South	46077
R2014-625	September	4	\$0	\$200	\$0	\$0	\$0	Casey-Bertram Construction	Robert DeRossi	Res Demo			8810 Whitestown	46077
R2014-626	September	5	\$0	\$100	\$0	\$0	\$0	Timothy Ball	Timothy Ball	Res Demo			645 S 1100 East	46077
R2014-627	September	5	\$300,000	\$1,370	\$0	\$1,221	\$0	Timothy Ball	Timothy Ball	Res New			645 S 1100 East	46077
U2014-628	September	5	\$750,000	\$2,636	\$0	\$0	\$5,166	Superior Contractors	Manchester Square	Comm New	Manchester Square	SHELL - Parcel B &	101 - 121 Wakefield	46077
R2014-629	September	5	\$4,000	\$75	\$0	\$0	\$0	Fidels Roofing	Canda Kay Smith	Res Reroof			10250 Zionsville	46077
U2014-630	September	5	\$16,200	\$90	\$0	\$0	\$0	Wes Knox Sons Construction	OHI Asset	Comm Reroof	Zionsville Meadows		1318 - 1324 Hickory Lane	46077
U2014-631	September	5	\$16,200	\$90	\$0	\$0	\$0	Wes Knox Sons Construction	OHI Asset	Comm Reroof	Zionsville Meadows		1338 - 1344 Hickory Lane	46077
U2014-632	September	5	\$16,200	\$90	\$0	\$0	\$0	Wes Knox Sons Construction	OHI Asset	Comm Reroof	Zionsville Meadows		1325 - 1319 Hickory Lane	46077
U2014-633	September	5	\$16,200	\$90	\$0	\$0	\$0	Wes Knox Sons Construction	OHI Asset	Comm Reroof	Zionsville Meadows		1328 - 1334 Hickory Lane	46077
U2014-634	September	5	\$16,200	\$90	\$0	\$0	\$0	Wes Knox Sons Construction	OHI Asset	Comm Reroof	Zionsville Meadows		1335 - 1339 Hickory Lane	46077
U2014-635	September	5	\$11,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Barb Rockwood	Res Reroof	Colony Woods		55 Bennington	46077



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Combined Permit Activity Detail

Page: 2

Printed 2014/10/01 07:30 AM

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R2014-636	September	5	\$13,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Scott Montgomery	Res Reroof			821 Eaglewood	46077
U2014-637	September	8	\$25,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	Brendon Poulin	Res Remodel	Cobblestone Lakes	144	9264 Windrift Way	46077
R2014-638	September	8	\$385,000	\$1,564	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	128	11568 Bent Tree Court	46077
13U2014-639	September	10	\$435,000	\$1,264	\$0	\$1,221	\$0	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	106	11630 Weeping	46077
13U2014-640	September	10	\$375,000	\$1,227	\$0	\$1,221	\$0	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	94	11574 Weeping	46077
U2014-641	September	10	\$80,000	\$1,624	\$0	\$0	\$0	Reynolds Construction	Mark Miller	Comm Remodel	Bennett Techology Park	Cornerstone Environmental	880 Lennox Court	46077
13U2014-642	September	10	\$52,000	\$616	\$0	\$0	\$0	Perma Pools Corporation	Randy Klezmer	Res Add Pool	Willow Ridge	47	4077 Wildwood	46077
R2014-643	September	12	\$550,000	\$1,952	\$0	\$1,221	\$0	Homes by McKenzie	Joe & Marcie Ahern	Res New	Kindred Spirits	4	9575 E 100 North	46077
R2014-644	September	12	\$2,500	\$100	\$0	\$0	\$0	Warren Hansen	Warren Hansen	Res Other			5522 S 700 East	46075
U2014-645	September	12	\$300,000	\$964	\$12,000	\$0	\$0	Meyer Najem	Charles Elliott	Comm Remodel	Village Business Dis	Rosie's Restaurant	10 S Main Street	46077
U2014-646	September	15	\$270,276	\$1,286	\$8,100	\$1,221	\$861	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	205	9180 Keystone	46077
U2014-647	September	15	\$280,575	\$1,336	\$8,100	\$1,221	\$861	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	194	3580 Old Quarry Drive	46077
R2014-648	September	15	\$100,000	\$226	\$0	\$0	\$0	Homes by Design	Tom Kaplan	Res Add	Willow Ridge	33	11542 Willow Springs Drive	46077
R2014-649	September	16	\$8,000	\$420	\$0	\$0	\$0	Giovanni Ramirez	Giovanni Ramirez	Res Add	Royal Run	20	6513 Sussex Drive	46077
R2014-650	September	16	\$38,000	\$535	\$0	\$0	\$0	Perma Pools Corporation	Chad Wagner	Res Add Pool	Brookhaven	6	11324 Abbitt Trail	46077
R2014-651	September	16	\$322,000	\$1,333	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	179	11234 E High Grove Circle	46077
R2014-652	September	16	\$349,000	\$1,367	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	135	11237 E High Grove Circle	46077
U2014-653	September	16	\$20,000	\$518	\$10,000	\$0	\$5,940	Tom Simmons	Mike Cole	Comm Remodel	Village Business Dis	Greeks Pizzeria	30 N Main Street	46077



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CombinedPermit Activity Detail

Page: 3

Printed 2014/10/01 07:30 AM

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R2014-654	September	16	\$14,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jon Huskins	Res Reroof	Fox Run		10207 Fox Trace	46077
U2014-655	September	16	\$5,000	\$100	\$0	\$0	\$0	Indy Decorative	Kelly Seyer	Res Other			560 W Sycamore	46077
U2014-656	September	17	\$500,000	\$1,256	\$0	\$0	\$0	David Rausch Studio	Jane Smith	Res New	Village		340 Fitch Place	46077
R2014-657	September	17	\$19,650	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Cheryl Dick	Res Reroof			9085 E Oak Street	46077
U2014-658	September	17	\$30,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	James & Cynthia Staton	Res Add	Zion Hills	10	12307Daughter Drive	46077
U2014-659	September	17	\$375,000	\$1,098	\$4,025	\$1,221	\$861	Tim Paschal Construction	Fred Seitz	Res New	Isenhour Hills	9 (part)	5561 Turkey Foot Road	46077
R2014-660	September	18	\$0	\$75	\$0	\$0	\$0	Wilburn Craft	Wilburn Craft	Res Electric			2070 S 421	46077
R2014-661	September	18	\$0	\$75	\$0	\$0	\$0	Tom Spega	Arlene Hussung	Res Electric			5435 S 700 East	46075
R2014-662	September	18	\$358,000	\$1,433	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	176	11226 Avimore	46077
U2014-663	September	18	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1353 James Court	46077
U2014-664	September	18	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1378 Robert Drive	46077
U2014-665	September	18	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		164 Keith Court	46077
U2014-666	September	18	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1374 James Court	46077
U2014-667	September	18	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		115 Kevin Drive	46077
U2014-668	September	18	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		154 Kevin Court	46077
U2014-669	September	18	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1373 James Court	46077
U2014-670	September	18	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		126 Keith Drive	46077
R2014-671	September	19	\$333,000	\$1,392	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	255	11329 Still Creek Drive	46077



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CombinedPermit Activity Detail

Page: 4

Printed 2014/10/01 07:30 AM

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13U2014-672	September	19	\$325,000	\$1,489	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	139	11552 Willow Bend Drive	46077
U2014-673	September	22	\$75,000	\$410	\$0	\$0	\$0	Chad Bauman	Chad Bauman	Res Remodel			210 N Maple Street	46077
U2014-674	September	22	\$35,000	\$410	\$0	\$0	\$0	Daniel & Nicole Fowler	Daniel & Nicole Fowler	Res Remodel	Cobblestone Lakes		4824 S Cobblestone	46077
U2014-675	September	22	\$1,500	\$410	\$0	\$0	\$0	Len Birnbaum	Len Birnbaum	Res Remodel			440 Mulberry Street	46077
R2014-676	September	22	\$8,220	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Minnie Cosman	Res Reroof	Countrywood		1121 Indiana Pipe Lane	46077
U2014-677	September	23	\$35,000	\$272	\$0	\$0	\$0	Old World Custom Builders	Andrew Detherage	Res Add	Oldfields	2	6919 Foxland Run Court	46077
U2014-678	September	23	\$8,600	\$75	\$0	\$0	\$0	The House Call Remodeling	Albert McKee	Res Reroof			735 W Pine Street	46077
U2014-679	September	23	\$214,000	\$1,016	\$0	\$1,221	\$861	M/I Homes	M/I Homes	Res New	The Sanctuary	44	11912 AvedonWay	46077
R2014-680	September	23	\$21,000	\$410	\$0	\$0	\$0	Preferred Custom	Bingbing Lin	Res Remodel	The Enclave	171	6838 Woodhaven	46077
R2014-681	September	24	\$0	\$100	\$0	\$0	\$0	Casey-Bertram Construction	Shane Wagner	Res Demo	Royalton		7880 Circle Drive	46077
13U2014-682	September	24	\$75,000	\$410	\$0	\$0	\$0	Homes by Design	Tom Kaplan	Res Remodel	Willow Ridge	33	11542 Willow Springs Drive	46077
R2014-683	September	24	\$0	\$75	\$0	\$0	\$0	Jonathan Adams	Jonathan Adams	Res Electric			1870 S Us 421	46077
R2014-684	September	25	\$0	\$200	\$0	\$0	\$0	Debra Diane Smith	Debra Diane Smith	Comm Sign			6295 Boone Ridge	46077
U2014-685	September	26	\$0	\$75	\$0	\$0	\$0	Cameron Electric	Cindy Whitaker	Res Electric			11425 E 550 South	46077
R2014-686	September	29	\$25,000	\$100	\$0	\$0	\$0	Martin Cline	Martin Cline	Res Remodel	Stonegate	158	6590 Regents Park Drive	46077
13U2014-687	September	29	\$0	\$75	\$0	\$0	\$0	Jay Barr	Chris Susott	Res Electric	Irishmans Run	44	9399 Irishman Run	46077
R2014-688	September	29	\$305,000	\$1,360	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	214	11520 Wood Hollow Trail	46077
R2014-689	September	29	\$322,000	\$1,416	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	134	11241 E High Grove Circle	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

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Combined Permit Activity Detail

Page: 5

Printed 2014/10/01 07:30 AM

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R2014-690	September	29	\$332,250	\$1,444	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	177	11229 Avimore	46077
U2014-691	September	30	\$0	\$75	\$0	\$0	\$0	Chris Hinesley	Dan Porzel	Res Electric	Village		580 W Cedar Street	46077
U2014-692	September	30	\$100,000	\$410	\$0	\$0	\$0	BP Custom Homes	Larry Paxton	Res Remodel	Raintree	54	780 Forest Boulevard	46077
U2014-693	September	30	\$1,965	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Caroline Robbins	Res Reroof			5020 S 975 East	46077
U2014-694	September	30	\$71,000	\$410	\$0	\$0	\$0	Feinburg Construction	Tadas & Colleen Viskanta	Res Remodel	Buttondown Farms	45	4621 St John Circle	46077
R2014-695	September	30	\$600,000	\$1,465	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New			8370 E 300 South	46077
R2014-696	September	30	\$0	\$75	\$0	\$0	\$0	White Electrical	Chad Crowther	Res Electric			6746 S 850 East	46077
U2014-697	September	30	\$2,000	\$125	\$0	\$0	\$0	Mahvash Hariri	Mahvash Hariri	Res Other	Colony Woods	267	200 Scranton Court	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2014

Total: C of O issued for the month of September: 58

C of O Detail

Page: 1

Printed 2014/10/01 07:30 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2011-689	Thompson Thrift	Domain Zionsville LLC	New Comm	Bennett Farms	Clubhouse	5000 Bennett Parkway	46077	2014/09/15
U2012-344	Cutting Edge Builders	James Decoursey	Res Add	Isenhour Hills		525 Mulberry Street	46077	2014/09/26
U2012-757	Thompson Thrift	Domain Zionsville LLC	Comm Add	Bennett Farms		5000 Bennett Parkway	46077	2014/09/15
13U2013-228	Ryan Homes	Ryan Homes	Res New	Willow Glen	79	3248 Cimmaron Ash Drive	46077	2014/09/12
13U2013-490	Cox & Sheperd	Nick Johnson	New Res	The Willows	221	11625 Willow Springs Drive	46077	2014/09/17
R2013-652	Richard Carriger Company	Carolyn Humke	New Res	Old Hunt Club	12	6742 Old Hunt Club Road	46077	2014/09/12
R2013-722	Kail & Associates	Pat Klein	Res Add			4402 S. 800 East	46077	2014/09/19
13U2013-725	Ryan Homes	Ryan Homes	New Res	Willow Glen	78	3254 Cimmaron Ash Drive	46077	2014/09/12
13U2013-812	Ryan Homes	Ryan Homes	New Res	Willow Glen	59	3240 Purple Ash Drive	46077	2014/09/12
U2013-825	Steketee Construction	Olivia Schroer	New Res			505 Eagle View Court	46077	2014/09/26
R2014-9	Keesling Custom Pools	Coby & Alison Maxwell	Res Add Pool	Cheval De Salle	11	7923 Cheval Rue Court	46077	2014/09/30
R2014-25	Ursula David Homes	David & Zoe Moore	Res Add			6100 Irish Hill	46077	2014/09/22
R2014-160	Drees Homes	Drees Homes	Res New	Brookhaven	238	11526 Wood Hollow Trail	46077	2014/09/18
R2014-161	Drees Homes	Drees Homes	Res New	Brookhaven	166	2792 W High Grove Circle	46077	2014/09/24
U2014-183	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	208	9232 Keystone Court	46077	2014/09/08
U2014-188	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	201	3565 Old Quarry Drive	46077	2014/09/18



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2014

Total: C of O issued for the month of September: 58

C of O Detail

Page: 2

Printed 2014/10/01 07:30 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2014-189	Ronald J. Frazee Designer & Builder	Peter & Kim Bannon	Res Add			6501 S. 800 East	46077	2014/09/18
R2014-219	Drees Homes	Drees Homes	Res New	Brookhaven	226	2512 Wood Hollow Trail	46077	2014/09/12
U2014-227	Matt Selm	Matt Selm	Res Add Deck	Raintree	39	20 Spring Drive	46077	2014/09/18
13U2014-261	Ryland Homes	Ryland Homes	Res New	The Willows	50	3244 Willow Bend Trail	46077	2014/09/25
13U2014-285	Ryan Homes	Ryan Homes	Res New	Willow Glen	45	3226 Autumn Ash Drive	46077	2014/09/16
U2014-292	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	214	8782 Windpointe Pass	46077	2014/09/22
R2014-296	Dave Benge	Magdalene Benge	Res Add Deck	Spring Hills	4	651 Springhill Drive	46077	2014/09/03
13U2014-301	Fischer Homes	Fischer Homes	Res New	The Willows	18	3237 Wildlife Trail	46077	2014/09/11
13U2014-302	Fischer Homes	Fischer Homes	Res New	The Willows	17	3231 Wildlife Trail	46077	2014/09/11
13U2014-304	Fox Pools	Jeff Weber	Res Add	Willow Ridge	203	11624 Willow Springs Drive	46077	2014/09/09
R2014-310	Ryland Homes	Ryland Homes	Res New	Blackstone	18	7521 Patriot Court	46077	2014/09/30
R2014-313	Dalton Construction	Scott & Carey Roberts	Res Add Pool	Pleasant View Estate	1	9735 Pleasant View Lane	46077	2014/09/03
R2014-322	Ryland Homes	Ryland Homes	Res New	Blackstone	19	7509 Patriot Court	46077	2014/09/18
U2014-335	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	238	8865 Windpointe Pass	46077	2014/09/29
R2014-338	Ryland Homes	Ryland Homes	Res New	Blackstone	1	6337 Blackstone Drive	46077	2014/09/25
R2014-380	Walter Washington	Walter Washington	Res Remodel	Shannon Springs	7	6500 Montana Springs Drive	46077	2014/09/22



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2014

Total: C of O issued for the month of September: 58

C of O Detail

Page: 3

Printed 2014/10/01 07:30 AM

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R2014-381	Ronald J. Frazee Designer & Builder	Peter & Kim Bannon	Res Add			6501 S 800 East	46077	2014/09/18
U2014-382	Supreme Homes	Mitch Walters	Res Add	Colony Woods	107	205 Governors Lane	46077	2014/09/12
U2014-389	Buckingham Builders	Rob & Maria Holmes	Res Remodel			495 N Maple Street	46077	2014/09/22
R2014-391	Walter Washington	Walter Washington	Res Other	Shannon Springs	7	6500 Montana Springs Drive	46077	2014/09/22
U2014-396	BP Custom Homes	Charles & Robbin Edwards	Res Remodel	Colony Woods	101	125 Leeds Court	46077	2014/09/16
U2014-430	Hearth & Stone Builders	Franklin & Susan McClelland	Res Remodel	Colony Woods		120 Bennington Drive	46077	2014/09/03
U2014-472	Grande & Grande Inc		Res Remodel	Cobblestone		8952 Windpointe Pass	46077	2014/09/15
R2014-489	Mitch Young/Young's	Shaun Shuler	Res Remodel			8440 E 200 South	46077	2014/09/04
U2014-493	Booher Building	Robert Twichell	Res Add	Austin Oaks	189	11755 Creekstone Way	46077	2014/09/26
U2014-499	Jackson Deck & Design	Roland/Claire McGrath	Res Add Deck	Colony Woods	90	1115 Park Place	46077	2014/09/10
U2014-528	Estridge Group	Michael & Jennifer Case	Res Add Deck	Preserve Spring Knoll	207	4292 Sedge Court	46077	2014/09/03
U2014-530	Terry Pool Company	Jamie & Janice VanGorder	Res Add Pool	Preserve Spring Knoll	351	4219 Honeysuckle Lane	46077	2014/09/26
U2014-538	Innovative Homes & Remodeling	Steve Dubois	Res Remodel	Colony Woods	37	1135 Williamsburg Lane	46077	2014/09/18
13U2014-540	Greenleaf Landscaping	Eric Ebenroth	Res Other	Fox Hollow	26	7382 Fox Hollow Ridge	46077	2014/09/19
U2014-544	Mark Kleis	Mark Kleis	Res Other	Austin Oaks	122	11915 Creekstone Way	46077	2014/09/19
U2014-576	Midwestern Electric, Inc.	Town of Zionsville	Comm Other	Bennett Techology Park	Tornado Siren	10190 Bennett Parkway	46077	2014/09/26



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2014

Total: C of O issued for the month of September: 58

C of O Detail

Page: 4

Printed 2014/10/01 07:30 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2014-577	Bedrock Builders	BHI Senior Living	Res Add	Hoosier Village	36	5691 Cherryleaf Drive	46077	2014/09/05
U2014-583	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		158 Kevin Court	46077	2014/09/05
U2014-585	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1367 James Court	46077	2014/09/05
U2014-588	Indy Deck & Porch	Mark & Marilyn Wunder	Res Add	Cobblestone Lakes	337	8762 Heatherstone Place	46077	2014/09/03
U2014-610	Davidson Construction	Debbie Jack	Res Add Deck	Irongate	28	1620 Irongate Circle	46077	2014/09/22
R2014-616	Susan Downs	Cracker Barrel	Comm Trailer		Cracker Barrel Storage	6398 Crane Drive	46075	2014/09/08
U2014-618	S.S. Enterprises	Linda Phillips	Res Other	The Sanctuary	68	12010 Avedon Drive	46077	2014/09/30
R2014-622	Troy-Built Wood Decks	Jami Sloan	Res Add Deck			4891 S 700 East	46075	2014/09/26
U2014-641	Reynolds Construction Group	Mark Miller	Comm Remodel	Bennett Techology Park	Cornerstone Environmental	880 Lennox Court	46077	2014/09/29
U2014-655	Indy Decorative	Kelly Seyer	Res Other			560 W Sycamore Street	46077	2014/09/24



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2014

Printed 2014/10/01 07:30 AM

Activity Report

	Commercial/Industrial						Residential								Sewer Reporting		Summary Of Field Activity				
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	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	215	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	389	619	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	10	13	5	7	4	23	0	0	108	1	5	380	631	57
July	0	1	1	3	0	7	21	12	7	6	4	1	16	2	0	81	0	5	429	695	52
August	1	1	1	4	0	11	15	20	6	2	3	2	16	0	0	82	0	2	397	580	59
September	1	0	3	1	0	13	20	5	10	8	2	3	14	0	0	80	2	3	350	538	58
October																					
November																					
December																					
Totals	12	8	28	30	6	71	156	93	73	34	26	17	130	12	1	697	7	35	3169	5050	415



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2014

Status Report

Printed 2014/10/01 07:30 AM

Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home Residential ILP Fees	\$13,246	\$12,386	\$21,417	\$34,605	\$28,880	\$25,310	\$28,535	\$20,229	\$27,521				\$212,129
All Other Residential ILP Fees	\$3,618	\$2,640	\$9,625	\$10,451	\$13,002	\$15,563	\$10,121	\$12,630	\$8,594				\$86,244
Residential Inspection Fees (Fees Due)	\$3,000	\$2,575	\$3,975	\$3,900	\$4,700	\$3,200	\$5,200	\$3,550	\$3,375				\$33,475
New Home Residential Road Impact Fees	\$4,305	\$1,722	\$6,888	\$10,332	\$8,610	\$3,444	\$8,610	\$4,305	\$3,444				\$51,660
New Home Residential Park Impact Fees	\$12,210	\$9,768	\$19,536	\$29,304	\$26,862	\$21,978	\$25,641	\$18,315	\$23,199				\$186,813
Sanitary Sewer Fees	\$20,160	\$12,090	\$8,050	\$44,345	\$16,100	\$24,185	\$24,190	\$16,185	\$20,225				\$185,530
Total Residential ILP, Inspection, Impact, Sewer	\$45,479	\$34,566	\$65,516	\$116,892	\$93,454	\$86,420	\$93,032	\$63,529	\$74,833				\$673,721
New Commercial Start ILP Fees	\$283	\$0	\$515	\$0	\$0	\$24,826	\$0	\$0	\$2,636				\$28,260
All Other Commercial ILPs	\$851	\$3,984	\$7,342	\$4,099	\$10,028	\$10,117	\$1,621	\$2,762	\$4,876				\$45,680
Commercial Inspection Fees(Fees due)	\$900	\$225	\$825	\$675	\$600	\$1,500	\$225	\$225	\$450				\$5,625
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$83,070	\$0	\$0	\$5,166				\$88,236
Commercial Sanitary Sewer Fees	\$0	\$0	\$8,025	\$10,000	\$8,050	\$66,025	\$0	\$0	\$22,000				\$114,100
Total Commercial ILP, Inspection Impact Sewer	\$1,134	\$3,984	\$15,882	\$14,099	\$18,078	\$303,994	\$1,621	\$2,762	\$40,618				\$402,172
Combined Residential and Commercial Sewer	\$20,160	\$12,090	\$16,075	\$54,345	\$24,150	\$90,210	\$24,190	\$16,185	\$42,225				\$299,630
Combined Residential and Commercial Impact	\$16,515	\$11,490	\$26,424	\$39,636	\$35,472	\$228,448	\$34,251	\$22,620	\$37,749				\$452,605
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$54,673	\$42,590	\$81,398	\$143,136	\$111,532	\$394,474	\$98,718	\$74,426	\$123,601				\$1,124,548
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						\$1,730							\$1,730
Secondary Plat Approval							\$800						\$800
Minor Plat Approval									\$195				\$195
Zone Map Amendment													
Subdivision Waiver													
Development Plan	\$2,760		\$600			\$11,672		\$672					\$15,704
Development Plan Amendment				\$1,100		\$610		\$4,704	\$1,600				\$8,014
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use		\$2,000											\$2,000
Variance of Dev Standards	\$900	\$300			\$300	\$350	\$900	\$1,275	\$1,470				\$5,495
Special Exception													
TOTAL FILING FEES Plan Commission and	\$3,660	\$2,300	\$600	\$1,100	\$300	\$14,362	\$1,700	\$6,651	\$3,265				\$33,938
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	10	9	16	25	22	18	21	15	20				156
All Other Residential ILP	17	12	41	55	59	62	48	49	42				385
New Commercial Start ILP	1		1		1	7		1	1				12
All Other Commercial ILP	4	13	13	15	32	21	12	17	17				144
Total Permit Per Month	32	34	71	95	114	108	81	82	80				697
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						¹ Hidden Pines							
Secondary Plat Approval							² Stonegate Section Stonegate Section						
Minor Plat Approval									¹ M. Koger				
Zone Map Amendment													
Subdivision Waiver													
Development Plan	² Hat World - Lids S. Jenkins-Salty C		¹ Leading Age			¹ Hidden Pines		¹ C. Patel (Former K					
Development Plan Amendment			¹ Top Properties, LL	² Northpark Community Hoosier Village		¹ Manchester Square		See Files	See Files				
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use		² R. Keeker Kevin and Laura C											
Variance of Dev Standards	² S. Jenkins-Salty C Watts WNA LLC	¹ R. Gummere			¹ J. Smith	¹ Pulte Homes	See Files	See Files	See Files				
Special Exception													
TOTAL FILINGS Plan Commission and BZA	4	3	2	2	1	5	5	7	9				38
Collected Violation Fees: Duplicate Permits, Amendments/Proceeding fees	\$1,025	\$658	\$6,181	\$2,590	\$1,805	\$2,040	\$1,180	\$3,118	\$686				\$19,283
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees, Violations)	\$29,218	\$26,410	\$44,899	\$55,930	\$57,810	\$109,240	\$49,102	\$52,698	\$53,982				\$479,289
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees, Violations)	\$65,893	\$49,990	\$87,398	\$149,911	\$117,432	\$427,898	\$107,543	\$91,503	\$133,956				\$1,231,524



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS October 14, 2014

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for October 14, 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 August 12, 2014 Meeting Memorandum and September 9, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-12-DSV	Hampshire	Approximately 500 South. and 800 East	Petition for Development Standards Variance in order to allow a total of Three (3) model homes in the same subdivision in the (RSF-2), Residential Single Family Zoning District One (1) Model Home is allowable per Article Three of the Town of Zionsville Zoning Ordinance Requested by the Petitioner to Continue to the October 14, 2014 Board of Zoning Appeals meeting

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-14-DSV	MI Homes	Sanctuary Subdivision 121 st Street and Michigan Road	Petition for Development Standards Variance for a deviance from the required Seventy-Five, (75) foot from the Right-of-Way, driveway location to a Forty (40) foot setback from the Right-of Way, in the (R-SF-2), Urban Residential Single Family Zoning District Withdrawn by Petitioner
2014-15-DSV	R. Gilmore	8850 Horseshoe Drive	Petition for Development Standards Variance in order or provide for Accessory Structure square footage to exceed the Primary Structure square footage, and to provide for the Accessory Structures to exist until the proposed Primary Structure is under construction in the (R2), Rural Single and Two Family Residential Zoning District
2014-16-DSV	Clear Channel Outdoor, Inc.	9750 N Zionsville Road	Petition for Development Standards Variance in order to allow the installation of an Electronic Variable Message (digital display) Sign in the Urban (I-2) General Industrial Zoning District.

2014-17-DSV	D. Regnier	185 S 6 th Street	Petition for Development Standards Variance in order to reduce the rear yard setback of a Primary Structure from the required 20 foot rear yard setback, to a 13.9 foot rear yard setback, in the (RV), Urban Special Residential Zoning District
2014-18-DSV	T. Pierson	1209 Winter Wood Court	Petition for Development Standards Variance in order to increase the 20% Lot Coverage, maximum in the (R-SF-2) Urban Single Family Zoning District, by 1.1%, in order to accommodate existing Accessory Structures
2014-19-DSV	Centerpoint Capital Ventures	56 N Main Street	Petition for Development Standards Variance in order to allow for the height of a Projecting Sign to be less than Nine (9) foot high from grade, as required in the (VBD) Village Business Zoning District

Other Matters to be considered

Findings of Fact-2014-11-DSV- R. Stokely

Findings of Fact-2014-13-DSV-Marten Transport

Respectfully Submitted:

Wayne DeLong, AICP

Town of Zionsville

Director of Planning & Economic Development

October 2, 2014



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
October 20, 2014**

A meeting of the Zionsville Plan Commission is scheduled for Monday October 20, 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 September 15, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2014-14-DPA	Zionsville Community Schools	4700 S 975 East	Petition for Development Plan Approval in order to construct a new 5,440 square foot Storage building, located in the (SU), Special Use Zoning District for Zionsville Community Schools Continued from the September 15, 2014 Plan Commission Meeting

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2014-17-MP	M. Koger	415 W. Pine Street	Petition for approval of a Minor Plat in order to subdivide one parcel into three (3) parcels in the (R-V) Residential Village Zoning District
2014-18-DPA	My Sugar Pie	40 E. Pine Street	Petition for Development Plan Approval in order to permit installation of a Six (6) foot x Eight (8) foot refrigeration unit to the northwest side of the building located at 40 E. Pine Street, which is within the (VBD) Village Business Zoning District
2014-19-DP	CK Price Properties	99 N. First Street	Petition for Development Plan Amendment for façade improvements including: a 5 foot 8 inch x 6 foot 8 inch vestibule, a 9 foot 4 inch Display Window, a Shadow Box fence to conceal refuse/utilities; Siding and Paint, and the addition of Concrete Walkways within the properties limits
2014-20-DPA	McDonalds	50 Brendon Way	Petition for Development Plan Amendment to allow a change in paint color of the exterior elevations of a restaurant in the (B-2) General Business District

VII. Other matters to be considered:
None at this time

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

September 19, 2014

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-SEPTEMBER 2014

Planning

Intake

- The Department reviewed / issued 79 building permits and conducted 538 inspections (as detailed in the attached pages)
- The Department issued 1 sign permit (as detailed in the attached pages)

Meetings

- Attended the Town Council's monthly regular meeting and agenda setting meeting
- Attended both the Board of Zoning Appeals monthly meeting and Plan Commission monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended 2015 Town Budget Workshops
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, 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 an interested parties regarding Hampshire Subdivision
- Met with representatives of VS Engineering regarding the Town's current ADA Transition Study
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Attended an Indiana Department of Health (ALJ) hearing regarding Zionsville Mobile Home Park
- Met with interested parties regarding the reuse of the former Plum's space (112 S Main St)
- 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
- Attended an introductory meeting of Boone County's new Soil & Water Conservation District Resource Conservationist
- Attended various building inspection appointments
- Attended / participated in the September meeting of the Builder Association of Greater Indianapolis (Hamilton Co. chapter).

Reporting

- Prepared four staff reports for the September Board of Zoning Appeals meeting
- Prepared three staff reports for the September Plan Commission meeting

Communications

- Conducted various communications with applicants for the October Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the October Plan Commission meeting (agenda attached)
- Conducted communications regarding the Town's ADA Transitional Plan
- Conducted communications regarding the occupancy of the remaining space at the South Village (West)
- 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 with the ATF regarding fire arms licensing requirements (sales facilities)
- Conducted communications regarding Hampshire Subdivision
- Conducted communications with peer communities related to best practices / shared experiences

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Reviewed FEMA Community Acknowledgement requests / IDNR permit request responses
- Reviewed information pertaining to 2015 town budget preparation
- 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
- Prepared Freedom of Information Act responses related to various inquiries
- Prepared minutes of the August 12, 2014 regular meeting of the Board of Zoning Appeals
- 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
- Recorded liens on properties (2) which required Code Enforcement actions (where the Town incurred recoverable expenses)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-SEPTEMBER 2014

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside
- Met with an interested party regarding development within Ripberger Business Park
- Met with Molly Whitehead (Executive Director of the Boone County EDC)
- Participated in various meetings regarding Town Public Works projects in the TIF District
- Met with individuals regarding redevelopment opportunities in the TIF district
- Met with Steve Russo of Russo Communications regarding enhancements to the focusonzionsville.com website
- Attended the September 2, 2014 meeting of the MicroLoan Committee
- Attended the September 5, 2014 special meeting of the Redevelopment Commission
- Attended the September 22, 2014 special meeting of Redevelopment Commission
- Attended the September 23, 2014 meeting of the Zionsville Architectural Review Committee
- Attended a September 24, 2014 meeting with representatives of Dillon Construction regarding Lids construction schedule
- Attended a September 25, 2014 meeting with wetland regulatory parties regarding Creekside
- Met with RDC MicroLoan Committee members regarding program management

Reporting

- Prepared the monthly TIF project update report
- Prepared the August 22, 2014 RDC special meeting memorandum
- Prepared the August 25, 2014 RDC regular meeting memorandum
- Prepared the September 5, 2014 RDC special meeting memorandum

Communications

- Conducted communications regarding development of Creekside
- Conducted communications regarding both the regular meeting and committee meetings associated with the RDC
- 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: Zionsville Sentinel Times, Indianapolis Business Journal
- 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 representatives of Rosie's regarding the Town incentives process
- Conducted communications regarding the signalization of Zionsville Road and 106th Street
- Conducted communications with interested parties regarding the installation of an Emergency Warning Siren within Ripberger Business Park (an established platted subdivision)
- Conducted communications regarding BLN Supplemental Number 1 (related to Creekside)
- Conducted communications regarding the extension of Bennett Parkway related to land acquisition
- Conducted communications regarding potential tenancy of 20-40 East Cedar Street
- Conducted communications regarding the September 2, 2014 meeting of the MicroLoan Committee
- Conducted communications regarding participation in the Zionsville Chamber of Commerce Business Directory
- Conducted communications regarding the preparation of marketing materials regarding Creekside
- Conducted communications regarding the preparation of construction plans associated with Creekside
- Conducted communications regarding the processing of both Rosie's and Moody's MicroLoan applications
- Conducted communications regarding tourism investment / interest within the Town of Zionsville.

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Reviewed the recently prepared detailed analysis of Town incentives and associated impacts
- Continued to draft additional marketing documents related to Creekside
- Continued with project coordination activities associated with Creekside
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the September meeting of the 2014-2015 Indiana Certified Public Manager's program

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-SEPTEMBER 2014

Current Project Specific Ongoing Matters - Department Wide (Consultant)

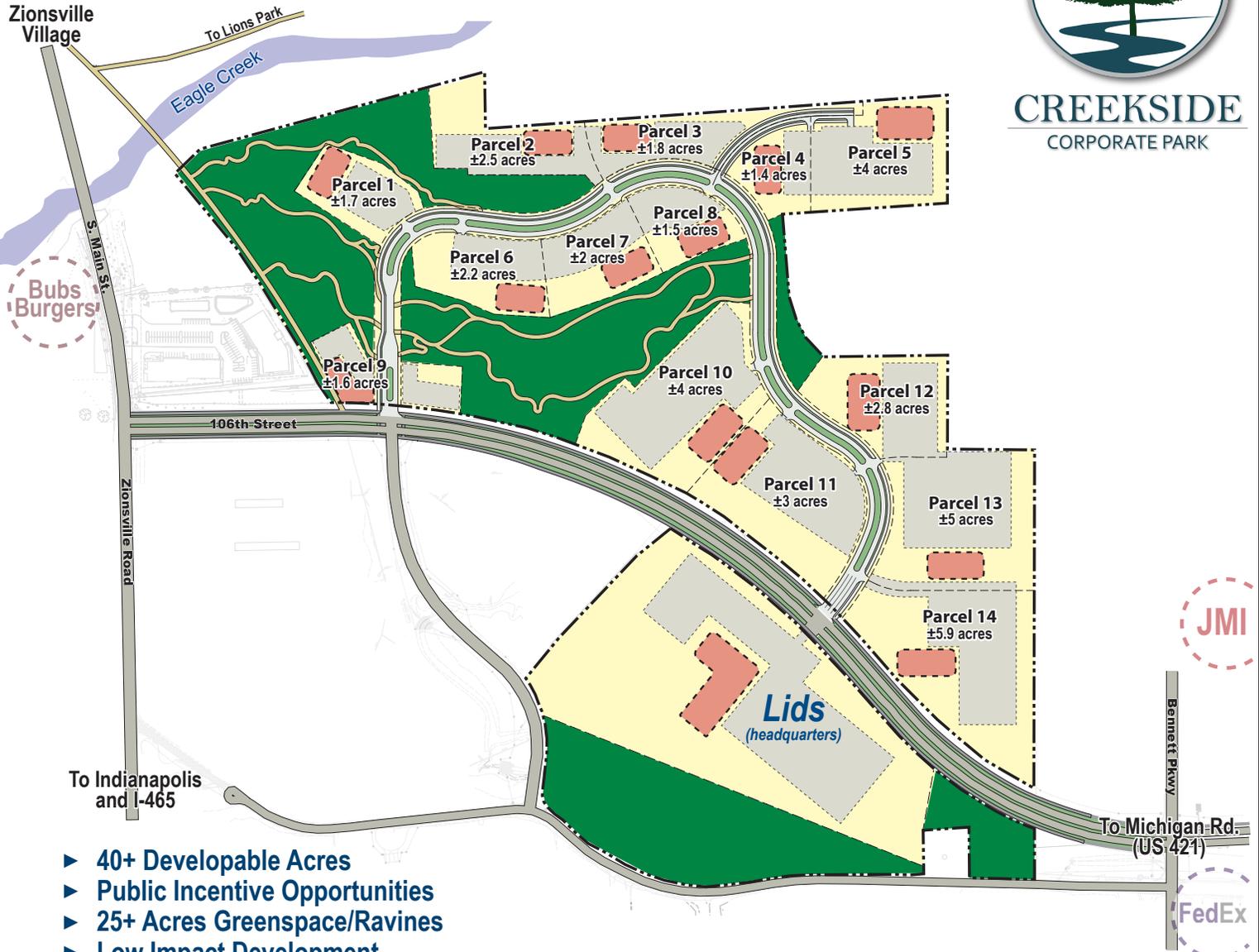
Software upgrade for permit tracking (WTH)
Hardware considerations related to field data entry (internal)
HEA 1301 implementation (internal)
2015 Town budget preparation (internal)
Perry Township Consolidation (internal)
ADA Transition Plan (VS Engineering/internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
106th Street Water/ Sewer Extension (BLN) (closeout)
106th Street Right of Way Improvements (BLN)
Creeside Corporate Park @ Zionsville development (HWC/internal)
Creeside Corporate Park @ Zionsville tenancy (Rockland/internal)
Creeside Corporate Park @ Zionsville marketing (Rockland/internal)
Zoning Ordinance maintenance (internal)
Walmart litigation (Beckman Lawson / Drake Law)
Flood plain project review (internal)
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
June Launch - Stormwater Department review process
October Launch - 2014 Road Impact Fee

CREEKSIDE CORPORATE PARK at ZIONSVILLE

Owned by the Zionsville Redevelopment Commission



CREEKSIDE
CORPORATE PARK



- ▶ 40+ Developable Acres
- ▶ Public Incentive Opportunities
- ▶ 25+ Acres Greenspace/Ravines
- ▶ Low Impact Development
- ▶ Off-street Trail System
- ▶ Direct Access to the Village
- ▶ All Utilities Available
- ▶ Zoned PUD
 - Office
 - Research/Development
 - Light Manufacturing
- ▶ Easy Access to:
 - Dining
 - Shopping
 - Transportation
 - Recreation
 - Entertainment
 - Financial Services



For More Information, Please Visit:

- creeksidecorporatepark.com
- focusonzionsville.com

Or Call:

- (317) 873-5108 (Wayne DeLong; Zionsville Planning Director)
- (317) 590-1026 (Paul Kite; Broker)