



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

May 2016

Total permits issued for the month of May: 90

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Permit Activity Breakdown

Commercial Permits	May 2016	May 2015	YTD 2016	YTD 2015	YTD Diff
New	0	0	0	2	-2
Interior Remodel	2	3	12	14	-2
Addition	0	0	1	0	1
Sign	2	2	25	11	14
Electric	1	1	8	3	5
Other	1	2	24	21	3
Sewer	0	0	0	0	0
Commercial Totals	6	8	70	51	19
Residential Permits					
Single Family	18	11	59	65	-6
Addition	10	17	42	42	0
Remodel	6	8	32	37	-5
Electric	1	3	11	14	-3
Pool/Spa	4	3	14	12	2
Demolition	2	1	14	10	4
Other	43	27	97	71	26
Sewer/Repairs	0	0	6	6	0
Residential Totals	84	70	275	257	18
Combined Totals	90	78	345	308	37

Building/Site Inspections: 322 Number Of Inspections: 491

Certificates Of Occupancy Issued: 51

Easement Encroachments Authorized: 2 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 16

Number of violations that resulted in a violation and/or stop work order: 10

Number of Investigations closed this month: 11

Total number of zoning code violations to date: 30



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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
R2016-256	May	2	\$0	\$0	\$0	\$0	\$0	Project Melton	Barbra Omalley	Res Reroof	Royal Run		6548 Yorkshire	46077
13R2016-257	May	2	\$12,000	\$0	\$0	\$0	\$0	DCS Inc	Harry Jones	Res Remodel	Cobblestone	281	8812 Spring Violet Place	46077
13R2016-258	May	2	\$6,000	\$410	\$0	\$0	\$0	DCS Inc	Chris Fedrick	Res Remodel	Willow Glen	43	3234 Autumn Ash Drive	46077
U2016-259	May	2	\$17,000	\$410	\$0	\$0	\$0	DCS Inc	Howard and Sarah Setzer	Res Remodel	Cobblestone		9318 Windrift Way	46077
R2016-260	May	2	\$120,000	\$796	\$0	\$0	\$0	Andrew and Darcy Miller		Res Add			9650 E 100 South	46077
R2016-261	May	2	\$34,800	\$0	\$0	\$0	\$0	Pro Custom Construction	Ruth Everett	Res Add			3655 E 700 South	46077
R2016-262	May	2	\$478,000	\$1,385	\$0	\$1,221	\$1,009	Pulte	Pulte	Res New	HIDDEN PINES	69	11301 Durango	46077
U2016-263	May	2	\$20,000	\$410	\$0	\$0	\$0	KAB Construction	Brian & Beth Hood	Res Remodel	CARTERS ADD.		125 N EIGHTH ST	46077
13U2016-264	May	4	\$17,000	\$75	\$0	\$0	\$0	Bone Dry	Anita Conte	Res Reroof	Thornhill		1525 Cricklewood	46077
R2016-266	May	4	\$26,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Claude Burgess	Res Reroof			4553 Chase Oak Ct.	46077
R2016-267	May	4	\$6,000	\$75	\$0	\$0	\$0	Bone Dry	Alex Gray	Res Reroof	Royal Run		6519 Oxford Drive	46077
13U2016-268	May	4	\$10,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Elly Johnston	Res Reroof	Colony Woods		45 Blackstone	46077
R2016-269	May	4	\$300,000	\$1,203	\$0	\$1,221	\$1,009	Homes By Woodland	Len Birnbaum	Res New	STONEGATE	162	6568 REGENTS	46077
R2016-270	May	4	\$7,000	\$75	\$0	\$0	\$0	Indy Restoration Services	Frances Trafelet	Res Reroof			4510 WILLOW RD	46077
R2016-271	May	4	\$7,500	\$75	\$0	\$0	\$0	Steven Way	John Dulin	Res Reroof			5775 S 900 E	46077
U2016-272	May	4	\$10,000	\$75	\$0	\$0	\$0	Cochran Exteriors	CAROLYN PENNINGTON	Res Reroof			6810 S Ford Road	46077
U2016-273	May	5	\$5,900	\$75	\$0	\$0	\$0	James Guerra	Kenneth & Paulette	Res Reroof	ZIONSVILLE BUS. PARK		245 S EIGHTH	46077
U2016-274	May	5	\$500,000	\$1,373	\$4,025	\$1,221	\$1,009	Executive Homes	Executive Homes	Res New	Pleasant View Estates	7	9894 EQUESTRIAN	46077



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13U2016-275	May	5	\$656,000	\$1,457	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	93	3588 CONIFER	46077
R2016-276	May	6	\$200,575	\$1,187	\$0	\$1,221	\$1,009	Signature Series Homes	Brad & Leighann Kogan	Res New	HIDDEN HOLLOW	2	5767 S 900 East	46077
R2016-277	May	6	\$222,240	\$1,313	\$0	\$1,221	\$1,009	Signature Series Homes	David & Nicole Swiney	Res New	HIDDEN HOLLOW	3	5779 S 900 East	46077
R2016-278	May	6	\$500	\$100	\$0	\$0	\$0	Signature Series Homes	David & Nicole Swiney	Res Other	HIDDEN HOLLOW	temporary storage	5779 S 900 East	46077
U2016-279	May	9	\$15,000	\$776	\$0	\$0	\$0	Scott Earlywine	Stan Evans	Comm Remodel	ZIONSVILLE BUS. PARK	Books & Brews	65 BOONE VILLAGE	46077
R2016-280	May	9	\$11,000	\$75	\$0	\$0	\$0	American Dream Home	Tim & Nadra Woerner	Res Reroof	ROYAL RUN	623	6557 YORKSHIRE	46077
U2016-281	May	10	\$393,000	\$1,203	\$0	\$0	\$0	J. R. Lazaro Builders, Inc.	Kerry and Carol Dienhart	Res New	CROSSES		260 N Third Street	46077
U2016-282	May	11	\$130,000	\$477	\$0	\$0	\$0	BGW Construction,	Robert & Gloria Rottmann	Res Add	OLIVERS		140 N MAIN STREET	46077
R2016-283	May	11	\$14,875	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Mark & Jian Ellis	Res Reroof	ROYAL RUN	513	6509 KINGSBURY	46077
R2016-284	May	11	\$5,100	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Tifney Page Miller	Res Reroof	ROYAL RUN	128	6694 AMHERST	46077
R2016-285	May	11	\$4,996	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Amy Bennett	Res Reroof	ROYAL RUN	407	6545 STAFFORD	46077
R2016-286	May	11	\$342,000	\$1,350	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	309	6496 WESTMINSTER	46077
U2016-287	May	11	\$36,000	\$100	\$0	\$0	\$0	Designscape Solutions	Todd Tharp	Res Other	COLONY WOODS SEC 3	245	225 WOODSTOCK	46077
R2016-288	May	12	\$342,000	\$1,498	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	310	6494 WESTMINSTER	46077
R2016-289	May	12	\$200,000	\$469	\$0	\$0	\$0	Collins Construction	Scott & Natalie Kruger	Res Add			10604 ZIONSVILLE	46077
R2016-290	May	12	\$55,000	\$507	\$0	\$0	\$0	Premier Excavation &	Robert & Allison McGowan	Res Add Pool	Brookhaven	138	2785 WEST HIGH	46077
U2016-291	May	12	\$17,703	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Lisa Jones	Res Reroof	Austin Oaks	12	11879 PROMONTORY	46077
R2016-292	May	12	\$20,712	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Daniel Murphy	Res Reroof	Fox Run	30	2717 WOLVERINE	46077



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R2016-293	May	12	\$8,712	\$75	\$0	\$0	\$0	Bone-Dry Roofing	John & Candace Ulmer	Res Reroof			1880 S 950 East	46077
U2016-294	May	12	\$11,369	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bill & Vickie Kenney	Res Reroof	CROSSES		290 N FIFTH STREET	46077
13U2016-295	May	12	\$15,650	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Doug & Kimberly	Res Reroof	Fox Hollow	46	7032 BEAUMONT	46077
13U2016-296	May	12	\$376,000	\$1,483	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	4	4115 SUGAR PINE	46077
R2016-297	May	13	\$8,000	\$75	\$0	\$0	\$0	Daahl Roofing Inc	Mike Crowell	Res Reroof	Russell Lake		652 W RUSSELL	46077
R2016-298	May	13	\$10,000	\$100	\$0	\$0	\$0	John Grimme	Todd & Kristine Lehman	Res Add Deck	Brookhaven		2804 NEWBURY	46077
U2016-299	May	13	\$40,000	\$412	\$0	\$0	\$0	Tom Simmons	Benjamin & Kelly Schutt	Res Remodel	OLIVERS		275 N MAPLE	46077
R2016-300	May	13	\$60,000	\$100	\$0	\$0	\$0	Chris Curts	Paul & Tracy Rothwell	Res Other		FOUNDAT ONLY	1255 S 900 EAST	46077
R2016-301	May	16	\$349,000	\$1,339	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	316	6495 WESTMINSTER	46077
U2016-302	May	16	\$2,800	\$140	\$0	\$0	\$0	Mansfield Plumbing	Percival Chuck	Comm Remodel	OP ZIONSVILLE	Rush On Main	112 S MAIN STREET	46077
U2016-303	May	16	\$500	\$55	\$0	\$0	\$0	Johnny Vargo	Percival Chuck	Comm Sign	OP ZIONSVILLE	Rush On Main	112 S MAIN STREET	46077
R2016-304	May	16	\$350,000	\$1,019	\$0	\$1,221	\$1,009	Woodstock Custom Homes	Woodstock Custom Homes	Res New	STONEGATE	253	7625 BEEKMAN	46077
U2016-305	May	16	\$0	\$100	\$0	\$0	\$0	Central Indiana Carpentry	David Wilkinson	Res Demo	ZIONSVILLE BUS. PARK		615 N ELM STREET	46077
U2016-306	May	16	\$105,000	\$545	\$0	\$0	\$0	Central Indiana Carpentry	David Wilkinson	Res Add	ZIONSVILLE BUS. PARK		615 N ELM STREET	46077
13U2016-307	May	16	\$69,000	\$543	\$0	\$0	\$0	Pools of Fun	Michael & Karen Longmire		THE WILLOWS	160	11517 WILLOW	46077
R2016-308	May	16	\$250	\$100	\$0	\$0	\$0	RICHARD FOSNIGHT	RICHARD FOSNIGHT	Res Other			10202 ZIONSVILLE	46077
U2016-309	May	16	\$34,775	\$75	\$0	\$0	\$0	Houser Roofing	Tim & Emily Beckman	Res Reroof	COLONY WOODS SEC 4	98	1070 PARK PLACE	46077
U2016-310	May	17	\$10,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Brian & Sarah Wilzbacher	Res Reroof	Brittany Chase	11	4271 FIELD MASTER	46077



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U2016-311	May	17	\$7,000	\$75	\$0	\$0	\$0	Project Melton	Jeremy & Jennifer Skura	Res Reroof	ROYAL RUN	366	6248 LANCASTER	46077
U2016-312	May	18	\$0	\$90	\$0	\$0	\$0	Ben Stacy	Eric Bretzman	Comm Electric	CROSSES	Ciao by Villagio	40 S MAIN STREET	46077
U2016-313	May	18	\$3,500	\$65	\$0	\$0	\$0	Signarama	Ford Centre Associates	Comm Sign	Ford Centre	Foot Finesse	1474 W OAK STREET	46077
R2016-314	May	18	\$458,000	\$1,368	\$0	\$1,221	\$1,009	Pulte	Pulte	Res New	HIDDEN PINES	85	3623 Conifer Drive	46077
R2016-315	May	18	\$66,390	\$228	\$0	\$0	\$0	BPI Outdoor Living	Justin Poehler	Res Other	The Willows	142	11562 Willow Bend Drive	46077
U2016-316	May	19	\$12,338	\$75	\$0	\$0	\$0	Universal Roofing	Ted & Laura Zeunik	Res Reroof	PRESERVE AT SPRING KNOLL	281	8823 Pin Oak Drive	46077
R2016-317	May	20	\$332,000	\$1,380	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	183	11250 EAST HIGH	46077
U2016-318	May	23	\$10,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Louis & Monica Vitale	Res Reroof	Brittany Chase	66	4170 FIELD MASTER	46077
U2016-319	May	20	\$10,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Tom & Laura Marine	Res Reroof	Brittany Chase	65	4160 FIELD MASTER	46077
U2016-320	May	23	\$13,000	\$100	\$0	\$0	\$0	E 3 Restoration & Remodeling	Scott Makinson	Res Other	CROSSES		155 S FOURTH	46077
R2016-321	May	23	\$0	\$495	\$0	\$0	\$0	Fox Pools	Brooke Davis	Res Add Pool	Huddersfield	11	3099 HUDDERSFIELD	46077
U2016-322	May	23	\$10,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Darrell Sarber	Res Reroof	Cedar Bend	66	9989 LAKEWOOD	46077
U2016-323	May	23	\$9,463	\$90	\$0	\$0	\$0	Bone-Dry Roofing	Jamie Shields	Res Reroof			12045 N MICHIGAN	46077
R2016-324	May	23	\$10,704	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Mary Ann Morris	Res Reroof	ROYAL RUN	329	6267 CANTERBURY	46077
R2016-325	May	23	\$6,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Robert Musgrave	Res Reroof	Lakeview		643 KAREN DRIVE	46077
R2016-326	May	24	\$670,000	\$1,497	\$1,009	\$1,221	\$0	Viewegh and Assoc	Cliff & Jessica Molife	Res New	STONEGATE	347	6559 DEERFIELD	46077
U2016-327	May	24	\$16,500	\$410	\$0	\$0	\$0	Executive Home Improve	Samir Gupta	Res Add	Pleasant View Estates	2	9786 EQUESTRIAN	46077
R2016-328	May	24	\$0	\$75	\$0	\$0	\$0	Merrifield Builders	Phyllis Cornette	Res Reroof			655 W. RUSSELL	46077



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R2016-329	May	24	\$10,000	\$75	\$0	\$0	\$0	Merrifield Builders	Bonnie Melvin	Res Reroof			5450 S. 950 E.	46077
U2016-330	May	25	\$15,000	\$410	\$0	\$0	\$0	Nazareth Building	Mark & Jill Lange	Res Add	Spring Knoll	89	9399 GREENTHREAD	46077
R2016-331	May	25	\$0	\$125	\$0	\$0	\$0	Mark Wisely	Corban Properties	Res Other	Pine Ridge Mobile Home		9659 PINE RIDGE	46077
13U2016-332	May	25	\$10,000	\$410	\$0	\$0	\$0	Jiantai Zhang	Jiantai & Fang Shi Zhang	Res Remodel	THE WILLOWS	3	3205 WILDLIFE	46077
R2016-333	May	26	\$9,000	\$75	\$0	\$0	\$0	Knox Services	Nimesh Thakkar	Res Reroof	ROYAL RUN	634	6546 YORKSHIRE	46077
R2016-334	May	26	\$0	\$100	\$0	\$0	\$0	W Gerald Throgmartin	W Gerald Throgmartin	Res Demo		Windy Hill Farms LLC	1644 N 1000 EAST	46069
U2016-335	May	26	\$108,818	\$497	\$0	\$0	\$0	Fentress Builders	Jason & Barbara Thorp	Res Add	CROSSES		290 W CEDAR	46077
R2016-336	May	26	\$40,000	\$514	\$0	\$0	\$0	Perma Pools Corporation	Nick Blum	Res Add Pool	ST CLAIR ESTATES	1	2995 BELLE MAISON	46077
13U2016-337	May	26	\$50,000	\$715	\$0	\$0	\$0	Perma Pools Corporation	Chris & Courtney Doran	Res Add Pool	THE WILLOWS	220	11627 WILLOW	46077
R2016-338	May	26	\$2,000	\$75	\$0	\$0	\$0	ABC Roofing	William & Kim Stagg	Res Reroof	Pineview Estates	7	735 PINEVIEW	46077
U2016-339	May	26	\$5,000	\$90	\$0	\$0	\$0	Community Exteriors, Inc.	Brittany Chase HOA	Comm Reroof	Brittany Chase	Pool House	4072 HUNTSMAN	46077
U2016-340	May	27	\$11,200	\$75	\$0	\$0	\$0	American Dream Home	Robert Shaffer	Res Reroof			860 W Pine Street	46077
13U2016-341	May	27	\$316,110	\$1,454	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	THE WILLOWS	8	11512 WILDLIFE	46077
13U2016-342	May	27	\$480,000	\$1,227	\$0	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE WILLOWS	114	11641 WEEPING	46077
13U2016-343	May	27	\$400,000	\$454	\$0	\$0	\$0	The Lifestyle Group	Greg Pease	Res Add	Willow Ridge	28	11524 WILLOW	46077
U2016-344	May	31	\$0	\$75	\$0	\$0	\$0	PH Current Electric	Ted & Zrinka Repass	Res Electric	Austin Oaks	14	11805 PROMONTORY	46077
U2016-345	May	31	\$252,000	\$1,093	\$0	\$1,221	\$1,009	M/I Homes	M/I Homes	Res New	SANCTUARY AT 121ST	19	11959 AVEDON	46077
R2016-346	May	31	\$12,000	\$75	\$0	\$0	\$0	Doug Selby	Randy & Cheryl Johnson	Res Reroof			9365 E 600 SOUTH	46077



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U2016-347	May	31	\$6,775	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Brad & Nancy Allen	Res Reroof	Austin Oaks	136	4683 AUSTIN	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2014-153	Dan Wilhite	Dan Wilhite	Res Add			10805 E SR 32	46077	2016/05/27
13U2015-339	Wedgewood Building Company	Wedgewood Building Company	Res New	The Willows	231	11502 Golden Willow Drive	46077	2016/05/25
13U2015-350	Fox Pools of Indianapolis	Nick Johnson	Res Add Pool	The Willows	221	11625 Willow Springs Drive	46077	2016/05/19
R2015-389	DeGeyter Custom Homes LLC	Mike & Marcie Cates	Res New	Cheval De Salle	12	7885 Cheval Rue Court	46163	2016/05/11
U2015-425	Coronado Custom Homes	Coronado Custom Homes	Res New	Oldfields	25	6724 Wellington Circle	46077	2016/05/09
U2015-457	Viewegh and Assoc	Wayne Heller	Res Remodel	RV		365 S Fifth Street	46077	2016/05/24
R2015-462	Todd Durell	Todd Durell	Res Remodel		FINISH PERMIT for #2013-614	6702 E 525 South	46075	2016/05/31
U2015-463	Executive Homes	Executive Homes	Res New	Pleasant View Estates	1	9764 Equestrian Way	46077	2016/05/26
R2015-464	TK Contractors	Keith Carrell	Res New			1171 S 700 East	46075	2016/05/13
R2015-501	New Generation Homes	John Tynan	Res Add			2705 S 875 East	46077	2016/05/27
R2015-538	Mike Woodrum	Mike & Elisha Krug	Res Remodel	Old Hunt Club	3	6990 Old Hunt Club Road	46077	2016/05/09
R2015-539	Nazareth Building Services	Scott & Alexandra Noel	Res Add			6802 W 96th Street	46077	2016/05/16
R2015-652	Davis Building Group, LLC	Shawn Harvey	Res New			1953 N 1100 East	46077	2016/05/23
U2015-666	Innovative Homes & Remodeling	William & Dorothy Maher	Res New			90 Bailey Court	46077	2016/05/31
U2015-673	Fox Pools of Indianapolis	Mike & Marcie Cates	Res Add Pool	Cheval De Salle	12	7885 Cheval Rue Court	46077	2016/05/12
U2015-729	Case Design and Remodeling	Bryan & Michelle Wade	Res Add	Cobblestone Lakes	308	8913 Spring Violet Place	46077	2016/05/04



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2015-781	Fischer Homes	Fischer Homes	Res New	THE WILLOWS	38	11502 WILLOW BEND DRIVE	46077	2016/05/26
U2015-805	Larry Reed	Matt Schuckman	Comm Remodel			870 Lennox Court	46007	2016/05/05
R2015-810	Drees Homes	Drees Homes	Res New	Brookhaven	240	2497 Still Creek Drive	46077	2016/05/06
13U2015-811	Drees Homes	Drees Homes	Res New	Willow Glen	35	3254 Autumn Ash Court	46077	2016/05/23
U2015-817	Custom Spaces	GURIQ & SIMRAN TRANA	Res Other	Baker Place	2	620 Bloor Lane	46077	2016/05/11
R2016-6	DCS, Inc.	Doug & Amanda Witter	Res Remodel	Stonegate	14	7666 CARRIAGE HOUSE WAY	46077	2016/05/11
13U2016-7	Fischer Homes	Fischer Homes	Res New	THE WILLOWS	35	3240 WILDLIFE TRAIL	46077	2016/05/25
R2016-63	Mitch Young/Young's	Peter & Laurian Keys	Res Add	Saddle Brook Farms		233 SADDLE BROOK DRIVE	46077	2016/05/12
R2016-80	Troy-Built Wood Decks	Phillip Aaron Toops	Res Add	THE ENCLAVE	63	6826 WINDEMERE DRIVE	46077	2016/05/18
U2016-85	Dunville & Associates	Rob & Kristen Jones	Res Add	COBBLESTONE LAKES OF	36	5002 PEBBLEPOINTE PASS	46077	2016/05/04
R2016-140	Pools of Fun	Michael & Carolyn Brennan	Res Add Pool	Coventry Ridge	92	11192 BRENTWOOD AVENUE	46077	2016/05/02
U2016-159	Therese Burkhard	Therese Burkhard	Res Add	Oak Ridge Estates	135	10344 COTTONWOOD	46077	2016/05/20
U2016-173	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Point Apts		251-259 HUNTERS TRAIL	46077	2016/05/12
U2016-174	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Point Apts		227-235 HUNTERS TRAIL	46077	2016/05/13
U2016-175	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Pt Apts		212 - 220 HUNTERS TRAIL	46077	2016/05/13
U2016-176	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Point Apts		1474 -1482 HUNTERS POINT DRIVE	46077	2016/05/13



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2016-177	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Point Apts		1448 - 1456 HUNTERS POINT	46077	2016/05/13
U2016-178	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Point Apts		1422 - 1430 HUNTERS POINT	46077	2016/05/13
U2016-179	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Point Apts		1502 - 1510 HUNTERS POINT	46077	2016/05/13
R2016-196	Fiano Landscapes	Tyson & Melanie Clemmer	Res Other	Brookhaven	252	11316 STILL CREEK DRIVE	46077	2016/05/11
13U2016-205	Concrete By Design	Paxton & Kelli Davis	Res Other	Willow Glen	71	3227 PURPLE ASH DRIVE	46077	2016/05/23
U2016-210		Stan Evans	Comm Demo	Boone Village	Books & Brew	65 BOONE VILLAGE	46077	2016/05/16
U2016-212	Decks by Design	Tony Kinney	Res Add Deck	SANCTUARY AT 121ST STREET	25	11887 AVEDON DRIVE	46077	2016/05/16
U2016-239	Bone-Dry Roofing	Bradley & Eva Dietz	Res Reroof	Brittany Chase	1	4440 Brittany Drive	46077	2016/05/02
U2016-248	Executive Homes	Executive Homes	Res Remodel	Pleasant View Estates	1	9764 Equestrian Way	46077	2016/05/26
U2016-251	Community Exteriors, Inc.	Robert Weaver	Res Reroof	Brittany Chase		4130 FIELD MASTER DRIVE	46077	2016/05/31
R2016-256	Project Melton	Barbra Omalley	Res Reroof	Royal Run		6548 Yorkshire Circle	46077	2016/05/10
R2016-283	Community Exteriors, Inc.	Mark & Jian Ellis	Res Reroof	ROYAL RUN	513	6509 KINGSBURY WAY	46077	2016/05/16
R2016-284	Bone-Dry Roofing	Tifney Page Miller	Res Reroof	ROYAL RUN	128	6694 AMHERST WAY	46077	2016/05/25
U2016-291	Bone-Dry Roofing	Lisa Jones	Res Reroof	Austin Oaks	12	11879 PROMONTORY TRAIL	46077	2016/05/17
U2016-302	Mansfield Plumbing	Percival Chuck	Comm Remodel	OP ZIONSVILLE	Rush On Main	112 S MAIN STREET	46077	2016/05/23
U2016-310	Community Exteriors, Inc.	Brian & Sarah Wilzbacher	Res Reroof	Brittany Chase	11	4271 FIELD MASTER DRIVE	46077	2016/05/20



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2016

Total: C of O issued for the month of May: 51

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2016-311	Project Melton	Jeremy & Jennifer Skura	Res Reroof	ROYAL RUN	366	6248 LANCASTER PLACE	46077	2016/05/18
R2016-331	Mark Wisely	Corban Properties	Res Other	Pine Ridge Mobile Home		9659 PINE RIDGE SOUTH DRIVE	46077	2016/05/31
U2016-339	Community Exteriors, Inc.	Brittany Chase HOA	Comm Reroof	Brittany Chase	Pool House	4072 HUNTSMAN DRIVE	46077	2016/05/31



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2016

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Activity Report

	Commercial/Industrial						Residential									Sewer Reporting		Summary Of Field Activity				
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	0	1	1	2	2	3	3	4	8	1	1	5	3	2	0	36	0	1	148	263	4	28
February	0	0	4	11	1	5	8	8	6	2	1	1	7	2	0	56	1	1	157	275	0	23
March	0	0	3	8	2	2	14	6	6	3	4	2	12	0	0	62	0	1	230	352	0	36
April	0	0	2	2	2	13	16	14	6	4	4	4	32	2	0	101	0	2	277	379	12	41
May	0	0	2	2	1	1	18	10	6	1	4	2	43	0	0	90	0	2	322	491	38	51
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	0	1	12	25	8	24	59	42	32	11	14	14	97	6	0	345	1	7	1134	1760	76	179

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MAY 2016

Planning

Intake

- The Department reviewed / issued 88 building permits, 2 sign permits, and conducted 491 inspections (as detailed in the attached pages)
- The Department accepted 5 (five) Petitions for review by the Board of Zoning Appeals and three (3) Petitions for review by the Plan Commission (all at future meetings)

Meetings

- Attended the Town Council's monthly regular meeting
- Attended both the BZA and Plan Commission monthly (regular) meetings
- Attended the May 4, 2016 Special Meeting of the Plan Commission
- Attended both the BZA and Plan Commission pre-meetings
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended a May 23, 2016 meeting with Town Legal Counsel regarding the Town's ADA Transition Plan & INDOT reporting
- Attended the May 31, 2016 Town Council Agenda Setting meeting (for its June 6, 2016 meeting)
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times, The Current, and Indianapolis Business Journal
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings
- Met with staff to discuss right of way management related to telecommunication infrastructure

Reporting / Documentation

- Prepared one (1) staff report for the May Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/05102016-581>
- Prepared one (1) staff report/ staff memorandums for the May 4, 2016 Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/05042016-579>
- Prepared seven (7) staff reports/ staff memorandums for the May 16, 2016 Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/05162016-585>
- Prepared the Department's May 2016 month-end report

Communications

- Conducted various communications with applicants for the May Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the May Plan Commission meeting (agenda attached)
- 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 BZA findings as well as draft commitments associated with approved matters
- Conducted communications regarding approval / review history associated with development proposals within the Downtown
- Conducted communications regarding review process associated with requests to modify zoning commitments

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Staff finalized the preliminary plat associated with the new Government Center (and continued to oversee the finalization of the ALTA, Final Plat, and title work)
- Staff prepared Town Council Ordinance documents pertaining to Plan Commission May 2016 actions
- Staff finalized analysis of recent and current permit/petition activities & finalized permit filing projections for 2017 and 2018
- Staff attended 8 hours of classes related to Building Inspections

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MAY 2016

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 96th Street TIF District
- Met with individuals regarding development opportunities in the 700 East TIF District
- Met with individuals regarding various development opportunities in proximity to SR 32 and US 421
- Attended the May 5, 2016 Creekside Corporate Park Construction Progress meeting
- Attended the May 23, 2016 meeting of the Redevelopment Commission
- Attended the May 26, 2016 Town Hall Bid Opening
- Attended the May 26, 2016 Creekside Corporate Park Construction Progress meeting
- Attended the May 31, 2016 special meeting of the ZARC

Reporting / Documentation

- Prepared the May TIF Report
- Prepared the May RDC Meeting Agenda
- Prepared the memorandum associated with the April 25, 2016 RDC Meeting

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times and Indianapolis Business Journal
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communications with Safety Board representatives regarding year 2014 Hopwood Winery sign installation approval
- Conducted communication with Town leadership and RDC membership regarding business recruiting efforts
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding the scheduling of various forthcoming meetings regarding Creekside Corporate Park
- Conducted communications regarding the finalization of the creation of the CDC in association with RDC activities
- Conducted communications regarding the finalization of Creekside's CCR's
- Conducted communications regarding the DK Pierce & Associates Purchase Agreement (Parcel 6)
- Conducted communications regarding utility availability and distribution with Creekside Corporate Park
- Conducted communications regarding Creekside's Primary Plat, ALTA, and Title update
- Conducted various communications regarding the former PNC facility in the Downtown (potential temporary reuse)
- Conducted various communications regarding the Confirmatory Resolution associated with the 334/700 East TIF
- Conducted various communications regarding 2017 Tax Increment capture rates
- Conducted communications regarding occupancy of former PNC building for temporary use

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Contract Management: Creekside Schematic Design
- Contract Management: Creekside Infrastructure
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MAY 2016

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Hardware rollout - field data entry (internal)
HEA 1301 implementation (internal)
2014 Reorganization (internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
PNC RFP (internal)
Creekside Corporate Park @ Zionsville development (HWC/ CBBEL/ REA/ internal)
Creekside Corporate Park construction (Sub-Surface)
Creekside Corporate Park inspections (HWC / REA / Internal)
Creekside Corporate Park platting (HWC / Internal)
Creekside Corporate Park ALTA (HWC / Internal)
Creekside Corporate Park CCR's (Internal)
Creekside Corporate Park @ Zionsville tenancy (Rockland / internal)
Creekside Corporate Park @ Zionsville marketing (Rockland / internal)
Town Hall Site: Title Work, ALTA, Platting (Schneider, Chicago Title, BLN / Internal)
Zoning Ordinance maintenance (American Legal Publication / Internal)
Walmart litigation (Beckman Lawson / Drake Law)
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Unsafe Buildings – board up / seal 9753 Lakewood Drive (ongoing internal monitoring)
Unsafe Buildings - 7485 South SR 267 (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Oak Street TIF / redevelopment (Internal)
700E TIF (BT, Internal)
Website transition (Internal)



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS June 14, 2016

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled Tuesday, June 14, 2016 at 6:30 p.m. in the Bev Harves 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 the May 10, 2016 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2016-10-UV	W. Totty	665 W. Laurel Ave	Continued from the May 10, 2016 Board of Zoning Appeals Meeting, to the June 14, 2016 meeting. Petition for Use Variance to provide for the operation of a Bed and Breakfast, (without food service) within a Single Family Dwelling in the (RV) Residential Village Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2016-11-DSV	D. Clarke	9526 E. 300 South (AKA) 9530 E. 300 South	Petition for Development Standards Variance to provide for the Accessory square footage to exceed the Primary square footage in the (R2), Rural Residential Zoning District
2016-12-DSV	G. Dozier	3273 E. 700 South Lebanon IN 46052	Petition for Development Standards Variance to provide for the Accessory square footage to exceed the Primary square footage in the (R2), Rural Residential Zoning District

2016-13-DSV	W. Beam	210 S. 2 nd Street	Petition for Development Standards Variance to allow a Lot Coverage increase of 43% over the 35% Lot Coverage allowance in the (RV), Residential Village Zoning District
2016-14-DSV	S. Makinson	155 S. 4 th Street	Petition for Development Standards Variance to allow for an existing driveway to encroach into the required 5 ft. side yard setback line in the (RV), Residential Village Zoning District
2016-15-DSV	B. McDavitt	9944 E. State Road	Petition for a Special Exception to locate a single family residence with an existing veterinary clinic (veterinary clinic approved by Boone County Board of Zoning Appeals in a October 1996 public meeting), in the (AG) Agricultural Zoning District (new single family residence to be located on separate parcel from veterinary clinic)

Other Matters to be considered:

2016-03-SE, Gunter, Status of Right-to-Farm document

Respectfully Submitted:

Wayne DeLong AICP

Town of Zionsville Director of Planning and Economic Development



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Monday June 20, 2016

A meeting of the Zionsville Plan Commission is scheduled for Monday June 20, 2016, 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 4, 2016 and May 16, 2016 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2016-10-Z	Fabrico	165 and 235 W Sycamore Street	Continued from the May 4, 2016, April 18, 2016, and March 21, 2016 Plan Commission Meetings Petition for Zone Map Change to rezone 4.32 acres from the (B-3) Urban Outdoor Business Development Districts, to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of residential, office and commercial uses.
2016-05-PP	DeRossi	8810 and 8811 Whitestown Road	Petition for Primary Plat approval in order to subdivide 77.015 acres into twelve (12) lot subdivision, in the (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District
2016-06-DP	DeRossi		Petition for Development Plan Approval to provide for development of a twelve (12) lot subdivision, in (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2016-24-MP	G. Luros	6601 S. 800 East	Petition for Minor Plat Approval to allow for the establishment of 2 lots in the (RE) Rural Equestrian Zoning District
2016-30-MP	T. Ferris	9015 E. County Road 200 South	Petition for Minor Plat Approval to allow for the establishment of 3 lots in the (R2) Rural Residential Zoning District
2016-31-CPA	Town of Zionsville	N/A	Petition for Comprehensive Plan Amendment to update the Transportation Plan and mapping associated with the southeast quadrant of Boone County

2016-32-DP	Town of Zionsville Parks Department	8697 E 400 South	Petition for Development Plan Approval to provide for construction of a 5000 sf building and related improvements in the (R1) Rural Residential Zoning District
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VII: Other matters to be considered:
None at this time

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

May 24, 2016