



## **Plan Commission (PC)**

### **INITIAL Petition Filings**

**Docket # :** \_\_\_\_\_  
**Petitioner:** \_\_\_\_\_  
**Public Hearing Date:** \_\_\_\_\_

Staff Reports and Petition Packets will be posted with the public meeting agenda at the following location <http://www.zionsville-in.gov/AgendaCenter>

**Town of Zionsville**  
**Petition for Subdivision Plat Approval**

**Application Packet  
And  
General Instructions**

**Town of Zionsville**  
Petition for Plan Commission Approval

**Office Use Only**

Petition No.: 2020-40-MP

Hearing Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

**1. SITE INFORMATION:**

Address of Property: 11755 E. 500 S. Zionsville, IN 46077

Existing Use of Property: Single family residential

Current Zoning: R-SF-2 Name of Subdivision: NA

Area in acres: 1.4 Number of lots: 2

**2. PETITIONER/PROPERTY OWNER**

Petitioner:

Name: Eric and Justina Hand

Address: 11755 E. 500 S.  
Zionsville, IN 46077

Phone: 317-873-5669

Fax: \_\_\_\_\_

E-Mail: erchnd@hotmail.com

Owner (If different from Petitioner):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):**

**Attorney / Contact Person:**

Name: NA

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**Project Engineer / Architect:**

Name: NA

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**4. APPROVALS REQUESTED:**

Primary Plat

Secondary Plat

Minor Plat

RePlat

Waivers of Subdivision Control Ordinance Requirements (Describe specific waivers being requested and reasons for the request. Attach additional pages if necessary):

See attached Description of Request

**5. ATTACHMENTS:**

Legal description of property

Owner's Authorization (if petitioner is not the owner)

Copy of Covenants (if proposed)

Application Fee

Proof of Ownership (copy of Warranty Deed)

Copies of the Proposed Plat

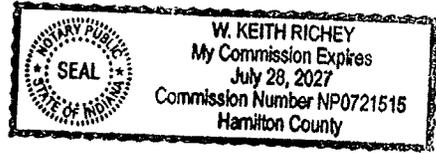
Draft of Proposed Legal Notice

Road Impact Calculation Form

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the applicant understands that this project may be assigned Engineering and Stormwater review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: Erin M Hand Justina E Hand  
Date: 9-2-2020

State of Indiana  
County of Hamilton, SS



Subscribed and sworn to before me this 2<sup>nd</sup> day of September, 2020.

W. Keith Richey  
Notary Public Signature  
W. Keith Richey  
Notary Public Printed

My commission expires 07/28/2027

My county of residence is Hamilton County.

My Commission No. is NP 0721515

**PETITION FOR SUBDIVISION PLAT APPROVAL PROCEDURES AND REQUIREMENTS:**

**SUBMISSION OF PETITION FOR SUBDIVISION PLAT APPROVAL:**

1. A complete Petition for Subdivision Plat Approval ("petition") must be submitted by **3:00 PM** a minimum of **45 days for a minor plat and 60 day for a major plat** prior to the initial hearing before the Plan Commission.
2. **Only complete Petitions will be docketed for the next Plan Commission meeting.** If a Petition is incomplete by filing deadline, the Petition will not be docketed until the Petitioner submits a complete Petition.
3. Ten sets of the following information must be submitted with the notarized Petition:
  - Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or– recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
  - Proof of Ownership (copy of deed)
  - Owner's Authorization (if Petitioner is not the owner)
  - Proposed Plat
  - Covenants (if proposed)
  - Draft of proposed Legal Notice (Primary Plats only)
  - Application Fee (Make checks payable to the Town of Zionsville)

## **DESCRIPTION OF REQUEST**

We seek approval from the Zionsville Plan Commission to reconfigure our two current land parcels (019-13431-00 and 019-13431-02) totaling approximately 1.4 acres into two new parcels as depicted on provided survey as South Parcel of .665 acres which will remain with our existing home and .732 acres as proposed building site for our new personal residence. These parcels are larger than nearly all lots in nearby southern Austin Oaks and the new Oxford Woods subdivisions.

We have lived in our current two-story home since its completion in November 1986, and it has served us well. However, we would like to effectively retire-in-place geographically by building a custom single-story home, possibly with basement, which will be more suitable for our retirement years.

It is our intent to extend sewer service to the proposed new residence as well as our current home. Sewer service capacity and feasibility is available from TriCo Regional Sewer Utility per the 8/31/20 TriCo letter provided. The proposed building lot is heavily wooded, plus its size and topography are more conducive to sewer rather than septic which would require extensive tree removal. Water is to be by private well instead of municipal service as per variance approved 10/8/19 by the Zionsville Board of Zoning Appeals (Docket #2019-27-DSV). The proposed reconfiguration has no impact on existing driveway use or the ingress or egress to CR 500 S as detailed in provided deeds (#276 - 6/16/1984 and #652 - 2/1/1983). The planned new home construction represents a sizeable investment, a suitable addition to this area, meets all R-SF-2 requirements, and provides additional tax revenue for Zionsville.

Eric and Justina Hand

# BOUNDARY & TOPOGRAPHIC SURVEY - HAND PROPERTY 11755 EAST C.R. 500 SOUTH ZIONSVILLE, IN 46077

PREPARED FOR: ERIC HAND  
EAGLE TOWNSHIP BOONE COUNTY, INDIANA  
36 18N. 02E.

## COMBINED OVERALL DESCRIPTION

A part of the Northeast Quarter of Section 36, Township 18 North, Range 02 East, in Eagle Township, Boone County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 88 degrees 48 minutes 45 seconds West, (assumed bearing) along the North line of said Quarter Section, a distance of 1106.19 feet to the POINT OF BEGINNING of this description, said point also being the Northwest Quarter of the land described in Instrument Number 201100004478 in the Office of the Boone County Recorder; thence South 00 degrees 14 minutes 46 seconds East, along the West line of said land, a distance of 400.14 feet to the Southeast corner of the land described in Instrument Number 201000012652 in said Recorder's Office, said point being on a North line of the aforementioned Instrument Number 201100004478; thence South 89 degrees 37 minutes 03 seconds West, along said North line, a distance of 152.03 feet to a point on the East line of the land described in Instrument Number 0115377 in said Recorder's Office; thence North 00 degrees 22 minutes 49 seconds West, along said East line, a distance of 397.99 feet to the North line of the aforementioned Quarter Section; thence North 88 degrees 48 minutes 45 seconds East, along said North line, a distance of 152.99 feet to the Point of Beginning, containing 1.3972 acres, more or less.

## NORTH PARCEL DESCRIPTION

A part of the Northeast Quarter of Section 36, Township 18 North, Range 02 East, Eagle Township, Boone County, Indiana more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 88 degrees 48 minutes 45 seconds West, along said North line, a distance of 1,106.19 feet to the POINT OF BEGINNING of this description, said point also being the Northwest corner of the land described in Instrument Number 201100004478 in the Office of the Boone County Recorder; thence South 00 degrees 14 minutes 46 seconds East, along the West line of said land, a distance of 252.58 feet; thence North 88 degrees 25 minutes 06 seconds West a distance of 132.46 feet; thence North 00 degrees 22 minutes 49 seconds West a distance of 206.17 feet; thence North 88 degrees 48 minutes 45 seconds East a distance of 30.00 feet; thence North 00 degrees 22 minutes 49 seconds West a distance of 40.00 feet to the North line of the aforementioned Quarter Section; thence North 88 degrees 48 minutes 45 seconds East, along said line, a distance of 102.99 feet to the Point of Beginning, Containing 0.732 acres, more or less.

This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 90054 certified on February 20, 2020

## SOUTH PARCEL DESCRIPTION

A part of the Northeast Quarter of Section 36, Township 18 North, Range 02 East, Eagle Township, Boone County, Indiana more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 88 degrees 48 minutes 45 seconds West, along said North line, a distance of 1,209.18 feet to the POINT OF BEGINNING of this description; thence South 00 degrees 22 minutes 49 seconds East a distance of 40.00 feet; thence South 88 degrees 48 minutes 45 seconds West a distance of 30.00 feet; thence South 00 degrees 22 minutes 49 seconds East a distance of 206.17 feet; thence South 88 degrees 25 minutes 06 seconds East a distance of 132.46 feet to the West line of the land described in Instrument Number 201100004478 in the Office of the Boone County Recorder; thence South 00 degrees 14 minutes 46 seconds East along said West line, a distance of 147.56 feet to the Southeast corner of the land described in Instrument Number 2010000012652 in said Recorder's Office; thence South 89 degrees 37 minutes 03 seconds West, along the South line of said land, a distance of 152.03 feet to the East line of the land described in Instrument Number 0115377 in said Recorder's Office; thence North 00 degrees 22 minutes 49 seconds West, along said East line, a distance of 397.99 feet to the North line of the aforementioned Quarter Section; thence North 88 degrees 48 minutes 45 seconds East, along said North line, a distance of 50.00 feet to the Point of Beginning, Containing 0.665 acres, more or less.

This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 90054 certified on February 20, 2020

Deed  
Bk 221

2786  
Deed Bk 221 Pg 276  
JUN 22 10 07 AM '84

E. Merchant to Natl  
Spending office #118  
plus 348

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That BEVERLY J. RAIKOS ("Grantor") of Boone County, in the State of Indiana, CONVEYS AND WARRANTS to ERIC M. HAND and JUSTINA E. HAND, Husband and Wife, of Boone County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Boone County, in the State of Indiana:

A part of the northeast quarter of Section 36, Township 18 North, Range 2 East, situated in Eagle Township, Boone County, Indiana, particularly as follows:

From the northeast corner of the aforesaid northeast quarter proceed thence North 89°06'00" West (the bearing assumed from a compass observation); 1,041.20 feet along the section line of the point of beginning. From said point of beginning, proceed thence south 00°05'38" East, 1,085.44 feet; thence North 82°43'49" West, 295.41 feet; thence North 00°05'38" West, 1,043.46 feet along the quarter quarter section line; thence North 89°06'00" East, 293.00 feet along the section line to the point of beginning. Subject to an easement for a county highway on and along the entire northernmost boundary, and also subject to the rights of the public to drainage through and along Boone Creek Open Drain. (Ref. Only 7.1592 Acres, more or less.)

\* [ Also an easement as created in Deed Record 218, page 652, dated February 1, 1983, and recorded February 2, 1983, ]

EXCEPT: A part of the northeast quarter of Section 36, Township 18 North, Range 2 East, situated in Eagle Township, Boone County, Indiana, particularly described as follows:

From the northeast corner of the aforesaid northeast quarter, proceed thence South 89°06'00" West (the bearing assumed from a compass observation), 1,259.18 feet along the section line to the point of beginning. From said point of beginning, proceed thence South 00°05'38" East, 670.92 feet; thence North 89°54'22" East 217.97 feet; thence South 00°05'38" East, 411.46 feet; thence North 82°43'49" West, 295.41 feet; thence North 00°05'38" West, 1,043.46 feet along the quarter quarter section line; thence North 89°06'00" East, 75.01 feet along the section line to the point of beginning. Subject to an easement for Boone County Highway #5005 on and along the entire northernmost boundary and also subject to the rights of the public to drainage through Boone Creek Open Drain. All dimensions computed from electronic measurements. (Ref. Only 3.7943 Acres, more or less.)

Subject to real estate taxes and assessments for the calendar year 1984, due and payable in May and November, 1985, and all real estate taxes and assessments thereafter.

Subject to easements, restrictions, rights of way, legal ditches or drains, covenants and plat restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of JUNE, 1984.

DAILY ENTERED FOR TAXATION  
JUN 22 1984  
7133 Indiana State  
AUDITOR BOONE COUNTY

Beverly J. Raikos  
Signature  
BEVERLY J. RAIKOS  
Printed

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Send Tax Statements to: Eric M. Hand & Justina E. Hand  
Return to: 323 Alexander Row Zionsville IN 46032

\* SEE PAGE 652 ATTACHED

STATE OF INDIANA }  
COUNTY OF MARION } SS:

Before me, a Notary Public in and for said County and State,  
personally appeared BEVERLY J. RAIKOS, who acknowledged the execu-  
tion of the foregoing Warranty Deed, and who, having been duly  
sworn, stated that any representations therein contained are  
true.

Witness my hand and Notarial Seal this 16<sup>th</sup> day of June,  
1984.

Warren Ackerman  
Signature

My commission expires: \_\_\_\_\_

WARREN ACKERMAN  
NOTARY PUBLIC STATE OF INDIANA  
MARION CO.

Printed BY COUNTY OF MARION MAR 22 1987  
ISSUED THROUGH INDIANA NOTARY ASSOC.



This instrument was prepared by Sherwood P. Hill, Attorney at Law

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WARRANTY DEED

THIS INDENTURE WITNESSETH, That Beverly J. Raikos ("Grantor")

of Boone County, in the State of Indiana, CONVEY AND WARRANT to Robert F. Santerre and Virginia Santerre, husband and wife,

of Boone County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Boone County, in the State of Indiana:

A part of the northeast quarter of Section 36, Township 18 North, Range 2 East, situated in Eagle Township, Boone County, Indiana, particularly described as follows:

From the northeast corner of the aforesaid northeast quarter, proceed thence south 89°06'00" West (the bearing assumed from a compass observation), 1,259.18 feet along the section line to the point of beginning. From said point of beginning, proceed thence south 00°05'38" East, 670.92 feet; thence north 89°54'22" East 217.97 feet; thence south 00°05'38" East, 411.43 feet; thence north 82°43'49" West, 295.41 feet; thence north 00°05'38" West, 1,043.46 feet along the quarter-quarter section; thence north 89°06'00" East, 75.01 feet along the section line to the point of beginning.

Subject to an easement for Boone County Highway #500 S, on and along the entire northernmost boundary and also subject to the rights of the public to drainage through Boone Creek Open Drain. All dimensions computed from electronic measurements.

Subject to real estate taxes for half the year 1982, payable in November, 1983, and thereafter.

The Grantor hereby expressly reserves to herself, her heirs, executors, personal representatives and assigns an easement 670.92 feet in length and of the uniform width of 75.01 feet by parallel lines along the West boundary of said above-described real estate for the purpose of locating, constructing and maintaining a roadway in common with Grantees to provide ingress and egress for the benefit of Grantor and her heirs and assigns forever, which easement shall run with the land and bind all assignees.

\* }

150

IN WITNESS WHEREOF, Grantor has executed this deed this 1st day of February, 19 83.

Signature Beverly J. Raikos (SEAL) Signature \_\_\_\_\_ (SEAL)  
Printed Beverly J. Raikos Printed Mad 218 652

STATE OF INDIANA }  
COUNTY OF HAMILTON } SS:

DULY ENTERED FOR TAXATION  
2-2-83  
Berkman Gray  
AUDITOR BOONE COUNTY

Before me, a Notary Public in and for said County and State, personally appeared Beverly J. Raikos

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true

Witness my hand and Notarial Seal this 1st day of February, 19 83.

My commission expires 12-19-86 Signature Connie E. Thomas  
Printed Connie E. Thomas, Notary Public  
resident of Hamilton County

This instrument was prepared by Gustin J. Raikos, attorney at law.

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\* PERPETUAL EASEMENT FOR ADJOINING PROPERTIES FOR COMMON USAGE FOR INGRESS AND EGRESS

**NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS**State Form 21366 (R17 / 12-18)  
Prescribed by Department of Local Government Finance**FORM 11**Lisa Garoffolo  
**Boone County Assessor**  
115 Courthouse Sq  
Lebanon IN 46052-2161

Legal Description PT NE NE 36-18-2E 1.36
Parcel or Identification Number 019-13431-00
Property address ( <i>number and street, city, state, and ZIP code</i> ) 11755 E 500 S ZIONSVILLE IN 46077

16828\*30\*\*G50\*\*0.574\*\*1/4\*\*\*\*\*AUTO5-DIGIT 46077

HAND ERIC M & JUSTINA E  
11755 E 500 S  
ZIONSVILLE IN 46077-8719

\* The term "Improvements" includes, but is not limited to, buildings, structures, fixtures, and appurtenances. It represents a value added to the value of the land to equal the property's total market value-in-use. It should not be confused with improvements resulting from routine maintenance to the property, such as painting a house.

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the Assessing Official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the Assessing Official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the Township Assessor or County Assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the Assessing Official or at <https://forms.in.gov/Download.aspx?id=6979>. An Assessing Official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The Assessing Official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

Previous Assessment		New Assessment Effective January 1, 2020	
LAND	72,000	LAND	72,000
STRUCTURES / IMPROVEMENTS*	254,300	STRUCTURES / IMPROVEMENTS*	265,900
<b>TOTAL</b>	<b>326,300</b>	<b>TOTAL</b>	<b>337,900</b>

**Reason for revision of assessment:**

THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year 2020 pay 2021.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2020 pay 2021.

If you believe that the 2020 pay 2021 value is not accurate, you may file an Appeal (Form130) with the Boone County Assessor. A successful appeal must include evidence to support market value in use of this property.

**THE DEADLINE TO FILE AN APPEAL IS 06/15/2020.**

Note: In the event that assessment has been corrected by a prior successful appeal, your assessed value above may appear as only the total value, and will not separate land and structures.

**SEE THE BACK OF THE FORM 11 FOR DETAILS CONCERNING HOW TO FILE AN APPEAL**

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website, [www.IN.gov/dlgf](http://www.IN.gov/dlgf). Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County BOONE COUNTY	Township EAGLE	Date of Notice ( <i>month, day, year</i> ) 04/30/2020
Assessing Official LISA GAROFFOLO	Telephone Number (765) 482-0140	
Address ( <i>number and street, city, state and ZIP Code</i> ) 115 COURTHOUSE SQUARE, LEBANON IN 46052		



20.00  
ERIC HAND

201000012652  
Filed for Record in  
BOONE COUNTY, INDIANA  
MARY ALICE "SAM" BALDWIN, RECORDER  
12-17-2010 At 11:07 am.  
DEED 20.00

**QUITCLAIM DEED**

**THIS INDENTURE WITNESSETH, That JOHN CARL WARD and DOROTHY LOUISE WARD, Husband and Wife, ("Grantor") of Boone County in the State of Indiana, QUITCLAIM to ERIC M. HAND and JUSTINA E. HAND, Husband and Wife, ("Grantee") of Boone County in the State of Indiana, for the sum of One Dollar (\$ 1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Boone County:**

Part of the Northeast Quarter of Section 36, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 15; thence along the approximate center line of County Road 500 South and the Section line, South 89 degrees 06 minutes 00 seconds West 1106.19 feet to the Point of Beginning; thence South 00 degrees 02 minutes 29 seconds West 400.14 feet; thence South 89 degrees 54 minutes 22 seconds West 10.00 feet; thence along an East described line of the Eric M. Hand & Justina E. Hand Property recorded in Deed Record 221, pages 276-277, Boone County Recorder's Office, North 00 degrees 02 minutes 29 seconds East 400.00 feet; thence along the approximate center line of County Road 500 South and the Section line, North 29 degrees 06 minutes 00 seconds East 10.00 feet to the Point of Beginning containing 0.0918 Acre, more or less.

The address of such real estate is commonly known as N.A.

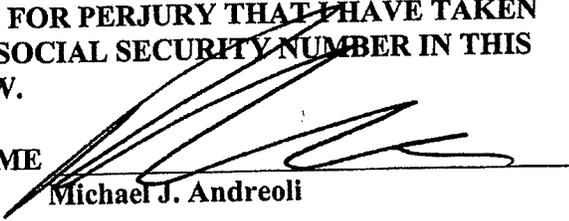
**IN WITNESS WHEREOF**, the Grantor has executed this deed, this 16<sup>th</sup> day of

December, 2010.

DULY ENTERED FOR TAXATION  
12-17-10  
Melody Price  
SUBJECT TO FINAL ACCEPTANCE  
AUDITOR, BOONE COUNTY

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NAME

  
Michael J. Andreoli

This instrument was prepared by Michael J. Andreoli, ANDREOLI & JACOB, 1393 West Oak Street, Zionsville, Indiana 46077, (317) 873-6266.

<sup>GRANTEE</sup>  
Return deed to Eric M. Hand and Justina E. Hand, 11755 EAST 500 SOUTH  
ZIONSVILLE, IN 46077

<sup>GRANTEE</sup>  
Send tax bills to Eric M. Hand and Justina E. Hand, 11755 EAST 500 SOUTH  
ZIONSVILLE, IN 46077





# NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R17 / 12-18)  
Prescribed by Department of Local Government Finance

Lisa Garoffolo  
Boone County Assessor  
115 Courthouse Sq  
Lebanon IN 46052-2161

Legal Description PT NE NE 36-18-2E .09
Parcel or Identification Number 019-13431-02
Property address (number and street, city, state, and ZIP code) 11755 E 500 S ZIONSVILLE IN 46077

16828\*30\*\*G50\*\*0.574\*\*3/4\*\*\*\*\*AUTO5-DIGIT 46077  
HAND ERIC M & JUSTINA E  
11755 E 500 S  
ZIONSVILLE IN 46077-8719

\* The term "Improvements" includes, but is not limited to, buildings, structures, fixtures, and appurtenances. It represents a value added to the value of the land to equal the property's total market value-in-use. It should not be confused with improvements resulting from routine maintenance to the property, such as painting a house.

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Previous Assessment		New Assessment Effective January 1, 2020	
LAND	1,000	LAND	1,000
STRUCTURES / IMPROVEMENTS*	0	STRUCTURES / IMPROVEMENTS*	0
<b>TOTAL</b>	<b>1,000</b>	<b>TOTAL</b>	<b>1,000</b>

### Reason for revision of assessment:

THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year 2020 pay 2021.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2020 pay 2021.

If you believe that the 2020 pay 2021 value is not accurate, you may file an Appeal (Form130) with the Boone County Assessor. A successful appeal must include evidence to support market value in use of this property.

### THE DEADLINE TO FILE AN APPEAL IS 06/15/2020.

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If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website, [www.IN.gov/dlgef](http://www.IN.gov/dlgef). Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County BOONE COUNTY	Township EAGLE	Date of Notice (month, day, year) 04/30/2020
Assessing Official LISA GAROFFOLO	Telephone Number (765) 482-0140	
Address (number and street, city, state and ZIP Code) 115 COURTHOUSE SQUARE, LEBANON IN 46052		



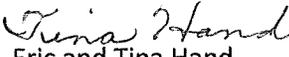
Attribute report for active ID 1

ID name	add1	E	S	add3
41310 PETRI VERNON J & NANCY A BRANY	11735	E	500	ZIONSVILLE, IN 46077
41344 DUBE REBECCA A & BRIGHTON	11745	E	500	ZIONSVILLE, IN 46077
*41362 HAND ERIC M & JUSTINA E	11755	E	500	ZIONSVILLE, IN 46077
41385 DISCHLER RALPH J & CHERYL M -	11760	E	500	ZIONSVILLE, IN 46077
41387 BUCKLEY THOMAS R & ANNE Q	11858	E	500	ZIONSVILLE, IN 46077

Dear Neighbors,

This letter is to advise that we are proceeding with our plans to build a new home (to be our personal residence) on our wooded property just north of our existing home at 11755 E. 500 S. We have lived in our current two-story residence since its completion in November 1986, and it has served us well. However, we would like to effectively retire-in-place geographically by building a custom single-story home, possibly with a basement, which will be more suitable for our retirement years.

We currently have two separate land parcels totaling approximately 1.4 acres that will enable two lots of .665 acres to remain with our existing home and build a new residence on the remaining .732 acres. This letter is to fulfill the requirement of notifying our adjoining property owners that we seek approval from the Zionsville Plan Commission to reconfigure our current two parcels for this project. We welcome you to contact us directly if you have any questions.

Sincerely,  
  
  
Eric and Tina Hand

Eric's cell 317-873-5669

Tina's cell 317-840-0731

# SITE PLAN

HAND "A" = EXISTING RESIDENCE  
 HAND "B" = PROPOSED RESIDENCE

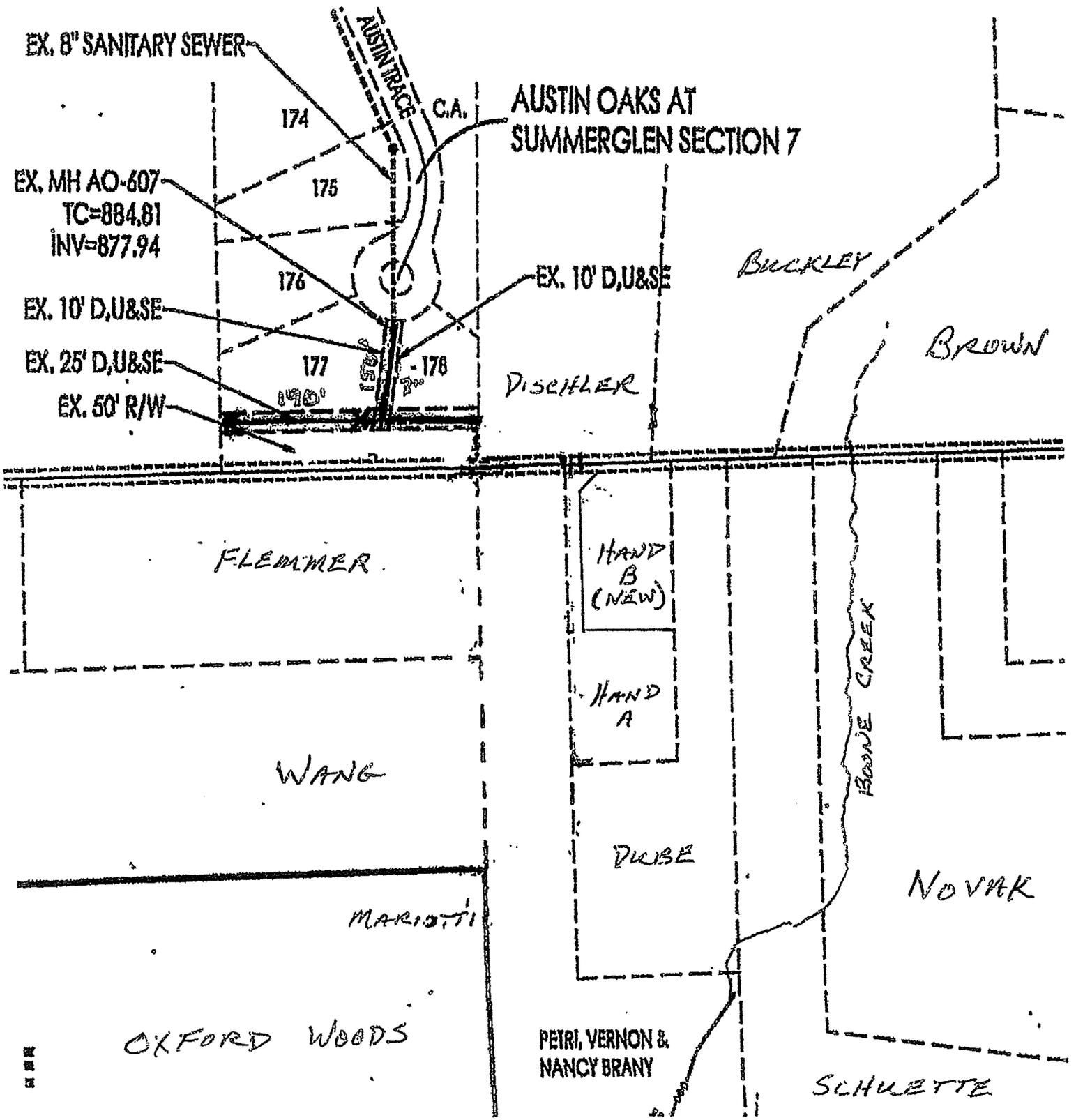


Exhibit 3



## 2019-27-DSV E. Hand - Results

Chrissy Koenig <CKoenig@zionsville-in.gov>

Thu 10/10/2019 12:40 PM

To: eric hand <erchnd@hotmail.com>; Tina Hand <tnhnd@hotmail.com>

📎 1 attachments (159 KB)

October 8, 2019 BZA Meeting Results.pdf;

Hello,

In keeping with the Rules of Procedure of the Town of Zionsville's Board of Zoning Appeals; we are notifying you of the results (attached), of the October 8, 2019 Board of Zoning Appeals meeting, in which Docket # 2019-27-DSV E. Hand was heard. Due to your parcel being located in Zionsville's Urban jurisdiction, I believe your next step would be to file for a Plan Commission petition in order to split a lot less than 5 acres.

### **PLAN COMMISSION**

Specific to the Plan Commission process: Filings for PC are filed one month (by filing deadline per schedule below) and heard the following month at a public meeting. Links to our website with information in regards to Plan Commission filings can be found below. Janice Stevanovic, Planner II/Project Manager, works with applicants on these filings. You can reach Janice at #317-873-1574 or at JStevanovic@zionsville-in.gov.

#### **Fee Schedule**

<http://www.zionsville-in.gov/DocumentCenter/Home/View/306>

#### **Plan Commission**

<http://www.zionsville-in.gov/310/Plan-Commission>

#### **Plan Commission Meeting Dates & Deadlines**

<http://www.zionsville-in.gov/DocumentCenter/View/2358/2019-Plan-Commission-Meeting-Dates-Deadlines-and-Notice-Requirements>

#### **Plan Commission – Subdivision Plat Approval Application Packet (for minor subdivision)**

<http://www.zionsville-in.gov/DocumentCenter/View/160>

#### **Overview of Platting Process**

<http://www.zionsville-in.gov/documentcenter/view/313>

If I can be of further assistance please let me know. Have a great rest of the week.

Chrissy Koenig  
Planner I - Petitions  
Department of Planning & Economic Development  
Town of Zionsville  
1100 West Oak Street  
Zionsville, Indiana 46077

Direct: 317-873-1575



# ZIONSVILLE

FOR ALL THE RIGHT REASONS

## MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS OCTOBER 8, 2019

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, October 8, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

### I. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-21-UV	Hopwood Cellars Winery	2055 & 2201 S US 421	<b>Approved as presented &amp; filed w/exhibits (including Plan(s) of Operation &amp; Site Plan) &amp; per staff report – 3 in Favor, 0 Opposed</b> Petition for a Use Variance in order to provide for the construction and operation of a new Winery, Distillery & Event Center to: 1) Deviate from the allowed intended uses in an Agricultural Zoning District and the Rural Michigan Road Overlay District (AG & MRO).
2019-22-SE	Hopwood Cellars Winery	2055 & 2201 S US 421	<b>Approved with Conditions &amp; Right to Farm Commitment as presented &amp; filed w/exhibits &amp; per staff report – 3 in Favor, 0 Opposed</b> Petition for Special Exception to allow existing residential building(s) to remain in an Agricultural Zoning District and the Rural Michigan Road Overlay District (AG & MRO).
2019-23-DSV	Hopwood Cellars Winery	2055 & 2201 S US 421	<b>Approved with Conditions as presented &amp; filed w/exhibits &amp; per staff report – 3 in Favor, 0 Opposed</b> Petition for Development Standards Variance to allow for the construction and operation of a new Winery, Distillery and Event Center, located in both the Agricultural (AG) and Rural Michigan Road Overlay (MRO) Zoning Districts to: 1) Deviate from the MRO requirements specific to accessory use standards 2) Exceed the AG maximum height requirement

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-26-DSV	M. Riggins Fox Pools	9764 Equestrian Way	<b>Approved as presented &amp; filed w/exhibits &amp; per staff report – 3 in Favor, 0 Opposed</b> Petition for Development Standards variance in order to provide for the construction of a swimming pool which: 1) Exceeds the maximum lot coverage of 20%, to 25% in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-27-DSV	E. Hand	11755 E 500 South	<b>Approved as presented &amp; filed w/exhibits &amp; per staff report – 3 in Favor, 0 Opposed</b> Petition for Development Standards variance in order to provide for the construction of a single family home which: 1) Is not connected to public water in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-28-DSV	The Georgian Group	240 N Main Street	<b>Continued by petitioner from October 8, 2019 to the November 12, 2019 Meeting – 2 in Favor, 1 Opposed</b> Petition for Development Standards variance in order to provide for the construction of a Single-Family Home & accessory uses which: 1) Deviates from the required side & aggregate yard setbacks and 2) Exceeds the required lot coverage of 35%, to 48% in the Urban Residential Village Zoning District (R-V).
2019-29-UV	Alchemy Distillery	640 S Main Street	<b>Approved as presented &amp; filed w/exhibits &amp; per staff report – 3 in Favor, 0 Opposed</b> Petition for a variance of use to permit the bottling and distilling of spirits within the Village Business Zoning District (VBD).
2019-30-SE	Alchemy Distillery	640 S Main Street	<b>Approved as presented &amp; filed w/exhibits &amp; per staff report – 3 in Favor, 0 Opposed</b> Petition for Special Exception to support the operation of a tavern in the Village Business Zoning District (VBD).

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



## TriCo Regional Sewer Utility

www.TriCo.eco Phone (317) 844-9200 Fax (317) 844-9203

August 31, 2020

Mr. Eric Hand  
11755 E. 500 S.  
Zionsville, IN  
46077

RE: 11755 E 500 S, Zionsville, IN and a proposed new house adjacent

Dear Mr. Hand:

In response to your recent request, this letter is to advise you that TriCo Regional Sewer Utility has determined that the location mentioned above and a proposed new house adjacent to this property is located within our service area. In addition, sewer capacity exists, and facilities are available to provide sanitary sewer service which will be subject to all TriCo ordinances, construction, and inspection requirements. The project as we understand it would be constructed as a low pressure sanitary sewer system and most likely tie into the Austin Oaks sanitary sewer system. This system ultimately directs wastewater flow to the TriCo Water Resource Recovery Facility.

This letter shall not be construed as approval of any plans for the project. It will be the developer's responsibility to extend sewers to connect this project to TriCo's existing sewer.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan C. Hartman". The signature is fluid and cursive, with a large initial "R" and "H".

Ryan C. Hartman  
District Engineer  
[ryan.hartman@trico.eco](mailto:ryan.hartman@trico.eco)



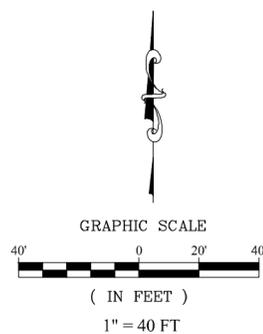
STOEPPELWERTH & ASSOCIATES, INC.  
 THIS INSTRUMENT PREPARED BY:  
 DENNIS D. OLMSTEAD, PLS  
 STOEPPELWERTH & ASSOCIATES, INC.  
 7965 E. 106TH STREET  
 FISHERS, INDIANA 46038  
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
 ERIC HAND  
 11755 EAST C.R. 500 SOUTH  
 ZIONSVILLE, IN 46077  
 PHONE: (317) 873-5669  
 erchnd@hotmail.com  
 SOURCE OF TITLE: BOOK #221, PAGE #277  
 PARCEL #019-13431-00

# TWIN OAKS

MINOR SUBDIVISION  
 SEC. 36 - T18N - 02E  
 EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

RESIDENTIAL R-SF-2 STANDARDS	
LOT WIDTH	50' min.
FRONT YARD	35'
SIDE YARD	12'
SIDE YARD AGGREGATE	30'
REAR YARD	25'



### LEGEND

- 69 LOT NUMBER
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
-  SECTION CORNER

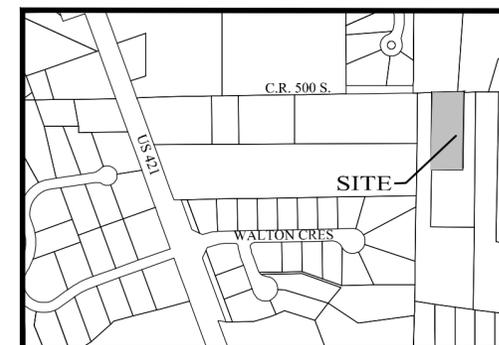
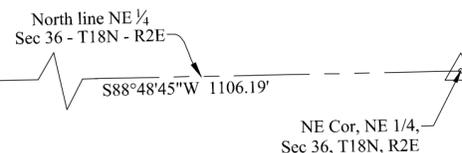
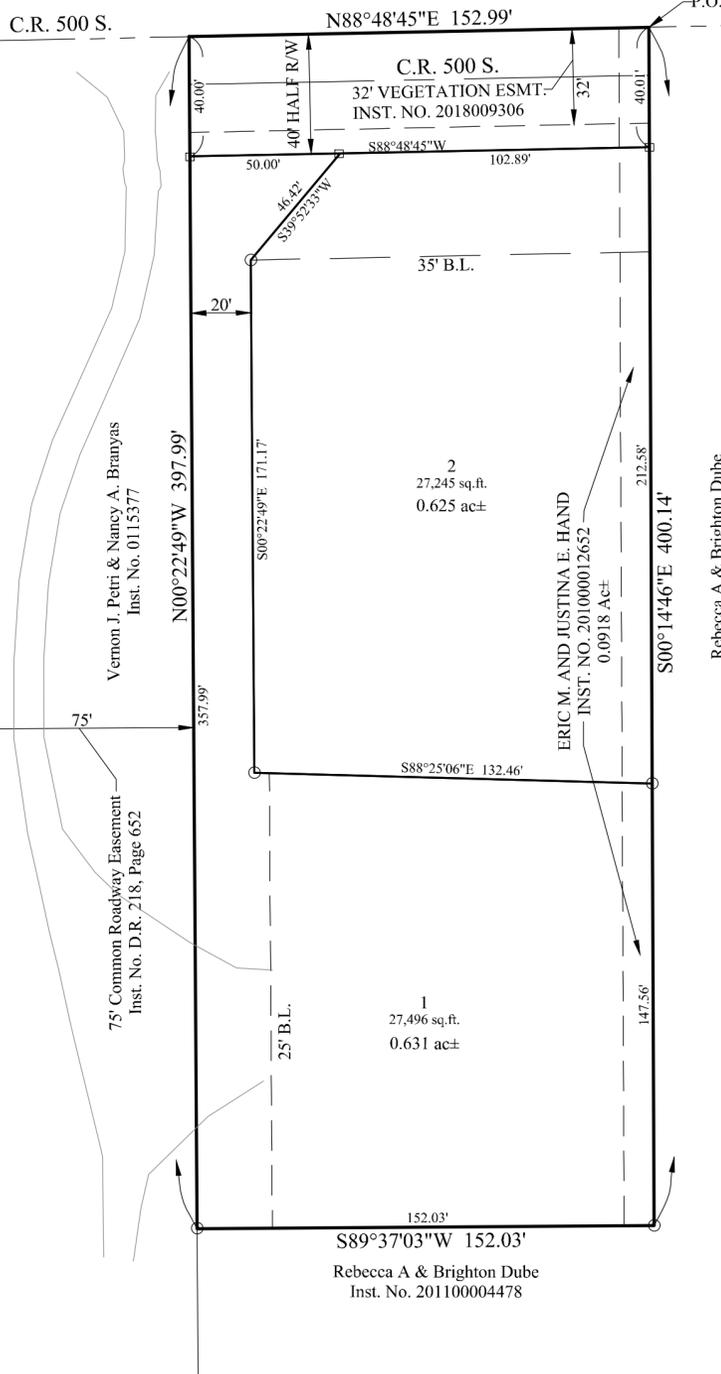
### SUBDIVISION MONUMENTATION

PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/ PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/ PARCEL LINES).

-  DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE
-  DENOTES A 4" SQUARE X 36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP SET FLUSH WITH THE FINISH GRADE

C.R. 500 S.



LOCATION MAP

Rebecca A & Brighton Dube  
 Inst. No. 201100004478

### LAND DESCRIPTION

A part of the Northeast Quarter of Section 36, Township 18 North, Range 02 East, in Eagle Township, Boone County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 88 degrees 48 minutes 45 seconds West, (assumed bearing) along the North line of said Quarter Section, a distance of 1106.19 feet to the POINT OF BEGINNING of this description, said point also being the Northwest Quarter of the land described in Instrument Number 201100004478 in the Office of the Boone County Recorder; thence South 00 degrees 14 minutes 46 seconds East, along the West line of said land, a distance of 400.14 feet to the Southeast corner of the land described in Instrument Number 201000012652 in said Recorder's Office, said point being on a North line of the aforementioned Instrument Number 201100004478; thence South 89 degrees 37 minutes 03 seconds West, along said North line, a distance of 152.03 feet to a point on the East line of the land described in Instrument Number 0115377 in said Recorder's Office; thence North 00 degrees 22 minutes 49 seconds West, along said East line, a distance of 397.99 feet to the North line of the aforementioned Quarter Section; thence North 88 degrees 48 minutes 45 seconds East, along said North line, a distance of 152.99 feet to the Point of Beginning, containing 1.3972 acres, more or less.

Dennis D. Olmstead  
 Registered Land Surveyor  
 No. 900012





**STOEPPELWERTH & ASSOCIATES, INC.**  
 THIS INSTRUMENT PREPARED BY:  
 DENNIS D. OLMSTEAD, PLS  
 STOEPPELWERTH & ASSOCIATES, INC.  
 7965 E. 106TH STREET  
 FISHERS, INDIANA 46038  
 PHONE: (317) 849-5935  
 THIS INSTRUMENT PREPARED FOR:  
 ERIC HAND  
 11755 EAST C.R. 500 SOUTH  
 ZIONSVILLE, IN 46077  
 PHONE: (317) 873-5669  
 erchnd@hotmail.com

# TWIN OAKS

## MINOR SUBDIVISION

SEC. 36 - T18N - 02E  
 EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

SOURCE OF TITLE: BOOK #221, PAGE #277  
 PARCEL #019-13431-00

### DEDICATION CERTIFICATE

The undersigned, Eric M. Hand and Justina E. Hand, owners of the Real Estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby plat and subdivide, said Real Estate in accordance with the within Plat.

This subdivision shall be known and designated as Twin Oaks Minor Subdivision, an addition to the Town of Zionsville, Boone County, Indiana.

This subdivision shall consist of two (2) lots, number 1 and 2 (individually "Lot" and collectively "Lots").

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

Public pathway / sidewalk, as approved by the Zionsville Plan Commission, shall be constructed to the Town Construction Standards, at the time said public infrastructure is extended to the property line of the subdivision. The construction of the path will be constructed within one (1) year after the infrastructure is extended to the property. Construction costs shall be at the expense and responsibility of the subdivider.

All storm water drainage, water and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Zionsville, save and except for those storm water, drainage, water and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement areas of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Zionsville utility easement for sewer and water, shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

Fences - No walls, dog runs, animal pens or fences of any kind shall be permitted on any Lot except as herein stated. Underground invisible fences used for the containment of household pets are permitted. Fences along lot lines and fences in general shall be limited to decorative privacy fences of wood, vinyl or rod iron, no higher than six (6) feet. If wood fences are used the fence shall be "shadow box" style or have the posts set inward to the lot with the "smooth" wood side facing outward. Rod iron ornamental fencing or brick, stone and/or masonry walls surrounding or enclosing pools which are no higher than six (6) feet in height may be permitted. Fencing shall be maintained in good condition. No fence shall be located any closer to the front lot line than the extension of the rear of the primary dwelling. All fences shall be of the same style and color therefore, the first fence installed shall depict the style and color of those following.

Witness our Hands and Seals this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Owners: Lot 1 and 2  
 Eric M. and Justina E. Hand  
 11755 E. 500 S.  
 Zionsville, IN 46077

\_\_\_\_\_  
 Eric M. Hand  
 Owner

\_\_\_\_\_  
 Justina E. Hand  
 Owner

State of Indiana )  
 ) SS  
 County of \_\_\_\_\_)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eric M. and Justina E. Hand, owners of Twin Oaks Lot 1 and 2 and acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes herein expressed.

Witness my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

County of Residence: \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: \_\_\_\_\_  
 \_\_\_\_\_  
 Printed Name

### PLAN COMMISSION APPROVAL

The Town Engineer and Building Commissioner of the Town of Zionsville have reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Zionsville, Boone County, Indiana.

By: \_\_\_\_\_ By: \_\_\_\_\_

Printed: \_\_\_\_\_ Printed: \_\_\_\_\_  
 Building Commissioner Town of Engineer  
 Town of Zionsville, Town of Zionsville,  
 Boone County, Indiana Boone County, Indiana

Date: \_\_\_\_\_ Date: \_\_\_\_\_

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Zionsville Plan Commission at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Witness by signature this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

### TOWN OF ZIONSVILLE PLAN COMMISSION

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Printed \_\_\_\_\_ Printed \_\_\_\_\_

Title: President

Title: Secretary

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat correctly represents a replat of a previously platted subdivision as cross-referenced herein. To the best of my knowledge and belief, the within Plat complies with the provisions of the Town of Zionsville Subdivision Control Ordinance.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Dennis D. Olmstead  
 Registered Land Surveyor  
 No. 900012



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Dennis D. Olmstead, PLS