



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### May 2014

Total permits issued for the month of May: 114

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#### Permit Activity Breakdown

Commercial Permits	May 2014	May 2013	YTD 2014	YTD 2013	YTD Diff
New	1	0	3	6	-3
Interior Remodel	7	3	19	14	5
Addition	1	3	3	7	-4
Sign	4	1	18	10	8
Electric	3	1	6	11	-5
Other	16	27	29	58	-29
Sewer	1	0	1	0	1
<b>Commercial Totals</b>	<b>33</b>	<b>35</b>	<b>79</b>	<b>106</b>	<b>-27</b>
<b>Residential Permits</b>					
Single Family	22	19	82	90	-8
Addition	18	8	47	23	24
Remodel	8	4	37	44	-7
Electric	3	2	13	12	1
Pool/Spa	3	2	10	10	0
Demolition	1	2	7	2	5
Other	25	1	61	8	53
Sewer/Repairs	1	1	10	11	-1
<b>Residential Totals</b>	<b>81</b>	<b>39</b>	<b>267</b>	<b>200</b>	<b>67</b>
<b>Combined Totals</b>	<b>114</b>	<b>74</b>	<b>346</b>	<b>306</b>	<b>40</b>

Building/Site Inspections: 426      Number Of Inspections: 635

Certificates Of Occupancy Issued: 74

Easement Encroachments Authorized: 2      Denied: 1

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 21

Number of violations that resulted in a violation and/or stop work order: 21

Number of Investigations closed this month: 12

Total number of zoning code violations to date: 109



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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
U2014-233	May	1	\$3,000	\$100	\$0	\$0	\$0	Greg Pachacz	Greg & Lauren Pachacz	Res Add Deck	The Sanctuary	63	11827 Avedon Way	46077
R2014-234	May	1	\$46,000	\$545	\$0	\$0	\$0	Kurt Strueh	Kurt Strueh	Res Add			535 N 421	46077
U2014-235	May	1	\$19,839	\$75	\$0	\$0	\$0	ABC Roofing	George Gabor	Res Reroof	Thornhill		1923 Camargue	46077
R2014-236	May	1	\$6,095	\$75	\$0	\$0	\$0	ABC Roofing	Brandon Eaton	Res Reroof	Royal Run		6511 Kingsbury	46077
R2014-237	May	1	\$35,000	\$471	\$0	\$0	\$0	Fox Pools of Indianapolis	Brent Mosby	Res Add Pool	Stonegate	155	7636 Windsor Drive	46077
13U2014-238	May	1	\$350,000	\$1,286	\$0	\$1,221	\$0	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	80	11575 Weeping	46077
13U2014-239	May	1	\$222,000	\$1,480	\$0	\$0	\$0	Browning Construction	TCD Associates	Comm Remodel	Northwest Technology	Special Olympics	6200 Technology	46278
U2014-240	May	1	\$4,434	\$100	\$0	\$0	\$0	Christopher Miller	Christopher Miller	Res Add			715 Mulberry Street	46077
13U2014-241	May	1	\$0	\$90	\$0	\$0	\$0	Curry Electric	AT&T	Comm Electric	Northwest Technology		9755 Zionsville	46278
U2014-242	May	2	\$11,738	\$75	\$0	\$0	\$0	Beeson Construction	Karen Hain	Res Reroof	Colony Woods		1150 Williamsburg	46077
U2014-243	May	2	\$23,000	\$90	\$0	\$0	\$0	John Marshall	Zionsville American	Comm Reroof		Zionsville American	9950 E 600 South	46077
U2014-244	May	2	\$0	\$90	\$0	\$0	\$0	CK Price Properties	CK Price Properties	Comm Demo	Village	Potpourri Building	114 North Main Street	46077
R2014-245	May	2	\$211,000	\$1,210	\$0	\$1,221	\$0	Steven Way	Robert Stone	Res New			4787 S 700 East	46075
R2014-246	May	2	\$15,000	\$377	\$0	\$0	\$0	Steven Way	Robert Stone	Res Add			4787 S 700 East	46075
U2014-247	May	2	\$1,500	\$90	\$0	\$0	\$0	Tom Jackson	Harris FLP	Comm Other		Wildcat Creek	575 S Main Street	46077
U2014-248	May	5	\$7,100	\$200	\$0	\$0	\$0	Start to Finish Landscape	Marcus & Samantha	Res Add Deck	Thornhill	89	1963 Camargue	46077
U2014-249	May	5	\$0	\$90	\$0	\$0	\$0	The Crew Corporation	Clay Township Regional Waste	Comm Electric			7236 Mayflower	46077
R2014-250	May	5	\$8,244	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jenny Stapp	Res Reroof	Sycamore Bend		547 Quail Valley Drive	46077



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U2014-251	May	5	\$1,500	\$75	\$0	\$0	\$0	David Regnier	David Regnier	Res Add	Village		185 S 6th Street	46077
U2014-252	May	5	\$10,259	\$75	\$0	\$0	\$0	BMG Restoration	Steve Grant	Res Reroof	Coventry Ridge	84	4595 Bayberry	46077
U2014-253	May	7	\$6,000	\$100	\$0	\$0	\$0	BLM Landscaping	Sorin Matei	Res Other	Cobblestone Lakes	76	4881 S. Cobblestone	46077
U2014-254	May	7	\$0	\$90	\$0	\$0	\$0	Huston Electric	David Brown	Comm Electric	Village	Browns on Main -	40 N. Main Street	46077
U2014-255	May	7	\$357,000	\$1,348	\$4,025	\$1,221	\$861	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	216	8762 Windpointe	46077
U2014-256	May	7	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Add		Grading Only -	900 Mulberry Street	46077
13U2014-257	May	7	\$104,500	\$1,626	\$0	\$0	\$0	Browning Construction	TCD Associates	Comm Remodel	Northwest Technology	Prosolia	6500 Technology	46278
U2014-258	May	7	\$0	\$25	\$0	\$0	\$0	Williams Comfort Air	Gerald Lyons	Res Sewer	Sugarbush		714 Sugarbush	46077
13U2014-259	May	7	\$25,000	\$410	\$0	\$0	\$0	CMH Builders	Bill Smith	Res Remodel	Bridlewood	8	11140 Bridlewood	46077
R2014-260	May	7	\$7,100	\$75	\$0	\$0	\$0	Hays & Sons	Joann Gingerich	Res Reroof	Royal Run	518	6514 Hyde Park	46077
13U2014-261	May	7	\$190,000	\$1,284	\$0	\$1,221	\$0	Ryland Homes	Ryland Homes	Res New	The Willows	50	3244 Willow Bend Trail	46077
U2014-262	May	7	\$13,850	\$75	\$0	\$0	\$0	Universal Roofing	Jim Baxter	Res Reroof	Thornhill	116	624 Silver Dawn Court	46077
R2014-263	May	8	\$85,000	\$562	\$0	\$0	\$0	RKW Homes	Jeffrey Whitaker	Res Remodel	Soaring Hawk	3	9785 Soaring Hawk Circle	46077
R2014-264	May	8	\$85,000	\$410	\$0	\$0	\$0	Thomas Pearson Inc	Martin & Laralee Weaver	Res Add	Brookhaven		2806 Newbury	46077
U2014-265	May	8	\$42,000	\$483	\$0	\$0	\$0	Pools of Fun	Robert Ferguson	Res Add Pool	Spring Knoll	67	9466 Greenthread	46077
U2014-266	May	8	\$9,800	\$75	\$0	\$0	\$0	John Pataky	Kenneth & Barbara Inglis	Res Reroof	Colony Woods	228	225 Camden Drive	46077
U2014-267	May	8	\$0	\$0	\$0	\$0	\$0	Buckingham Construction	Quail Run Investors II, LLC	Comm New	Quail Run	GRADING ONLY	1152 W Oak Street	46077
13U2014-268	May	8	\$266,000	\$1,322	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	37	3234 Wildlife Trail	46077



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U2014-269	May	8	\$100,000	\$410	\$0	\$0	\$0	KAB Construction	Ray Cortopassi	Res Add	Village		655 W Hawthorne	46077
U2014-270	May	8	\$20,000	\$597	\$4,025	\$0	\$0	IND Contractors	Harris FLP	Comm Tenant Finish	South Village of Zio	200 Dry Cleaners	640 S Main Street	46077
13U2014-271	May	8	\$3,500	\$120	\$0	\$0	\$0	A-Sign-By-Design	Browning Investments	Comm Sign	Northwest Technology	Prosolia	6500 Technology	46278
U2014-272	May	9	\$30,000	\$411	\$0	\$0	\$0	Charles Edens & Sons	Stephen & Kathryn	Res Add			660 Mulberry Street	46077
R2014-273	May	9	\$9,000	\$75	\$0	\$0	\$0	American Dream Home	Mike Fulks	Res Reroof	Royal Run		6767 Lexington	46077
R2014-274	May	9	\$9,000	\$75	\$0	\$0	\$0	American Dream Home	Kevin Dannenbrink	Res Reroof	Royal Run		6292 Lancaster	46077
U2014-275	May	9	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		156 Kevin Court	46077
U2014-276	May	9	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		370 Robert Court	46077
R2014-277	May	9	\$275,000	\$1,109	\$0	\$1,221	\$0	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	225	6740 Chapel Crossing	46077
R2014-278	May	12	\$6,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Cathy St. Clair	Res Reroof	Royal Run	457	6254 Saddletree	46077
R2014-279	May	12	\$14,000	\$348	\$0	\$0	\$0	R&G Home Improvements	Jennifer Revercomb	Res Add			9019 E 100 North	46075
U2014-280	May	12	\$21,500	\$604	\$0	\$0	\$0	Burkhard Construction	CK Price Properties	Comm Remodel	Village Business Dis	Potpouri - sute 114	114 N Main Street	46077
U2014-281	May	12	\$0	\$65	\$0	\$0	\$0	Concept 7 Fitness	Zionsville Fire House Real	Comm Sign	Village Business Dis	Concept 7 Fitness	30 S Elm Street	46077
R2014-282	May	13	\$14,000	\$75	\$0	\$0	\$0	American Dream Home	Candy Riggs	Res Reroof	Royal Run		6761 Woodcliff	46077
R2014-283	May	13	\$271,000	\$478	\$0	\$0	\$0	Hamilton Homes	David Concannon	Res Add			8895 E 200 South	46077
13U2014-284	May	13	\$22,000	\$100	\$0	\$0	\$0	Ursula David Homes	Jay Slegers	Res Other	The Willows	158	11521 Willow Bend Drive	46077
13U2014-285	May	13	\$300,000	\$1,264	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	45	3226 Autumn Ash Drive	46077
R2014-286	May	14	\$400,000	\$526	\$0	\$0	\$0	Christopher Scott Homes	Chris Buckman	Res Add	Stonegate	145	7612 The Commons	46077



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13U2014-287	May	14	\$18,000	\$100	\$0	\$0	\$0	Fiano Landscapes	Jason & Stephanie Arnett	Res Add Deck	Willow Glen	66	3214 Purple Ash Drive	46077
U2014-288	May	14	\$86,800	\$410	\$0	\$0	\$0	Case Design and Remodeling	Dee Grzech	Res Remodel	Brittany Chase	51	4061 Field Master Circle	46077
U2014-289	May	14	\$10,000	\$435	\$0	\$0	\$0	Jim Barber	Jim Barber	Res Remodel	Northview	27	487 Redbud Lane	46077
U2014-290	May	15	\$14,045	\$75	\$0	\$0	\$0	White Oak Const	Jodi Bernard	Res Reroof	Northern Meadows		1106 Stevens Drive	46077
R2014-291	May	15	\$0	\$75	\$0	\$0	\$0	Electric & More	Jacqueline Jaques	Res Electric			7651 E 200 North	46075
U2014-292	May	15	\$327,000	\$1,293	\$4,025	\$1,221	\$861	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	214	8782 Windpointe	46077
U2014-293	May	15	\$0	\$400	\$0	\$0	\$0	Buckingham Construction	Quail Run Investors II, LLC	Comm Trailer	Quail Run	Construction Trailer	1152 W Oak Street	46077
U2014-294	May	19	\$6,200	\$100	\$0	\$0	\$0	Steve New	Carla Wise	Res Other			5531 Turkey Foot Road	46077
U2014-295	May	19	\$10,000	\$75	\$0	\$0	\$0	Never Wet Roofing	Linda Bennett	Res Reroof			5325 Becker Drive	46077
R2014-296	May	20	\$0	\$225	\$0	\$0	\$0	Dave Benge	Magdalene Benge	Res Add Deck	Spring Hills	4	651 Springhill Drive	46077
U2014-297	May	20	\$3,000	\$75	\$0	\$0	\$0	Luke Ballard Home	Juanita Keith	Res Reroof			135 N Main Street	46077
U2014-298	May	20	\$8,600	\$100	\$0	\$0	\$0	John Waller	Mark & Julie Thornburg	Res Add Deck	Spring Knoll	84	9256 Greenthread	46077
13U2014-299	May	20	\$275	\$1,065	\$0	\$1,221	\$0	Homes by McKensie	Homes by McKensie	Res New	The Willows	118	11615 Weeping	46077
U2014-300	May	20	\$5,460	\$410	\$0	\$0	\$0	Feinburg Construction		Res Remodel	Cedar Bend	57	10398 Lakewood	46007
13U2014-301	May	20	\$282,000	\$1,422	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	18	3237 Wildlife Trail	46077
13U2014-302	May	20	\$229,000	\$1,376	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	17	3231 Wildlife Trail	46077
13U2014-303	May	20	\$750,000	\$1,693	\$0	\$1,221	\$0	Timothy Homes		Res New	The Willows	211	11655 Willow Springs Drive	46077
13U2014-304	May	20	\$26,545	\$612	\$0	\$0	\$0	Fox Pools	Jeff Weber	Res Add	Willow Ridge	203	11624 Willow Springs Drive	46077



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U2014-305	May	20	\$0	\$1,030	\$0	\$0	\$0	A Sign By Design		Comm Sign			5002 W. 106th Street	46077
U2014-306	May	21	\$20,000	\$75	\$0	\$0	\$0	Tim Graham Construction	Mark Hyten	Res Reroof	Austin Oaks	108	4683 Ridgewood	46077
U2014-307	May	21	\$70,000	\$400	\$0	\$0	\$0	Eric Meyer	David Cropper	Comm Remodel	Mayflower Park	Better Bodies	7031 Mayflower	46077
R2014-308	May	21	\$15,000	\$410	\$0	\$0	\$0	Sean O'Donnell	Sean O'Donnell	Res Remodel	Brookhaven	111	2715 E. High Grove Circle	46077
U2014-309	May	21	\$430,000	\$1,495	\$4,025	\$1,221	\$861	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	234	8805 Windpointe	46077
R2014-310	May	21	\$185,000	\$1,276	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	18	7521 Patriot Court	46077
R2014-311	May	21	\$150,000	\$1,304	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	54	6489 Concord	46077
U2014-312	May	22	\$3,500	\$103	\$0	\$0	\$0	A Sign By Design	Brian Holdsworth	Comm Sign	Zionsville Place	El Toro Bravo	1576 W Oak Street	46077
R2014-313	May	22	\$90,000	\$556	\$0	\$0	\$0	Dalton Construction	Scott & Carey Roberts	Res Add Pool	Pleasant View Lane	1	9735 Pleasant	46077
U2014-314	May	23	\$50,000	\$786	\$0	\$0	\$0	Capitol Construction	Mick Scheetz	Comm Remodel	Village Business Dis	Century 21	135 E Sycamore	46077
13U2014-315	May	23	\$294,000	\$1,503	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	147	11553 Willow Bend Drive	46077
U2014-316	May	23	\$0	\$25	\$0	\$0	\$0	Earth & Turf	Harris FLP	Comm Sewer	Village Business Dis	Chamber of	95 S Elm Street	46077
U2014-317	May	23	\$5,000	\$200	\$0	\$0	\$0	Scott Gotshall	Scott Gotshall	Res Add Deck	Cobblestone Lakes	202	8902 Windpointe	46077
U2014-318	May	23	\$4,287	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Tom Schreperman	Res Reroof	Spring Knoll		4630 Rockcross	46077
R2014-319	May	23	\$0	\$75	\$0	\$0	\$0	Chris Hinesley	Kevin Channell	Res Electric			6895 S 775 East	46077
R2014-320	May	23	\$175,000	\$468	\$0	\$0	\$0	S.A. Sullivan Builders	Simone Murray	Res Add	Countrywood	14	1106 Indian Pipe Lane	46077
U2014-321	May	23	\$309,000	\$1,069	\$0	\$1,221	\$861	MI Homes	MI Homes	Res New	The Sanctuary	47	11948 Avedon Way	46077
R2014-322	May	23	\$150,000	\$1,297	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	19	7509 Patriot Court	46077



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U2014-323	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1381 James Drive	46077
U2014-324	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1365 Robert Drive	46077
U2014-325	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		160 Kevin Court	46077
U2014-326	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1371 Robert Drive	46077
U2014-327	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1359 Robert Court	46077
U2014-328	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		106 Keith Court	46077
U2014-329	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1367 James Court	46077
U2014-330	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		132 Keith Drive	46077
U2014-331	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		144 Kevin Court	46077
U2014-332	May	23	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		152 Kevin Court	46077
R2014-333	May	27	\$9,000	\$75	\$0	\$0	\$0	American Dream Home	Iris Atkinson	Res Reroof	Royal Run		6285 Canterbury	46077
U2014-334	May	27	\$15,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Doug Smith	Res Reroof	Hunt Club Village		19 Sorrel Court	46077
U2014-335	May	27	\$363,000	\$1,325	\$4,025	\$1,221	\$861	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	238	8865 Windpointe	46077
13U2014-336	May	27	\$90,000	\$410	\$0	\$0	\$0	Metro Renovation	Andrew & Brenda	Res Remodel	Irishmans Run	48	9316 Irishman Run	46077
13U2014-337	May	27	\$105,000	\$410	\$0	\$0	\$0	Metro Renovation	Andrew & Brenda	Res Remodel	Irishmans Run	48	9316 Irishman Run	46077
R2014-338	May	28	\$150,000	\$1,279	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	1	6337 Blackstone	46077
R2014-339	May	29	\$325,000	\$1,302	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	152	2834 E High Grove Circle	46077
U2014-340	May	29	\$0	\$75	\$0	\$0	\$0	AC Electric	Steve Kern	Res Electric	Colony Woods		105 S Maxwell	46077



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R2014-341	May	29	\$13,000	\$75	\$0	\$0	\$0	Daahl Roofing	Brian Nobbe	Res Reroof	Fox Hollow		9861 Overlook	46077
U2014-342	May	29	\$20,000	\$573	\$4,025	\$0	\$0	Mike Snider	Harris FLP	Comm Tenant Finish	Village Business Dis	100 Confectionaires	640 S Main Street	46077
R2014-343	May	30	\$201,000	\$1,358	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	59	7422 English Court	46077
R2014-344	May	30	\$0	\$150	\$0	\$0	\$0	Indiana Home Leasing	Indiana Home Leasing	Res Demo			1868 S 421	46077
R2014-345	May	30	\$6,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Eric Hollering	Res Reroof	Royal Run		6410 Bradshire	46077
R2014-346	May	30	\$6,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Charles Anderson	Res Reroof	Royal Run		6515 Sussex Drive	46077



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## Planning and Economic Development C of O Detail

May 2014

Total: C of O issued for the month of May: 74

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2012-190	Edward Memmen	Edward Memmen	Res Add			9255 E 200 South	46077	2014/05/02
R2012-793	Heartwood Custom Homes	Butch Huber	New Carriage House			3285 S 975 East	46077	2014/05/08
U2012-795	Joey Auler	Joe Wertenberger	New Res		2	55 East Poplar Street	46077	2014/05/27
13U2013-87	Lawrence & Reckel	Richard Stuart	Res Add	Irishmans Run	6	7325 Hunt Club Lane	46077	2014/05/12
13U2013-181	Homes by McKenzie	Homes by McKenzie	New Res	The Willows	97	11588 Weeping Willow Drive	46077	2014/05/02
U2013-182	KAB Construction	Stephen Morris	Res Add			713 Hawthorn Street	46077	2014/05/15
U2013-226	Meridian Design Build LLC	Scannell Properties	New Comm		Fed Ex Maintenance	10891 Bennett Parkway	46077	2014/05/16
R2013-352	Kent Shaffer Builders	Joshua Jonte	New Res	Stonegate	202	6611 Regents Park Drive	46077	2014/05/13
R2013-388	Keesling Custom Pools & Patios	Frank Kelly	Res Add	Hunt Country Preserv	8	7275 Hunt Country Lane	46077	2014/05/30
R2013-446	M/I Homes	M/I Homes	New Res	The Sanctuary	23	11911 Avedon Drive	46077	2014/05/15
R2013-447	Drees Homes	Peters	New Res	Brookhaven	143	2795 W High Grove Circle	46077	2014/05/08
R2013-448	Drees Homes	Priddy	New Res	Brookhaven	164	2796 W High Grove Circle	46077	2014/05/08
13U2013-456	Ryan Homes	Ryan Homes	New Res	Willow Glen	77	3256 Cimmaron Ash Drive	46077	2014/05/01
R2013-489	Drees Homes	Drees Homes	New Res	Brookhaven	218	2513 Woodhollow Trail	46077	2014/05/09
R2013-496	Viewegh and Assoc	Donna Svoboda	New Res	Stonegate	284	6730 Regents Park Drive	46077	2014/05/14
13U2013-497	Ryan Homes	Ryan Homes	New Res	Willow Glen	60	3236 Purple Ash Drive	46077	2014/05/01



# Town Of Zionsville

## Planning and Economic Development C of O Detail

May 2014

Total: C of O issued for the month of May: 74

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2013-517	Ryan Homes	Ryan Homes	New Res	Willow Glen	3	3219 Cimmaron Ash Court	46077	2014/05/08
13U2013-518	Ryan Homes	Ryan Homes	New Res	Willow Glen	75	3241 Purple Ash Drive	46077	2014/05/01
R2013-537	Drees Homes	Drees Homes	New Res	Brookhaven	141	2791 West High Grove Circle	46077	2014/05/08
R2013-541	Drees Homes	Drees Homes	Comm Add	Brookhaven	220	2503 Brookhaven Court	46077	2014/05/27
13U2013-545	Homes by McKenzie	Homes by McKenzie	New Res	The Willows	86	11546 Weeping Willow Drive	46077	2014/05/09
R2013-555	Lenard Wolfson	Scott Lintner	Res Add			9501 E 300 South	46077	2014/05/30
U2013-568	Kort Builders	Ossip Real Estate	New Comm			1583 W Oak Street	46077	2014/05/15
13U2013-575	Ryan Homes	Ryan Homes	New Res	Willow Glen	82	3232 Cimmaron Ash Drive	46077	2014/05/08
13U2013-576	Ryan Homes	Ryan Homes	New Res	Willow Glen	19	3274 Cimmaron Ash Drive	46077	2014/05/08
R2013-594	Goldenleaf Homes	Goldenleaf Homes	New Res	Stonegate	216	6758 Chapel Crossing	46077	2014/05/23
U2013-601	M/I Homes	M/I Homes	New Res	The Sanctuary	60	11863 Avedon Way	46077	2014/05/15
R2013-604	Vive Exterior Design	Kevin Johnson	Res Add	Stonegate	50	7683 St. Lawrence Court	46077	2014/05/29
13U2013-605	Homes by McKenzie	Homes by McKenzie	New Res	The Willows	117	11627 Weeping Willow Court	46077	2014/05/09
R2013-621	Perma Pools	Jason Hill	Res Add	Enclave	14	6565 Bainbridge Way	46077	2014/05/28
R2013-624	Drees Homes	Drees Homes	New Res	Brookhaven	234	11529 Wood Hollow Trail	46077	2014/05/30
R2013-625	Drees Homes	Drees Homes	New Res	Brookhaven	103	2697 E High Grove Circle	46077	2014/05/02



# Town Of Zionsville

## Planning and Economic Development C of O Detail

May 2014

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2013-661	Ryland Homes	Ryland Homes	New Res	The Willows	66	3243 Willow Bend Trail	46077	2014/05/15
U2013-665	Paul Kelly	Paul Kelly	Res Remodel	Cobblestone Lakes	65	4801 S. Cobblestone Drive	46077	2014/05/14
U2013-680	M/I Homes	M/I Homes	New Res	The Sanctuary	35	11804 Avedon Way	46077	2014/05/15
U2013-694	Bedrock Builders	BHI Retirement	New Comm	Hoosier Village	Foundation Only	9999 Hoosier Village Drive	46077	2014/05/15
R2013-708	Goldenleaf Homes	Goldenleaf Homes	New Res	Stonegate	110	6738 W. Stonegate Drive	46077	2014/05/30
13U2013-732	Ryland Homes	Ryland Homes	New Res	The Willows	150	11547 Willow Bend Drive	46077	2014/05/07
13U2013-733	Ryland Homes	Ryland Homes	New Res	The Willows	67	3247 Willow Bend Trail	46077	2014/05/07
R2013-734	Perma Pools	John Huber	Res Add			3285 S. 975 East	46077	2014/05/30
R2013-740	Drees Homes	Drees Homes	Res New	Brookhaven	235	11531 Wood Hollow Trail	46077	2014/05/30
U2013-752	R&G Home Improvements	A. Niemeyer	Res Remodel	Cedar Bend	118	10489 Wildwood Drive	46077	2014/05/13
U2013-753	R&G Home Improvements	A. Niemeyer	Res Add	Cedar Bend	118	10489 Wildwood Drive	46077	2014/05/13
R2013-759	BPI Outdoor Living	Andrea Winkler	Res Add	Stonegate	161	6572 Regents Park Drive	46077	2014/05/27
U2013-761	Nierman Brothers Pools & Spas	Tom Buckley	Res Add			11858 E. 500 South	46077	2014/05/07
U2013-778	David Weekley Homes	David Weekley Homes	New Res	Rock Bridge	198	3512 Old Quarry Drive	46077	2014/05/20
U2013-779	David Weekley Homes	David Weekley Homes	New Res	Rock Bridge	193	3600 Old Quarry Drive	46077	2014/05/07
R2013-788	Kai Yu	Kai Yu	New Res	Stonegate	249	7631 Beekman Terrace	46077	2014/05/30



# Town Of Zionsville

## Planning and Economic Development C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2013-789	David Weekley Homes	David Weekley Homes	New Res	Rock Bridge	192	3620 Old Quarry Drive	46077	2014/05/07
R2013-802	Ryland Homes	Ryland Homes	New Res	Blackstone	14	7504 Patriot Court	46077	2014/05/21
R2013-810	Drees Homes	Drees Homes	New Res	Brookhaven	147	2803 W. High Grove Circle	46077	2014/05/27
13U2013-813	Ryan Homes	Ryan Homes	New Res	Willow Glen	62	3228 Purple Ash Drive	46077	2014/05/21
R2013-816	Drees Homes	Drees Homes	New Res	Brookhaven	142	2793 W. High Grove Circle	46077	2014/05/08
R2013-821	Ryland Homes	Ryland Homes	New Res	Blackstone	51	7472 Independence Drive	46077	2014/05/21
U2014-1	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	197	3524 Old Quarry Drive	46077	2014/05/21
U2014-10	MI Homes	MI Homes	Res New	The Sanctuary	66	11986 Avedon Way	46077	2014/05/20
U2014-32	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	236	8835 Windpointe Pass	46077	2014/05/28
U2014-49	Distinctive Design Builders	Main Steet Partners	Comm Remodel		Cobblestone Grill	160 S. Main Street	46077	2014/05/19
U2014-66	Young's Construction	Nick Manicke	Res Remodel	Spring Knoll	355	4203 Honeysuckle Lane	46077	2014/05/15
U2014-69	GuyCo Remodeling	Andrew & Christina Faulkner	Res Remodel	Austin Oaks	245	4107 Oak Leaf Drive	46077	2014/05/29
U2014-113	Mr. Landscape	Jeff Swanson	Res Add Deck	Cobblestone Lakes	232	8825 Sugar Cay Court	46077	2014/05/13
R2014-114	Maxson Remodeling	Dwight Lueck	Res Remodel	Fox Hollow	2	7070 Fox Hollow Ridge	46077	2014/05/23
U2014-128	Jackson Sugar	Zionsville American Legion	Comm Other		American Legion	9950 E 600 South	46077	2014/05/14
U2014-138	Estridge Group	Shane Burke	Res Add Deck	Bloor Woods	22	733 Bloor Woods Court	46077	2014/05/29



# Town Of Zionsville

## Planning and Economic Development C of O Detail

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**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2014-173	Jamison Pitzer	James Vogel	Res Add		Pole Barn	7564 E SR 32	46075	2014/05/28
U2014-201	Rocky Mountain Landscape	Lance Lantz	Res Other	Sugarbush Hill	3	655 Sugarbush Drive	46077	2014/05/20
U2014-203	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1365 Saylor Court	46077	2014/05/19
U2014-204	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		136 Kevin Drive	46077	2014/05/27
U2014-208	Carl Stewart	Zionsville Meadows	Res Add	Zionsville Meadows		1325 Hickory Lane	46077	2014/05/07
R2014-209	Decks by Design	Jon Hussey	Res Add Deck	Pineview Estates	17	760 Pineview Drive	46077	2014/05/23
U2014-233	Greg Pachacz	Greg & Lauren Pachacz	Res Add Deck	The Sanctuary	63	11827 Avedon Way	46077	2014/05/09
U2014-240	Christopher Miller	Christopher Miller	Res Add			715 Mulberry Street	46077	2014/05/20
U2014-248	Start to Finish Landscape	Marcus & Samantha Tielker	Res Add Deck	Thornhill	89	1963 Camargue Drive	46077	2014/05/20
U2014-298	John Waller	Mark & Julie Thornburg	Res Add Deck	Spring Knoll	84	9256 Greenthread Lane	46077	2014/05/23



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2014

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### Activity Report

	Commercial/Industrial						Residential									Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	C of O
January	1	0	1	2	1	0	10	3	6	2	1	2	2	1	0	32	0	4	251	416	50
February	0	0	4	5	0	3	9	3	5	0	0	2	2	1	0	34	0	2	214	369	8
March	1	1	4	2	1	5	16	9	12	4	3	2	6	5	0	71	1	2	332	567	15
April	0	1	3	5	1	5	25	14	6	4	3	0	26	2	0	95	0	8	385	615	42
May	1	1	7	4	3	16	22	18	8	3	3	1	25	1	1	114	2	4	426	635	74
June																					
July																					
August																					
September																					
October																					
November																					
December																					
Totals	3	3	19	18	6	29	82	47	37	13	10	7	61	10	1	346	3	20	1608	2602	189





**MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS – June 10, 2014**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for June 10, 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 March 11, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered:</b>
2014-06-DSV	J. Smith	340Fitch Place	Petition for Development Standards Variance in order to reduce the rear yard setback from a required minimum twenty (20) feet, to five (5) feet in the (RV), Residential Village Zoning District.

**Other Matters to be considered:**

Findings of Fact (requiring execution):

- 2013-30-DSV – The Crossings
- 2014-03-UV- K. Channell
- 2014-04-UV- R. Keeker
- 2014-05-DSV –R. Gummere

Respectfully Submitted:

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

May 30, 2014



**NOTICE:**  
**MEETING CANCELLATION**  
**ZIONSVILLE PLAN COMMISSION REGULAR MEETING**  
**June 16, 2014**

Public Notice is hereby given that the June 16, 2014 regular meeting of the Town of Zionsville Plan Commission (the Commission) has been cancelled. No Petitions were submitted for this meeting. The next regularly scheduled meeting of the Town of Zionsville Plan Commission will be July 21, 2014.

Please contact the Town of Zionsville Planning Department (317) 873-1574 with questions.

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

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MAY 2014

### *Planning*

#### **Intake**

- The Department issued 110 building permits and conducted 635 inspections (as detailed in the attached pages)
- The Department issued 4 sign permits (as detailed in the attached pages)

#### **Meetings**

- Attended the Town Council's monthly regular meeting and agenda setting meeting
- Attended Town Council special meeting regarding reorganization with Perry Township
- Attended the Plan Commission monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended a meeting regarding the Town's ADA transition plan
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: The Current, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with applicants regarding future Plan Commission meetings
- Met with Storm Water Department staff to discuss its implementation strategy for its newly adopted ordinance
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with interested parties related to the Quail Run trail connection
- Met with Town staff to discuss to the Perry Township consolidation plan
- Met with interested parties regarding development opportunities on south 4<sup>th</sup> Street
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with interested parties related to the need for a multi-purpose sports complex within the Town
- Met with interested parties regarding development opportunities at the southeast corner of 146<sup>th</sup> Street and US 421
- Met with interested parties regarding the future tenancy of 10 South Main Street
- Met with interested parties regarding redevelopment opportunities within Andrade Industrial Park
- Met with interested parties regarding the development of Hampshire
- Met with various interested parties regarding easement management in various places within the Town
- Met with members of the Plan Commission's architecture sub-committee regarding Harris FLP C Shoppe

#### **Reporting**

- Prepared two staff reports for the May Plan Commission meeting

#### **Communications**

- Conducted various communications with applicants for the June Board of Zoning Appeals meeting (agenda attached)
- Conducted communications with Quail Run representatives regarding Plan Commission commitments
- Conducted communications with interested parties (Zionsville residents) related to Pulte's Whitestown project
- Conducted communications with interested parties regarding residential development occurring along 146<sup>th</sup> Street
- 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

#### **Projects / Education / Training**

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and the Plan Commission
- Continued to reviewed HEA 1301 related to local implementation
- Reviewed internal guidelines related to enforcement of the Town's rules related to tall grasses
- Reviewed the status of the current Wal-Mart lawsuit with the Plan Commission Attorney
- 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
- Reviewed updated information related to Town zoning map (146<sup>th</sup> Street / US 421)
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed the department's website (and associated websites) for updates
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Reviewed the Town's rules related to regulating street vendors
- Updated the Town's air rights encroachment grant form

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MAY 2014

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within Creekside
- Met with Dow Chemical representatives regarding payment of 2013 due 2014 property taxes associated with Creekside
- Participated in the May 27, 2014 meetings of the Zionsville Architectural Review Committee
- 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 interested parties regarding the installation of an Emergency Warning Siren within Ripberger Business Park (an established platted subdivision)
- Met with representatives of HWC regarding services within Creekside

#### **Reporting**

- Prepared the monthly TIF project update report
- Prepared the April 28, 2014 RDC meeting memorandum

#### **Communications**

- Conducted communications regarding development of Creekside
- Conducted communications regarding scheduling of the regular meeting as well as special meetings of the RDC to occur in May 2014
- Conducted communications with RDC membership regarding CCR's for Creekside
- Conducted communications regarding activities of the Economic Development Commission
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: The Current, and Zionsville Sentinel Times
- Conducted communications regarding the Salty Cowboy and status of incentive/status of installed grease trap
- Conducted communications with interested parties regarding potential RDC incentives
- Conducted communications with MicroLoan members regarding status of microloan implementation /utilization
- Conducted communications regarding access availability to Creekside
- Conducted communications regarding property tax obligations regarding Creekside (as former Dow Chemical)
- Conducted communications with Town and Lids representatives regarding the purchase agreement and scheduled closing date

#### **Projects /Training**

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Reviewed the current draft design of 106<sup>th</sup> Street improvements
- Reviewed work conducted by the Town's contractor related to replacement of portions of the 106<sup>th</sup> Street pathway (due to settling which occurred over the fall/winter)
- Finalized drafts of intake materials related to inquiries regarding Town development incentives
- Reviewed various drainage courses located in Creekside
- Continued with project coordination activities associated with Creekside
- Continued with efforts to finalize CCR documentation associated with Creekside
- Continued to review the Downtown Marketing & Parking Study draft summary prepared by the Consultant
- Reviewed the Town's Economic Development website for updates and modifications
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the May meeting of the 2014-2015 Indiana Certified Public Manager's program