



Town of Zionsville
Planning and Administration Permit Activity
December 1, 2008 though December 31, 2008

Total numbers of permits Issued for the month of December: 23

Permit Activity Break Down					
Commercial Permits	December 1, 2008	December 1, 2007	YTD 2008	YTD 2007	Difference in YTD
New	1	0	5	6	-1
Interior Remodel	6	1	31	16	15
Addition	0	0	3	1	2
Sign	4	2	49	31	18
Electric	0	0	7	3	4
Other	1	0	24	21	3
Residential	0	0	0	0	0
Single Family	6	8	66	86	-20
Addition	0	0	33	40	-7
Remodel	4	5	63	75	-12
Garage	0	1	0	5	-5
Electric	0	1	17	30	-13
Pool/Spa	0	0	8	8	0
Demolition	0	0	5	16	-11
Other	2	7	132	179	-47
Sewer	1	1	11	10	1
TOTAL	25	26	454	527	-73

To date there are actually 452 permits issued. 2 permits were given an "A" designated rather than a new permit number

Building Inspections for the month of December :101 (YTD Inspections 1645)

Certificates of Occupancy Issued:23 (YTD Certificates of Occupancy: 209)

Easement Encroachments Authorized: 2

Meeting with Petitioners - Developers - Public: 37

Code Enforcement Activity (YTD Code Violations Total: 144)

December

Informal Notifications Issued: 7

Formal Notifications Issued (Includes Stop Work Orders and Certified Letters: 4

Number of Citations Issued: 0

Number Corrected: 4

Violations from Previous Months: 133 *60 of these violations are VBD violations

Corrected: 79

Outstanding: 54



**Permits for
New Single Family Residences and Total Permits
(1990-2008)**

Year	New Single Family Residential Permits	Total Permits
1990	79	160
1991	67	171
1992	77	190
1993	61	146
1994	48	125
1995	43	119
1996	34	105
1997	44	138
1998	76	182
1999	121	222
2000	106	217
2001	112	241
2002	95	216
2003	104	400
2004	184	573
2005	185	524
2006	114	461
2007	86	527
2008	68	454

Population – Town of Zionsville (Census)

1970 – 1,857
1980 – 3,948
1990 – 6,207
2000 – 8,775
2005 – 12,500 (est. – includes recent Annexations)

Population – Eagle Township (Census)

1970 – 5,331
1980 – 7,995
1990 – 9,864
2000 – 13,910

Planning and Building Department Status Report

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2008 ILP													
New Home	\$3,333	\$3,147	\$14,356	\$6,178	\$4,723	\$7,141	\$5,791	\$9,905	\$6,306	\$6,204	\$0	\$10,139	\$77,223
All Other	\$2,788	\$4,299	\$6,627	\$5,456	\$6,133	\$5,913	\$10,535	\$5,508	\$4,256	\$1,485	\$5,575	\$6,579	\$65,152
Commercial	\$2,414	\$2,167	\$8,971	\$1,276	\$31,420	\$3,418	\$1,876	\$1,326	\$590	\$2,435	\$1,149	\$22,947	\$79,989
TOTAL	\$8,535	\$9,613	\$29,954	\$12,910	\$42,276	\$16,472	\$18,202	\$16,737	\$11,152	\$10,124	\$6,724	\$39,665	\$222,364
Park Impact Fee													
Traffic Impact Fee	\$7,448	\$5,586	\$24,206	\$7,448	\$7,448	\$11,172	\$11,172	\$24,206	\$9,310	\$16,758	\$0	\$0	\$124,754
	\$3,444	\$2,583	\$11,193	\$3,444	\$14,604	\$5,166	\$5,166	\$11,193	\$4,305	\$7,749	\$0	\$37,476	\$106,323
Petition Filing Fees													
Zone Map Change													
Dev Plan Approval													
Amended Development Plan													
Primary Plat Approval													
Secondary Plat Approval													
Minor Plat Approval													
Variance of Use													
Variance of Dev Standards		\$625				\$1,050							\$3,200
Special Exception													\$0
Zoning Base Maps													\$0
Construction Standards													\$0
Zoning Ordinance/subdivision													\$0
Code of Ordinances						\$0							\$0
Comprehensive Plan						\$0							\$0
Duplicate Permits										\$25			\$25
Ordinance Amendment													\$0
TOTAL	\$1,410	\$625	\$1,980	\$2,025	\$0	\$5,516	\$1,735	\$0	\$0	\$25	\$0	\$0	\$13,316
Other Fees													
Re-inspect Fees Received													
	\$875	\$825	\$925	\$875	\$1,025	\$975	\$825	\$1,025	\$1,560	\$3,325	\$2,160	\$2,050	\$17,225
Total for Planning	\$10,820	\$11,063	\$32,859	\$15,810	\$43,301	\$22,963	\$20,762	\$18,562	\$12,702	\$13,474	\$8,874	\$41,715	\$262,905
Includes ILP-Filing Fees and Reinspect Fees													
Sanitary Sewer Permits-Fees													
	\$28,025	\$12,075	\$62,400	\$12,075	\$31,325	\$38,960	\$24,160	\$23,860	\$16,125	\$8,050	\$0	\$27,960	\$274,995
2008 ILP & Sanitary Sewer Permits													
New Home ILP	4	3	14	4	4	6	6	13	5	6	0	6	71
All Other	14	15	18	10	34	29	28	33	23	41	19	0	264
Commercial	10	11	14	5	13	8	9	4	2	0	6	0	82
TOTAL	28	29	46	19	51	43	43	50	30	47	25	6	417
Sanitary Sewer Permits	0	0	3	0	5	0	0	5	5	2	0	1	21
Petition Filing Fees													
Zone Map Change													
Dev Plan Approval													
Amended Development Plan	2		2	1	2	1	1		2	1		0	5
Primary Plat Approval													7
Secondary Plat Approval													3
Minor Plat Approval													0
Variance of Use													0
Variance of Dev Standards	2			2		5							9
Dev Standards-Special Exception													0
Zoning Base Maps													0
Construction Standards													0
Zoning Ordinance													0
Code of Ordinance													0
Comprehensive Plan						1							1
Subdivision Control Ordinance		1											
Ordinance Amendment			2			1					1		
TOTAL	2	3	5	3	0	11	2	0	2	1	1	0	30

Permits Issued the Month of December 2008

Permit #	Permit Issue Month	Permit Issue day	Construction Cost	LP Cost	Sewer Cost	PRF/BIF	Additional Fees	Subdivision	Builder	Owner	Type of Construction	Lot#	Address
2008-428	Dec	1		\$48.00					Timothy McClure	Roger Burns	Comm Sign		55 East Oak Street
2008-429	Dec	1	\$6,000.00	\$390.00				AO	Bowers Bldg Co	AO HO Assoc	Comm Remodel		11885 W. 131st St
2008-430	Dec	1	\$1,500.00	\$250.00					John Pataky	Todd Downs	Res Interior		180 Governors Lane
2008-431	Dec	1	\$266,865.00	\$1,252.00	\$4,025.00	Road and Street Impact fee \$861.00		CL	Pulte Homes	Pulte Homes	New Res	317	4604 S Cobblestone Dr
2008-432	Dec	1	\$138,036.00	\$1,031.00	\$4,025.00			CL	Pulte Homes	Pulte Homes	New Res	257	8999 Windpointe Pass
2008-433	Dec	1		\$200.00				Aionsville Meadows	NBA Bulder	Pete Rath	Comm Demo		675 South Ford Road
2008-434	Dec	1			\$3,800.00				Joe Hicks	William Bell	Sewer (Separate)		11525 East State Rd 334
2008-435	Dec	5		\$250.00				CL	Kirkelaw Remodeling	Christopher Jordan	Res Remodel		9334 Windrift Way
2008-436	Dec	5	\$7,500,000.00	\$22,947.00		Road and Street Impact fee \$32,310.00	Boone County \$500.00 Credit \$5000 Road Impact Fee		Faha Construction	Garth @ Tudor Garde	New Comm		Address changed to 11755 from 11700 N Michigan Rd
2008-437	Dec	8	\$35,000.00	\$248.00					A-Sign-By-Design	Joel Cohen	Sign		340 South 1st Street
2008-438	Dec	8	\$2,000.00	\$65.00					A-Sign-By-Design	Joel Cohen	Sign		340 South 1st Street
2008-439	Dec	9	\$7,713.00	\$75.00					Bone Dry Roofing	Lorinda Hockema	Roof		795 Bloor Road
2008-440	Dec	10	\$7,395.00						Allen Parham	Sean Conner	Remediation		515 Phantom Ct
2008-441	Dec	12	\$197,000.00	\$1,350.00				Zionsville Meadows	NBA Bulder	Pete Rath	Comm Remodel		675 South Ford Road
2008-442	Dec	12	\$26,000.00	\$390.00				Zionsville Meadows	NBA Bulder	Pete Rath	Comm Remodel		675 South Ford Road
2008-443	Dec	12		\$60.00					A Sign By Design	ic Cree Property Gro	Sign		23 East Cedar Street
2008-444	Dec	15	\$80,000.00	\$492.00					TMG Construction	Cedar IS LLC	Comm Int Remodel		25 East Cedar
2008-445	Dec	18	\$75,000.00	\$1,750.00					Lee Kleiner	Lee Kleiner	Comm Int Remodel		340 South First Street
2008-446	Dec	21	\$82,812.00	\$250.00				Sugarbush	R & G Construction	Mr & Mrs Noel	Res Remodel		687 Morningside Court
2008-447	Dec	24		\$250.00				CL	Dale Hockett	Dale Hockett	Res Remodel		9134 Whisper Bay Circle
2008-448	Dec	24	\$108,000.00	\$1,936.00	\$4,025.00	Road and Street Impact fee \$861.00	Recoup \$2400 Spec Asses \$710 Interest \$585 Total \$3760.00	RB	Estridge Group	Estridge Group	New Res	25	8765 Flagstone Dr
2008-449	Dec	24	\$108,000.00	\$1,936.00	\$4,025.00	Road and Street Impact fee \$861.00	Recoup \$2400 Spec Asses \$710 Interest \$585 Total \$3760.00	RB	Estridge Group	Estridge Group	New Res	177	3505 Lannon Castle Dr
2008-450	Dec	29	\$65,000.00	\$391.00					D G Perry Building	McDonalds	Comm Remodel		50 Brendo n Way

Permits Issued the Month of December 2008

Permit #	Permit Issue Month	Permit Issue day	Construction Cost	ILP Cost	Sewer Cost	PRF RIF	Additional Fees	Subdivision	Builder	Owner	Type of Construction	Lot#	Address
2008-451	Dec	30	\$191,012.00	\$1,854.00	\$4,026.00			CL	Pulte Homes	Pulte Homes	New Res	316	4606 S Cobblestone Dr
2008-452	Dec	30	\$186,872.00	\$2,030.00	\$4,026.00			CL	Pulte Homes	Pulte Homes	New Res	335	5182 Heatherstone Place

Certificates of Occupancy Issued in December of 2009

<u>Permit #</u>	<u>Subdivision</u>	<u>Builder</u>	<u>Type of Construction</u>	<u>Lot#</u>	<u>Address</u>	<u>CO Issue Date</u>
2007-179		Doug Riser Corbier Williams Group	New Res		322 S. 9th Street	12/2/08
2007-342	HV	Bedrock Builders	New Res.	53/54	9785 & 9793 Blue Spruce Ave.	12/5/08
2007-468		DLA	Res Remodel		30 Irongate	12/24/08
2007-505	RB	Estridge Group	New Res.	36	8840 Flagstone Drive	12/3/08
2007-516	RB	Estridge Group	New Res.	166	8879 Mossy Rock Drive	12/3/08
2008-272	CL	Pulte Homes	New Res.	142	4280 Windrift Way	12/5/08
2008-283	CL	Pulte Homes	New Res.	319	Amended to 4814 S Cobblestone Drive	12/10/08
2008-308		John Grimme	Res Remodel		270 N Maple	12/5/08
2008-315		Andrew Sansong	Res Other		135 Village Place	12/17/08
2008-337	AO	Sedona Custom Homes	Res Addition		11927 Creekstone Way	12/15/08
2008-340		Mike Shaw	Res Remodel		9947 Oak Ridge Dr	12/5/08
2008-357	Village	Karin Glass	Comm Remodel		135 S Main Street	12/8/08
2008-369	Village	Kinder Electric	Res Remodel		180 North Main Street	12/12/08
2008-379	Carters	Ryan Humphrey	Res Addition	17	160 N 8th Street	12/16/08
2008-388		JW Dobrodta Inc.	Comm Remodel		262 S Ford Road	12/23/08
2008-389	Thornhill	R & G Construction	Res Other	112	530 Phantom Court	12/16/08
2008-400	Bennett Parkway	Paragon General Contracto	Comm Remodel		5100 Charles Court	12/19/08
2008-401		Steve Grey Renovations	Res Addition		11858 East 500 South	12/19/08
2008-423		Earth Resources	Comm Demo		12001 North Michigan Rd	12/16/2008
2008-424		Earth Resources	Comm Demo		11711 North Michigan Rd	12/16/2008
2008-425		Earth Resources	Comm Demo		11955 North Michigan Rd	12/16/2008
2008-435	CL	Kirkelow Remodeling	Res Remodel		9334 Windrift Way	12/22/08

Certificates of Occupancy Issued in December of 2009

2008-440		Allen Parham	Remediation		515 Phantom Ct	12/22/08
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2008 Permit Activity

Month	# Issued	Commercial/Industrial				Residential										Building Inspects	C of O
		Building	Add/Remodel	Sign	Elec/Other	New Home And Residential Sewer	Addition	Remodel	Garage	Electric	Pool	Demolition	Sewer	Other			
January	28	1	1	3	5	4	1	6	0	2	0	0	0	5	94	7	
February	29	0	4	6	1	3	1	7	0	1	1	2	0	3	83	10	
March	46	1	1	5	7	14	4	5	0	0	0	0	3	6	118	5	
April	32	0	2	3	0	4	1	6	0	0	2	1	0	13	130	19	
May	51	2	4	5	2	4	8	4	1	1	2	3	5	10	147	28	
June	43	0	2	2	4	6	6	3	0	4	1	0	0	15	163	22	
July	43	0	3	5	1	6	3	3	0	1	0	0	0	21	178	24	
August	52	6	4	6	1	27	12	6	0	2	1	2	2	23	136	16	
September	29	0	1	4	1	5	5	4	0	1	0	0	0	8	170	19	
October	47	0	3	4	0	6	5	3	0	3	1	1	1	20	218	23	
November	25	0	1	0	5	0	1	2	0	1	0	0	0	15	107	13	
December	23	1	6	4	1	6	0	4	0	0	0	0	1	2	101	23	
Total	448	11	32	47	28	85	47	53	1	16	8	9	12	141	1645	209	



Plan Commission/Board Of Zoning Appeals Activity/Accomplishments
Totals Petitions Filed in 2008 - 30

Plan Commission

Primary Plat - 0

Secondary Plat - 0

Minor Plat - 0

Zone Map Amendment - 5

Petitions Approved: 3

Petitions Denied: 1

Petitions Pending: 1

Withdrawn: 0

Subdivision Waiver - 1

Petitions Approved: 0

Petitions Denied: 0

Petitions Pending: 0

Withdrawn: 1

Development Plan - 7

Petitions Approved: 6

Petitions Denied: 0

Petitions Pending:

Withdrawn: 1

Development Plan Amendment - 3

Petitions Approved: 3

Petitions Denied: 0

Petitions Pending: 0

Ordinance Amendment - 4

Petitions Approved: 3

Petitions Denied: 0

Petitions Pending: 1

Comprehensive Plan Amendment - 1

Petitions Approved: 0

Petitions Denied: 0

Petitions Pending: 1

BZA Activity

Development Plan Variance - 9

Variance of Use - 0

Special Exception - 0

BZA Petition Disposition:

Granted - 9

Zionsville Plan Commission Docket - 2008

Key: PP=Primary Plat - SP=Secondary Plat - MP=Minor Plat - Z-Zone Map Amendment - W=Subdivision Waiver - DP=Development Plan - DPA=Development Plan Amendment - OA=Ordinance Amendment - CPA=Comprehensive Plan Amendment

Date Submitted to Planning	Docket No	Project Name	Developer	Petition	Common Address	Number of Lots	Acreage	Contact Name	Status
1/17/2008	2008-01-DP	U-Storage	Sandlian Investments	Construct a Mini-Warehouse Complex (446) units Office and Managers residence	5300 W 106th Street	446 storage units	5.08	Jeff Jacobs 873-6266	Approved
1/17/2008	2008-02-DP	Hoosier Manor	Baptists Homes of Indiana	Construct 11 Duplex Res Buildings (22units)	9600 W. 96th Street		158.8	Tom Ochs Ice Miller	Approved
2/26/2008	2008-03-WA	Villa Francesca	Villa Francesca LLC	Waiver request of Subdivision Control Ordinance	4950 Turkey Foot Road			Steve Peabody	Withdrawn
3/20/2008	2008-04-Z	The Hearth	Madison Investments	Zone Map Amendment to rezone 5.631 Acres B-1 Neighborhood Bus to B-O Bus Office	11700 N Michigan Road		5.691	Mike Andreoli 873-6266	Approved
3/20/2008	2008-05-DP	The Hearth	Madison Investments	Construct an Assisted Living Center	11700 N. U.S. 421	131 Living Units	158.8	Mike Andreoli	Approved
3/20/2008	2008-06-DP	Walgreens	Kite Realty Group	DP	West Oak Street			Roger Burris	Approved
	2008-07-OA	Temporary Banner	Town of Zionsville	Amendment to remove existing Sect 6.2.J and add 6.2.J Temp Tenant ID Banner	Town Hall			Terry Jones	Approved
	2008-08-OA	Works of Art	Town of Zionsville	Amendment to zoning ordinance to add Sect 3.13 Works of Art	Town Hall			Terry Jones	Approved
4/17/2008	2008-09-Z		Brenwick	Rezone	4400 S. 875 East		0.5	Brenwick	Approved
6/16/2008	2008-10-DPA	Hoosier Manor		DPA	29600 West 96th Steet		158.8		Approved
6/19/2008	2008-11-DPA	25 Cedar Street		DPA	25 Cedar Street		0.176	Roger Burris 873-2150	Approved
6/20/2008	2008-12-Z	The Lofts		Rezone	S. of Bennett Park Dr W. of Michigan Road			Matt Skelton	Unfavorable

