



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

May 2021

Total permits issued for the month of May: 105

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Permit Activity Breakdown

Commercial Permits	May 2021	May 2020	YTD 2021	YTD 2020	YTD Diff
New	0	1	6	7	-1
Interior Remodel	3	2	16	15	1
Addition	0	0	1	1	0
Sign	4	2	18	11	7
Electric	2	1	5	12	-7
Other	2	2	14	9	5
Sewer	0	0	0	0	0
Commercial Totals	11	8	60	55	5
Residential Permits					
Single Family	36	17	156	99	57
Addition	13	18	63	52	11
Remodel	8	9	48	44	4
Electric	0	6	17	18	-1
Pool/Spa	5	6	43	18	25
Demolition	0	3	1	8	-7
Other	31	39	104	82	22
Sewer/Repairs	1	2	6	3	3
Residential Totals	94	100	438	324	114
Combined Totals	105	108	498	379	119

Building/Site Inspections: 424 Number Of Inspections: 629

Certificates Of Occupancy Issued: 50

Easement Encroachments Authorized: 2 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 10

Number of violations that resulted in a violation and/or stop work order: 5

Number of Investigations closed this month: 7

Total number of zoning code violations to date: 9



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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
U2021-323	May	6	\$1,500,000	\$1,445	\$0	\$0	\$0	Christopher Scott Homes	Blake & Amanda Shelby	Res New	OLDFIELD	7	6922 Oldfields	46077
R2021-394	May	3	\$0	\$0	\$0	\$0	\$0	Verizon Wireless	Witham Health Services	Comm Cell Tower			2981 S US 421	46077
U2021-395	May	3	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Thomas & Mary Milberger	Res Reroof	Village Walk	4	1515 VILLAGE	46077
U2021-396	May	3	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Dean & Jennifer Ranalli	Res Reroof	Coventry Ridge	88	4729 BAYBERRY	46077
U2021-397	May	3	\$0	\$0	\$0	\$0	\$0	Land Development &	Land Development	Res New	Inglenook of Zionsville	47	10486 Dusty Rose	46077
U2021-398	May	4	\$200,000	\$1,255	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	140	4764 STANTON	46077
U2021-399	May	4	\$20,000	\$495	\$0	\$0	\$0	Anshul Rathi & Jaiswal Snigdha	Anshul Rathi & Jaiswal Snigdha	Res Remodel	Hampshire	251	8255 PEGGY COURT	46077
U2021-400	May	4	\$200,000	\$1,265	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	137	4821 STANTON	46077
U2021-401	May	4	\$200,000	\$1,252	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	139	4782 STANTON	46077
U2021-402	May	4	\$383,000	\$1,397	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	79	8271 DENTON	46077
U2021-403	May	5	\$0	\$0	\$0	\$0	\$0	Mitch Young Construction Inc	Joseph & Gretchen	Res Add	Coventry Ridge	135	11074 CLARKSTON	46077
R2021-404	May	5	\$25,800	\$100	\$0	\$0	\$0	Apsen Outdoor Designs	Eric & Christine Williams	Res Other	Blackstone	25	7455 INDEPENDENCE	46077
13U2021-405	May	5	\$0	\$0	\$0	\$0	\$0	Salsbery Brothers	Pamela Pitzer	Res Other	HIDDEN PINES	107	11310 DURANGO	46077
U2021-406	May	5	\$6,000	\$100	\$0	\$0	\$0	Rick Gallegos Concrete	Paul & Megan Magoni	Res Other	Rock Bridge	134	3781 HEARTHSTONE	46077
U2021-407	May	5	\$120,000	\$438	\$0	\$0	\$0	Susan Rydell Construction	Susan Carr	Res Add	Ely Carr Minor	2	85 E POPLAR	46077
U2021-408	May	6	\$14,710	\$100	\$0	\$0	\$0	Start to Finish Landscape	Jordan Jolivet	Res Other	The Sanctuary	35	11804 AVEDON	46077
R2021-409	May	6	\$880,000	\$1,435	\$4,035	\$1,221	\$1,009	Gradison Building	GBC DEVELOPEMENT	Res New	THE CLUB AT HOLLIDAY	E15	10702 BARRINGTON	46077
R2021-410	May	6	\$0	\$0	\$0	\$0	\$0	Innovative Homes &	Jeffrey Papa & Kelly Wals	Res Add			10761 E 200 NORTH	46069



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R2021-411	May	6	\$1,200,000	\$1,456	\$4,025	\$1,221	\$1,009	Viewegh and Associates	Robert & Kathy Hindman	Res New	THE CLUB AT HOLLIDAY	D9	3701 OLDE WELL RUN	46077
U2021-412	May	6	\$10,000	\$75	\$0	\$0	\$0	Daahl Roofing Inc	Kenneth & Patricia Yott	Res Reroof	Raintree	37	715 EAGLE CREEK	46077
U2021-413	May	6	\$0	\$115	\$0	\$0	\$0	Crown Castle	Crown Castle	Comm Cell Tower			1238 W OAK STREET	46077
R2021-414	May	6	\$40,000	\$419	\$0	\$0	\$0	Bradley & Charlynn Hulse	Bradley & Charlynn Hulse	Res Add			1836 E 600 SOUTH	46052
13U2021-415	May	6	\$4,500	\$100	\$0	\$0	\$0	Paul's Decorative	Susan Garber	Res Other	HIDDEN PINES	63	3843 SUGAR PINE LANE	46077
U2021-416	May	7	\$115,000	\$546	\$0	\$0	\$0	Jay & Jocelyn Hinshaw	Jay & Jocelyn Hinshaw	Res Add			675 BLOOR LANE	46077
19U2021-417	May	7	\$0	\$200	\$0	\$0	\$0	Chuck's Construction	Piper Collins	Res Add Deck	Fieldstone	64	2500 BOYLSTON	46077
U2021-418	May	7	\$13,000	\$449	\$0	\$0	\$0	Saeed Mohammadi	Saeed Mohammadi	Res Remodel	Spring Knoll	182	4319 CHERRY	46077
13U2021-419	May	7	\$14,000	\$513	\$0	\$0	\$0	Grande & Grande Inc	Kristin & Andrew Hillhouse	Res Remodel	Willow Glen	30	3266 AUTUMN	46077
U2021-420	May	10	\$0	\$0	\$0	\$0	\$0	Daahl Roofing	Dawn & Laurence Jones	Res Reroof	Austin Oaks	265	4513 AUSTIN OAKS	46077
U2021-421	May	10	\$25,000	\$200	\$0	\$0	\$0	Larry Schultz & Nancy Todd	Larry Schultz & Nancy Todd	Res Add Deck	Colony Woods	16	100 WILLIAMSBURG	46077
R2021-422	May	11	\$15,000	\$538	\$0	\$0	\$4,134	Viewegh and Associates	Viewegh Properties @	Comm Remodel	Stonegate	75, 76	7625 W STONEGATE	46077
R2021-423	May	11	\$1,418,313	\$1,643	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	Christina Evon & Michael Meyers	Res New	THE CLUB AT HOLLIDAY	J1	3891 CLUB RIDGE	46077
R2021-425	May	11	\$0	\$0	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Finish Permit		Pool House	8182 HUNT CLUB ROAD	46077
R2021-426	May	11	\$0	\$0	\$0	\$0	\$0	Joe Dodson	Joseph & Chantelle	Res Finish Permit		1, 2	3042 HUDDERSFIELD	46077
U2021-427	May	12	\$11,988	\$75	\$0	\$0	\$0	Universal Roofing	Robert & Kelly Woodward	Res Reroof	Brittany Chase	81	4141 FIELD MASTER	46077
U2021-428	May	12	\$27,000	\$75	\$0	\$0	\$0	Universal Roofing	Lawrence & Nicole Lee	Res Reroof	Clifden Pond	13	78 CLIFDEN POND ROAD	46077
U2021-429	May	12	\$31,313	\$75	\$0	\$0	\$0	Universal Roofing	Gunar Grubaums	Res Reroof	Thornhill	113	540 PHANTOM	46077



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13U2021-430	May	12	\$23,194	\$75	\$0	\$0	\$0	Universal Roofing	Gunar Grubaums	Res Reroof	Willow Glen	2	3213 CIMMARON	46077
U2021-431	May	12	\$20,746	\$75	\$0	\$0	\$0	Universal Roofing	Jeffrey Mason	Res Reroof	Thornhill	164	1706 CORNICHE	46077
U2021-432	May	12	\$200,000	\$1,265	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	145	8051 HAYLE STREET	46077
U2021-433	May	12	\$0	\$0	\$0	\$0	\$0	Kenwa Signs Inc	Kangjin Chen	Comm Sign			1215 W Oak Street	46077
U2021-434	May	13	\$200,000	\$1,349	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	132	4751 STANTON	46077
19U2021-435	May	13	\$1,300,000	\$1,584	\$4,025	\$1,221	\$1,009	Gradison Building	Yassir & Lucinda Karam	Res New	Shannon Springs	8	6390 MONTANA	46077
19U2021-436	May	13	\$0	\$0	\$0	\$0	\$0	Guttertech	Andrew & Laura Armington	Res Finish Permit	Vonterra	47	10326 PIGATO	46077
U2021-437	May	13	\$267,000	\$1,126	\$0	\$0	\$0	Davis Building Group, LLC	Georgian Group LLC	Res New	Laughlin, Fours, Har	5	445 W SYCAMORE	46077
U2021-438	May	13	\$0	\$0	\$0	\$0	\$0	Kristopher Lee	Christopher & Lisa Goodson	Res Reroof	Austin Oaks	103	11870 ARBORHILL	46077
U2021-439	May	13	\$72,000	\$410	\$0	\$0	\$0	Central Construction	Michael & Mari Ann Paton	Res Remodel	Austin Oaks	77	4548 CHASE OAK COURT	46077
U2021-440	May	14	\$0	\$90	\$0	\$0	\$0	Huston Electric	MJC REAL ESTATE LLC	Comm Electric	Cross's second addit	9	30 N MAIN STREET	46077
U2021-441	May	14	\$300,000	\$1,312	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	76	8307 DENTON	46077
R2021-442	May	14	\$1,375,000	\$1,674	\$4,025	\$1,221	\$1,009	Gradison Building	Tamara Martin	Res New	THE CLUB AT HOLLIDAY	C9	3675 DARTMOOR	46077
U2021-443	May	14	\$38,768	\$100	\$0	\$0	\$0	B & D Homes	B & D Homes, LLC	Res Other			640 MULBERRY	46077
U2021-444	May	14	\$0	\$0	\$0	\$0	\$0	Sarah Hockel & Christopher	Sarah Hockel & Christopher	Res Remodel	Hampshire	290	8176 PEGGY COURT	46077
U2021-445	May	14	\$800,000	\$1,428	\$4,025	\$1,221	\$1,009	Wedgewood Building	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	2	8045 HANLEY	46077
R2021-446	May	14	\$850,000	\$1,452	\$4,025	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	B8	3833 CHERWELL	46077
U2021-447	May	17	\$525,000	\$1,316	\$4,025	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	23	5165 PEACHTREE	46077



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R2021-448	May	17	\$989,318	\$1,510	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	SHAWN & MAKENZIE	Res New	THE CLUB AT HOLLIDAY	C14	3549 DARTMOOR	46077
U2021-449	May	17	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Patsy Shultz	Res Reroof	Northern Meadows	38	557 MEADOW	46077
R2021-450	May	17	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Justin Malenkos	Res Reroof	Fox Run	14	10000 FOX TRACE	46077
R2021-451	May	17	\$0	\$0	\$0	\$0	\$0	Retain It	Russell Dailey	Res Other	Blackstone	14	7504 PATRIOT	46077
U2021-452	May	18	\$200,000	\$1,117	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	143	8099 HAYLE STREET	46077
R2021-453	May	18	\$85,000	\$439	\$0	\$0	\$0	Perma Pools	Jeremy & Katharine	Res Add Pool	THE CLUB AT HOLLIDAY	C1	3851 DARTMOOR	46077
19U2021-454	May	18	\$0	\$0	\$0	\$0	\$0	Jeffrey Todd	Kristin Todd	Res Add			10480 ZIONSVILLE	46077
R2021-455	May	18	\$830,000	\$1,362	\$4,025	\$1,221	\$1,009	Executive Homes	Michael & Molly Murphy	Res New	THE CLUB AT HOLLIDAY	B1	3967 CHERWELL	46077
19U2021-456	May	25	\$10,000	\$450	\$0	\$0	\$0	Vijayanand Ramalingam	Vijayanand Ramalingam	Res Remodel	Vonterra	95	5879 WELDRA	46077
13U2021-457	May	18	\$18,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Matthew & Laura Konkle	Res Remodel	Fox Hollow	91	7165 SUNSET	46077
U2021-458	May	18	\$0	\$0	\$0	\$0	\$0	Sheward Contractors LLC	Mark & Anne O'Leary	Res Reroof	Iron Gate	84	1585 SAYLOR	46077
R2021-459	May	18	\$0	\$0	\$0	\$0	\$0	Rojas Construction	Stephanie Mizen	Res Reroof	Sycamore Bend	46	921 RAVEN RIDGE	46077
U2021-460	May	19	\$0	\$125	\$0	\$0	\$0	Land Development &	Inglenook Zionsville LLC	Res Finish Permit	Inglenook of Zionsville	1	5722 INGLENOOK	46077
U2021-461	May	19	\$0	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	35	8126 HANLEY	46077
13U2021-462	May	19	\$77,000	\$492	\$0	\$0	\$0	Pools of Fun	Chad & Tiffany Grey	Res Add Pool	Willow Glen	24	11171 PATMORE	46077
U2021-463	May	19	\$572,000	\$1,351	\$4,025	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	24	5175 PEACHTREE	46077
U2021-464	May	19	\$7,966	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Brandon & Leslie	Res Reroof	Rock Bridge	157	8845 FLAGSTONE	46077
U2021-465	May	19	\$12,475	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Harold & Amanda Plance	Res Reroof	Rock Bridge	45	8988 HEARTHSTONE	46077



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U2021-466	May	19	\$0	\$25	\$0	\$0	\$0	Pristine Plumbing	Paul & Teresa Keathley	Res Sewer	CROSSES	7	485 W OAK STREET	46077
R2021-467	May	20	\$20,000	\$249	\$0	\$0	\$0	Coach House Garage	Ronald & Janet Hopwood	Res Add			2055 S US 421	46077
U2021-468	May	20	\$200,000	\$1,349	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	135	4803 STANTON	46077
U2021-469	May	20	\$200,000	\$1,316	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	138	4818 STANTON	46077
U2021-470	May	20	\$200,000	\$1,255	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	141	4748 STANTON	46077
U2021-471	May	20	\$200,000	\$1,355	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	133	4733 STANTON	46077
U2021-472	May	20	\$200,000	\$1,362	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	159	4707 OAKLEY	46077
U2021-473	May	20	\$200,000	\$1,095	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	146	8054 HAYLE STREET	46077
U2021-474	May	20	\$200,000	\$1,171	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	147	8074 HAYLE STREET	46077
U2021-475	May	20	\$200,000	\$1,349	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	131	8167 OAKLEY	46077
U2021-476	May	20	\$20,000	\$75	\$0	\$0	\$0	Home Value Renovation	Matthew & Linda Striebel	Res Reroof	Huntington Woods	60	1165 WOODSIDE	46077
U2021-477	May	21	\$0	\$0	\$0	\$0	\$0	Daahl Roofing	Timothy & Jessica Wilson	Res Reroof	Village Walk	96	1475 VILLAGE	46077
U2021-478	May	25	\$100,000	\$547	\$0	\$0	\$0	Ilyas & Katharine	Ilyas & Katharine	Res Add Pool	Oak Ridge	26	10033 OAK RIDGE	46077
R2021-479	May	25	\$1,045,564	\$1,356	\$4,025	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	D29	3652 OLDE WELL RUN	46077
R2021-480	May	25	\$0	\$0	\$0	\$0	\$0	Homes by Design	Denver & Kristen Skaggs	Res New	THE CLUB AT HOLLIDAY	F46	11004 PETE DYE RIDGE	46077
R2021-481	May	25	\$0	\$0	\$0	\$0	\$0	Viewegh and Associates	James & Susan Walker	Res New	THE CLUB AT HOLLIDAY	D35	3748 OLDE WELL RUN	46077
U2021-482	May	25	\$13,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Rita & Simon Haydar	Res Reroof	Cobblestone Lakes	159	4793 PEBBLEPOINTE	46077
U2021-483	May	25	\$900,000	\$1,281	\$4,025	\$1,221	\$1,009	Whicker Construction	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	29	8095 MELBOURNE	46077



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U2021-484	May	25	\$0	\$0	\$0	\$0	\$0	Fanimation, Inc	Fanimation Properties, LLC	Comm Remodel	Bennett Technology Park	7 Spray Booth	10983 BENNETT	46077
R2021-485	May	25	\$95,000	\$558	\$0	\$0	\$0	Pools of Fun	Gregory & Kyla McDaniel	Res Add Pool			3220 S 875 East	46077
R2021-486	May	25	\$28,000	\$258	\$0	\$0	\$0	Pro Custom Construction	Steven & Kristina Hoffman	Res Add			3060 E 700 SOUTH	46052
U2021-487	May	25	\$0	\$0	\$0	\$0	\$0	Morton Solar Electric	BANK ONE INDPLS NAT	Comm Electric			1414 W OAK STREET	46077
U2021-488	May	26	\$400,000	\$1,222	\$7,760	\$0	\$0	Shamrock Builders	CN Real Estate LLC	Comm Remodel	ZIONSVILLE BUS. PARK	3	1375 PARKWAY	46077
13U2021-489	May	26	\$12,000	\$200	\$0	\$0	\$0	Robinson Renovations	Tova & Luke Buikema	Res Add Deck	HIDDEN PINES	65	3883 SUGAR PINE LANE	46077
R2021-490	May	26	\$0	\$0	\$0	\$0	\$0	Modish Pools, LLC	Jeffrey Papa & Kelly Wals	Res Add Pool			10761 E 200 NORTH	46069
13U2021-491	May	26	\$15,000	\$100	\$0	\$0	\$0	Gregory & Catherine Shultz	Gregory & Catherine Shultz	Res Other	Willow Glen	21	3260 CIMMARON	46077
R2021-492	May	27	\$0	\$0	\$0	\$0	\$0	JAR Home Services, Inc.	C & W INC (SEE UAS LLC)	Comm Sign	CRANES FIRST ADDITION	1	6378 Crane Drive	46122
R2021-493	May	27	\$0	\$0	\$0	\$0	\$0	JAR Home Services, Inc.	C & W INC (SEE UAS LLC)	Comm Sign	CRANES FIRST ADDITION	1	6378 CRANE DRIVE	46122
R2021-494	May	27	\$0	\$0	\$0	\$0	\$0	JAR Home Services, Inc.	C & W INC (SEE UAS LLC)	Comm Sign	CRANES FIRST ADDITION	1	6378 CRANE DRIVE	46122
R2021-495	May	27	\$0	\$0	\$0	\$0	\$0	Gradison Building	Gerry & Eliza Dick	Res New	THE CLUB AT HOLLIDAY	E30	10731 BARRINGTON	46077
U2021-496	May	27	\$0	\$0	\$0	\$0	\$0	Bennett Custom Homes	Steven & Jessida Rook	Res Remodel	LONG BROOK	7	6460 MAYFIELD	46077
R2021-497	May	28	\$0	\$0	\$0	\$0	\$0	Jeffrey & Kristi Harrison	Jeffrey & Kristi Harrison	Res Add	SARATOGA	14	3275 PADDOCK	46052
19U2021-498	May	28	\$0	\$0	\$0	\$0	\$0	Kevin & Rachelle Swan	Kevin & Rachelle Swan	Res Add Deck	Vonterra	55	10294 PIGATO	46077



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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
U2019-574	Land Development & Building LLC	Inglenook Zionsville LLC	Res Finish Permit	Inglenook of Zionsville	1	5722 INGLENOOK WAY	46077	2021/05/19
U2019-998	Michael Stone	Michael & Cheryl Stone	Res Finish Permit	Smith Meadows	16	9683 WINTER WAY	46077	2021/05/27
U2019-1005	Pulte Homes	Thomas & Heidi Beyer	Res Remodel	Cobblestone Lakes	64	4814 S COBBLESTONE	46077	2021/05/20
R2020-23	Luther Selby	Luther Selby	Res Finish Permit	MIL-DOT ACRES MINOR	2	8460 HUNT CLUB ROAD	46077	2021/05/26
U2020-50	Smith Builders	Iron Will Real Estate Holdings	Comm Remodel	BENNETT TECHNOLOGY	11A	10960 BENNETT PKWY	46077	2021/05/13
U2020-107	Zionsville Community Schools	Zionsville Community Schools	Comm Sign			800 Hal Sharpe Way	46077	2021/05/19
R2020-110	Campbell Custom Homes	JEFFERY J & JULIE	Res New	THE CLUB AT HOLLIDAY	E5	10732 CHALLIS MILL COURT	46077	2021/05/27
R2020-142	Genesis Electrical Service	Ryan Cromer	Res Electric	PLEASANTVIEW LANE	15	9422 PLEASANT VIEW LANE	46077	2021/05/19
U2020-242	FCC Development Corp	Zionsville OMS Partners	Comm Tenant Finish	Eagle Village	1,2,5,6	12036 N MICHIGAN ROAD	46077	2021/05/07
U2020-273	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	28	5727 LOWER GARDEN WAY	46077	2021/05/10
R2020-287	Stephen Kay Homes, LLC	Justin & Amanda Krebs	Res New	Old Hunt Club	28, 29	6953 OLD HUNT CLUB ROAD	46077	2021/05/24
R2020-321	Old Town Design Group	John & Jill Tanner	Res New	THE CLUB AT HOLLIDAY	A16	10680 HOLLIDAY FARMS BLVD	46077	2021/05/07
13U2020-322	Dante Villavicencio	Dante & Rachel Villavicencio	Res Remodel	Willow Glen	41	3240 AUTUMN ASH DRIVE	46077	2021/05/24
U2020-370	Earth Creations, Inc.	Donavan & Nicole Burney	Res Other	Hampshire	287	8226 PEGGY COURT	46077	2021/05/18
U2020-397	Green Custom Framing	John & Laura Noel	Res Add	Sugarbush Hill	68	687 MORNINGSIDE COURT	46077	2021/05/13
U2020-451	Todd Rottman	Todd & Sherry Rottman	Res Add Pool	CROSSES	5	320 W HAWTHORNE STREET	46077	2021/05/18



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2021

Total: C of O issued for the month of May: 50

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2020-557	Blue Haven Pools	John & Gail Schier	Res Add Pool	Clifden Pond	26	10 STONE WALL LANE	46077	2021/05/27
U2020-566	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	67, 68	10226 & 10228 Eagle Oaks Lane	46077	2021/05/13
R2020-593	G & G Custom Homes Inc	Ryan & Karissa McDaniel	Res New	THE CLUB AT HOLLIDAY	E24	10621 BARRINGTON WAY	46077	2021/05/27
R2020-657	Doug Martin Remodeling	David & Constance Applegate	Res Add			2743 S 975 EAST	46077	2021/05/21
R2020-808	Robin Campbell Builders	Anthony & Lynn Connan	Res Add			6556 S SR 267	46052	2021/05/21
U2020-819	High Pointe Builders	Mark & Susan Perry	Res Remodel	Spring Knoll	342	4294 REDWOOD COURT	46077	2021/05/27
U2020-837	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	115 & 116	5561 & 5563 Hollyhock Lane	46077	2021/05/26
U2020-886	Lennar	Lennar	Comm New	Manchester Estates	501 Shell Building 5	335 BRUNSWICK WAY	46077	2021/05/18
19U2020-898	Pools of Fun	Jeff Buckley	Res Add Pool	Shannon Springs	6	6600 MONTANA SPRINGS DRIVE	46077	2021/05/10
13U2020-906	Perma Pools	Mark & Desiree Woodruff	Res Add Pool	Bridlewood	6	11100 BRIDLEWOOD TRAIL	46077	2021/05/03
R2020-912	Blitz Builders	Stephen & Jaimie Boedicker	Res Add			782 N 800 EAST	46077	2021/05/21
U2020-914	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	305	8160 SHALDON COURT	46077	2021/05/06
U2020-1022	Lennar	Lennar	Comm New	Manchester Estates	Building 13 SHELL	349 WAKEFIELD WAY	46077	2021/05/28
U2020-1023	Lennar	Lennar	Res New	Manchester Estates	1306	317 WAKEFIELD WAY	46077	2021/05/11
U2020-1024	Lennar	Lennar	Res New	Manchester Estates	1305	323 WAKEFIELD WAY	46077	2021/05/13
U2020-1025	Lennar	Lennar	Res New	Manchester Estates	1304	327 WAKEFIELD WAY	46077	2021/05/13



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2021

Total: C of O issued for the month of May: 50

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2020-1026	Lennar	Lennar	Res New	Manchester Estates	1303	329 WAKEFIELD WAY	46077	2021/05/11
U2020-1027	Lennar	Lennar	Res New	Manchester Estates	1302	345 WAKEFIELD WAY	46077	2021/05/11
U2020-1028	Lennar	Lennar	Res New	Manchester Estates	1301	349 WAKEFIELD WAY	46077	2021/05/11
13U2020-1048	Modern Day Craftsmen	Harry & Monica Boldt	Res Remodel	Willow Ridge	58	11555 WILLOW SPRINGS DRIVE	46077	2021/05/20
R2020-1074	John Stewart Homes	James & Melanie Metzler	Res Add			11280 E 200 SOUTH	46077	2021/05/25
19U2020-1099	Neer Development, Inc.	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	45	1749 Cypress Drive	46077	2021/05/03
R2021-47	Gettum Assoc	Jeremy & Andrea Mosbaugh	Res Remodel	Countrywood	32	1111 INDIAN PIPE LANE	46077	2021/05/11
R2021-55	Becknell Services, LLC	Becknell Industrial	Comm Remodel	267 Industrial Park	1	5025 S SR 267	46052	2021/05/18
19U2021-57	Aspen Outdoor Designs, Inc	HORMAZ M & BELA Y DUBASH	Res Other	Brookhaven	227	2514 WOOD HOLLOW TRAIL	46077	2021/05/17
19U2021-100	Pools of Fun	David & Nancy Gruesser	Res Add Pool	THE ENCLAVE	1	8676 HUNT CLUB ROAD	46077	2021/05/18
U2021-123	The Homewright	Peter & Samantha McClure	Res Remodel	Raintree	44	795 FOREST BLVD	46077	2021/05/26
U2021-125	Perma Pools	Chad & Allison Martinsen	Res Add Pool	Cobblestone Lakes	42	5051 PEBBLEPOINTE PASS	46077	2021/05/10
R2021-162	CMH Builders	Justin & Audra Stewart	Res Remodel	Blackstone	50	7484 INDEPENDENCE DRIVE	46077	2021/05/28
U2021-195	Brown & Sons Concrete LLC	Trent & Kayla Hagerty	Res Other	Village Walk	117	1673 CATALINA WAY	46077	2021/05/24
U2021-278	Randy Collins	Nathan & Mildred Collins	Res Add Deck	Laughlin, Fours, Har	18, 19	320 S 6TH STREET	46077	2021/05/27
13U2021-356	Grande & Grande Inc	Anthony Teal	Res Remodel	Willow Glen	33	3258 AUTUMN ASH COURT	46077	2021/05/28



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2021

Total: C of O issued for the month of May: 50

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-373	Chuck's Construction	Carolyn Young	Res Add Deck	Cobblestone Lakes	10	5004 S COBBLESTONE	46077	2021/05/17
U2021-387	Render Home Solutions	Sandra & Dale Burkhardt	Res Add Deck	Cobblestone Lakes	326	8932 HEATHERSTONE	46077	2021/05/17



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2021

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Activity Report

	Commercial/Industrial						Residential										Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	2	0	3	6	1	0	19	10	7	3	4	0	9	1	0	65	0	19	369	577	9	28
February	3	0	5	0	0	2	47	11	15	2	9	0	12	1	0	107	2	46	224	397	6	20
March	0	0	2	2	1	4	31	14	7	7	15	0	30	3	0	116	0	28	459	678	9	32
April	1	1	3	6	1	6	23	15	11	5	10	1	22	0	0	105	0	18	503	744	10	61
May	0	0	3	4	2	2	36	13	8	0	5	0	31	1	0	105	1	29	424	629	66	50
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	6	1	16	18	5	14	156	63	48	17	43	1	104	6	0	498	3	140	1979	3025	100	191



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Residential Fees	January	February	March	April	May								YTD
New Home Residential ILP Fees	\$16,622	\$59,960	\$42,573	\$30,218	\$41,883								\$191,256
All Other Residential ILP Fees	\$9,139	\$16,357	\$16,434	\$14,552	\$8,438								\$64,920
Residential Inspection Fees (Fees Due)	\$5,400	\$5,475	\$6,000	\$7,775	\$6,950								\$31,600
New Home Residential Road Impact Fees	\$19,171	\$47,423	\$29,261	\$19,171	\$29,261								\$144,287
New Home Residential Park Impact Fees	\$20,271	\$55,923	\$35,409	\$23,199	\$35,409								\$170,211
Sanitary Sewer Fees	\$80,034	\$188,709	\$119,818	\$83,127	\$116,735								\$588,423
Total Residential ILP, Inspection, Impact, Sewer	\$145,237	\$368,372	\$243,495	\$170,267	\$231,726								\$1,159,097
New Commercial Start ILP Fees	\$7,468	\$4,758	\$0	\$0	\$0								\$12,226
All Other Commercial ILPs	\$11,589	\$1,854	\$832	\$3,371	\$1,965								\$19,611
Commercial Inspection Fees(Fees due)	\$1,275	\$450	\$1,725	\$1,050	\$600								\$5,100
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0								\$0
Commercial Sanitary Sewer Fees	\$0	\$10,250	\$0	\$0	\$7,760								\$18,010
Total Commercial ILP, Inspection Impact Sewer	\$19,057	\$16,862	\$832	\$3,371	\$13,859								\$53,981
Combined Residential and Commercial Sewer	\$80,034	\$198,959	\$119,818	\$83,127	\$124,495								\$606,433
Combined Residential and Commercial Impact	\$39,442	\$103,346	\$64,670	\$42,370	\$68,804								\$318,632
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$164,294	\$385,234	\$244,327	\$173,638	\$245,585								\$1,213,078
Petition Filing Fees	January	February	March	April	May								YTD
Plan Commission													
Primary Plat Approval	\$0	\$1,615	\$6,680	\$0	\$3,085								\$11,380
Secondary Plat Approval	\$0	\$0	\$1,010	\$400	\$400								\$1,810
Re-Plat Approval	\$0	\$0	\$1,070	\$0	\$0								\$1,070
Minor Plat Approval	\$0	\$0	\$0	\$0	\$0								\$0
Zone Map Amendment	\$0	\$1,090	\$0	\$0	\$0								\$1,090
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0								\$0
Development Plan	\$0	\$875	\$1,423	\$1,515	\$7,767								\$11,580
Development Plan Amendment	\$0	\$0	\$0	\$0	\$617								\$617
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0								\$0
Board of Zoning Appeals													
Variance of Use	\$1,200	\$0	\$1,200	\$0	\$0								\$2,400
Variance of Dev Standards	\$375	\$775	\$2,175	\$375	\$375								\$4,075
Special Exception	\$700	\$0	\$700	\$2,100	\$700								\$4,200
TOTAL FILING FEES Plan Commission and	\$2,275	\$4,355	\$15,278	\$4,390	\$14,064								\$40,362
Permit Overview	January	February	March	April	May								YTD
New Home ILP	19	47	31	23	36								156
New Home Construction Cost	\$7,569,000	\$27,331,372	\$20,561,562	\$19,001,042	\$17,935,193								\$92,398,169
All Other Residential ILP	34	50	76	64	58								282
New Commercial Start ILP	2	3	0	1	0								6
All Other Commercial ILP	10	7	9	17	11								54
Total Permit Per Month	65	107	116	105	105								498
Petition Filing Quantities	January	February	March	April	May								YTD
Plan Commission													
Primary Plat Approval		¹ Fischer Homes-Chel	¹ Holliday Farms Sec		² Holliday Farms Sec Union Woodlands								
Secondary Plat Approval			¹ Pemberton Section	¹ Holliday Farms Sec	¹ Holliday Farms Sec								
Re-Plat Approval			² Courtyards Replat D. Luker										
Minor Plat Approval			¹ WITHDRAWN Sanford										
Zone Map Amendment		² Pulte Homes-Goodwil Goddard School		¹ 11281 & 11589 E Co									
Subdivision Waiver													
Development Plan		¹ Convenience Store	See Files	² COhatch Project Outlot K - Multi-t	² Holliday Farms Sec Nicholson Orthodon								
Development Plan Amendment	¹ Town of Zionsville				¹ HUB Phase 1								
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ Radiant Skin		¹ Doggy Daycare (ren										
Variance of Dev Standards	¹ J. Chandler	² C. Henry HBHS Realty, LLC	See Files	² Chandler - Hickory S. Carr	See Files								
Special Exception	¹ J. Chandler		¹ CoHatch - CRVD Zio	See Files	² Parker Residence P. Keller								
TOTAL FILINGS Plan Commission and BZA	5	6	17	10	12								50
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$600	\$400	\$876	\$943	\$300								\$3,119
TOTAL REVENUE :(ILPs, Inspections,Petition Filing Fees)	\$56,043	\$97,564	\$98,120	\$65,746	\$87,964								\$405,437
TOTAL REVENUE :(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$175,519	\$399,869	\$282,608	\$191,243	\$281,263								\$1,330,502



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, May 5, 2021

6:30 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.*

The following items were scheduled for consideration:

- I. Attendance – **5 of 5 members attended** (L. Jones-virtual, L. Campins-in person, S. Mundy-in person, J. Wolff- in person, C. Lake- in person)
- II. Approval of the April 7, 2021 Meeting Minutes – **approved 3-0**
- III. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2021-05-DSV	C. Henry	2346 S US 421	Withdrawn by Petitioner's Representative - Approved by Board – 5 in Favor, 0 Opposed Petition for Development Standards Variance to allow: 1) A new accessory use which causes the square footage of the accessory uses to exceed that of the primary; 2) An existing deviation of the 3:1 Lot Width to Depth Ratio; and 3) Existing structures to deviate from the required minimum buffer yard setback in the Rural General Agricultural & Michigan Road Overlay Zoning Districts (AG & MRO).
2020-42-UV	R. Peerman	9100 E 100 North	Denied as presented & filed w/exhibits & per staff report &– 5 in Favor, 0 Opposed Petition for a Use Variance to permit an indoor recreation facility in the Rural Equestrian (RE) District.

IV. New Business

Docket Number	Name	Address of Project	Item to be considered
2021-10-DSV	S. Famolaro	160 E. Willow Street	Approved as presented & filed w/exhibits & per staff report &– 5 in Favor, 0 Opposed Petition for Development Standards Variance to allow in order to provide for an additional to a Single-Family Home which: (1) Deviates from the required rear yard setback in the Urban Residential Village Zoning District (R-V).
2020-11-UV	Doggy Daycare-Lot K	3301 S US 421	Continued by Petitioner’s Representative to June 2, 2021 Meeting - Approved by Board – 5 in Favor, 0 Opposed Petition for a Use Variance to permit an animal day care facility in the Rural Professional Business District (PB). The site is also within the Rural Michigan Road Overlay (MRO).
2021-12-DSV	Doggy Daycare-Lot K	3301 S US 421	Continued by Petitioner’s Representative to June 2, 2021 Meeting - Approved by Board – 5 in Favor, 0 Opposed Petition for a Development Standards Variance to remove the requirement for a 6-foot planting strip along the US 421 frontage in the Rural Professional Business District (PB). The site is also with the Rural Michigan Road Overlay (MRO).

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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday May 17, 2021

7:00 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

Members of the public shall have the right to attend Plan Commission Public Meeting via the following form of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84999462917>

Webinar ID: 849 9946 2917

Or by Telephone at the following numbers:

312-626-6799; 646-558-8656; 301-715-8592; 346-248-7799; 669-900-9128; or 253-215- 8782

Due to social distancing requirements, no more than twenty-seven (27) attendees, (with two (2) of those seats reserved for media), will be allowed in the on-site public meeting. Chairs must remain six feet apart. Face masks are required at all times while in the building. Social distancing must be followed while in the building. A health screening must be completed before admittance to the Council meeting room will be allowed.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Swearing in of New Member
- IV. Approval of the April 19, 2021 Plan Commission Meeting Minutes

V. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2021-12-DP	D. Altum	795 S U.S. 421	Petition to be removed from agenda until such time Notice is provided Petition for Development Plan Approval to allow for a Storage Structure in addition to Structures related to a Commercial Garden Center in the Rural (I2) Light Industrial Zoning District.

VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2021-08-PPA	C. Reitz	6250 Stonegate Lane	Approved as presented 7 In Favor 0 Opposed Petition for Primary Plat Amendment to provide for the establishment of 3 lots in the (R1) Rural Residential Zoning District
2021-10-DP	S. Jenkins - Topsy Mermaid	135 S. Main Street	Approved as presented 7 In Favor 0 Opposed Petition for Development Plan Approval to permit a building renovation and building additions on a 0.17 acre parcel located in the Village Business District (VBD)

VII. New Business

Docket Number	Name	Address of Project	Item to be Considered
2021-18-DP	Outlot "K" Appaloosa Crossing	3301 S. US 421, Zionsville, IN	Approved as presented 7 In Favor 0 Opposed Petition for Development Plan Approval of a 7,830+/- sq. ft. multi-tenant building on Outlot K (1.29+/- acres) within the Appaloosa Crossing Development; zoned Rural Professional Business (PB) and within the Michigan Road Overlay (MRO). Waivers of Architectural Design and Building Materials also requested.
2021-19-DP	COhatch Project	75 N. Main Street, Zionsville, IN	Approved as presented 7 In Favor 0 Opposed Petition for Development Plan Approval for the renovation of a 10,800+/- sq. ft. mixed use building, with the addition of a porch, for the purposes of co-working office spaces and a restaurant. The 0.25-acre site is zoned Village Business District (VBD).

VIII. Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:

Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

May 18, 2021

**ANNEX TO PUBLIC NOTICE
FOR THE MAY 17, 2021 ONSITE AND ELECTRONIC REGULAR MEETING OF THE
ZIONSVILLE PLAN COMMISSION**

In his various Executive Orders, Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency.

Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84999462917>

Webinar ID: 849 9946 2917

Or by Telephone at the following numbers:

312-626-6799; 646-558-8656; 301-715-8592; 346-248-7799; 669-900-9128; or 253-215- 8782

Due to social distancing requirements, no more than twenty-seven (27) attendees, (with two (2) of those seats reserved for media), will be allowed in the on-site public meeting. Chairs must remain six feet apart. Face masks are required at all times while in the building. Social distancing must be followed while in the building. A health screening must be completed before admittance to the Council meeting room will be allowed.

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.

1. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov.
2. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.



ZIONSVILLE

SECONDARY PLAT RELEASES

Secondary Plat Released by the Plan Commission for Recordation
May 2021

Appaloosa Crossing