



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

March 2022

Total permits issued for the month of March: 93

Permit Activity Breakdown

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Commercial Permits	March 2022	March 2021	YTD 2022	YTD 2021	YTD Diff
New	0	0	1	5	-4
Interior Remodel	4	2	5	10	-5
Addition	1	0	2	0	2
Sign	1	2	10	8	2
Electric	3	1	3	2	1
Other	6	4	18	6	12
Sewer	0	0	1	0	1
Commercial Totals	15	9	40	31	9
Residential Permits					
Single Family	19	31	46	97	-51
Addition	13	15	24	36	-12
Remodel	8	7	23	29	-6
Electric	8	7	16	12	4
Pool/Spa	5	14	17	27	-10
Demolition	4	0	11	0	11
Other	19	30	47	51	-4
Sewer/Repairs	2	3	3	5	-2
Residential Totals	78	107	187	257	-70
Combined Totals	93	116	227	288	-61

Building/Site Inspections: 464 Number Of Inspections: 684

Certificates Of Occupancy Issued: 41

Easement Encroachments Authorized: 2 Denied: 3

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 11

Number of violations that resulted in a violation and/or stop work order: 6

Number of Investigations closed this month: 16

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
U2022-135	March	1	\$559,000	\$1,294	\$7,585	\$0	\$0	Pulte Homes	PULTE HOMES OF INDIANA	Res New	ASHBURN	59	5392 ROSE DRIVE	46077
R2022-136	March	1	\$900,000	\$1,163	\$4,025	\$0	\$0	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	N8	4225 Hamilton Run	46077
R2022-137	March	1	\$12,785	\$75	\$0	\$0	\$0	Universal Roofing	Christine Reppert	Res Reroof	Royal Run	282	6731 DORCHESTER	46077
R2022-138	March	2	\$725,122	\$1,107	\$4,025	\$0	\$0	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	N3	4155 HAMILTON	46077
U2022-139	March	2	\$150,000	\$489	\$0	\$0	\$0	CJN Construction	1825 LLC	Res Remodel	Martha E Millers Addition	2	420 N MAPLE	46077
R2022-140	March	2	\$0	\$75	\$0	\$0	\$0	PowerHome Solar	Chelsea & Kyle Roth	Res Electric			8275 E 250 South	46077
U2022-141	March	2	\$30,000	\$245	\$0	\$0	\$0	STEPHEN & KIMBERLY	STEPHEN & KIMBERLY	Res Add			90 N Sixth Street	46077
R2022-142	March	2	\$20,000	\$510	\$0	\$0	\$0	Cory Wade	Cory & Mikaela Wade	Res Remodel	Blackstone	63	6421 CONCORD	46077
R2022-143	March	2	\$900,000	\$1,350	\$4,025	\$0	\$0	Executive Homes	William & Lauren Lang	Res New	THE CLUB AT HOLLIDAY	E13	10734 BARRINGTON	46077
U2022-144	March	2	\$0	\$125	\$0	\$0	\$0	Timothy Sparks	Timothy & Carole Sparks	Res Finish Permit	Eagle View Court	2	520 Eagle View Court	46077
R2022-145	March	2	\$0	\$90	\$0	\$0	\$0	Telecom Placement	The Club at Holliday Farms	Comm Other	THE CLUB AT HOLLIDAY	L17	4312 HAMILTON	46077
U2022-146	March	2	\$0	\$45	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm Trailer	Hoosier Village		10301 Eagle Oaks Lane	46077
U2022-147	March	2	\$0	\$0	\$0	\$0	\$0	Rickel Electric	1630 WEST OAK LLC	Comm Electric	ZMC	3A	1630 W OAK STREET	46077
U2022-148	March	3	\$15,000	\$75	\$0	\$0	\$0	Bone Dry Roofing	Phillip & Donna Miles	Res Reroof	Irongate	12	1580 CONCORD	46077
R2022-149	March	3	\$1,450,000	\$1,485	\$4,025	\$0	\$0	Wedgewood Building	Gary & Barbara Thrapp	Res New	THE CLUB AT HOLLIDAY	L10	4240 HAMILTON	46077
R2022-150	March	3	\$0	\$75	\$0	\$0	\$0	Fields Construction	Jennifer Pickett	Res Electric			9355 E 180 SOUTH	46077
U2022-151	March	3	\$40,000	\$410	\$0	\$0	\$0	Kilburn Brothers Construction	Daniel & Jennifer Moyers	Res Add	Sugarbush	38	605 SUGARBUSH	46077
R2022-152	March	3	\$1,830,600	\$1,987	\$4,025	\$0	\$0	Sigma Builders, LLC	Sunil & Sylvia Gollapudi	Res New	THE CLUB AT HOLLIDAY	K12	10980 LOCHFIELD	46077



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U2022-153	March	3	\$0	\$0	\$0	\$0	\$0	MATTHEW LOHMEYER	MATTHEW LOHMEYER	Res Finish Permit			880 STARKEY	46077
U2022-154	March	3	\$75,000	\$562	\$0	\$0	\$0	Wildwood Designs, Inc	SOUTH ZIONSVILLE	Comm Remodel		100 Hair Salon	620 S MAIN STREET	46077
R2022-155	March	4	\$953,139	\$1,279	\$4,025	\$0	\$0	Old Town Design Group	Jeffery & Pamela Stirling	Res New	THE CLUB AT HOLLIDAY	L7	4202 HAMILTON	46077
U2022-156	March	4	\$0	\$0	\$0	\$0	\$0	Mr Bill's Plumbing and	David & Chris Scarchilli	Res Sewer	Valley View	5	660 VALLEY VIEW DRIVE	46077
U2022-157	March	4	\$13,658	\$75	\$0	\$0	\$0	Bone Dry Roofing	Deborah Richardson	Res Reroof	Colony Square	37	1010 COLONY	46077
U2022-158	March	7	\$616,000	\$1,347	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	47	5387 PEACHTREE	46077
U2022-159	March	7	\$65,000	\$378	\$0	\$0	\$0	G R Donaldson LLC	Robert & Kathryn	Res Remodel			925 BLOOR LANE	46077
U2022-160	March	7	\$589,000	\$1,296	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	60	5378 ROSE DRIVE	46077
U2022-161	March	7	\$75,000	\$100	\$0	\$0	\$0	Nicholas Follett DBA Nick's	Seth & Kristina Thomas	Res Add Deck	Cobblestone Lakes	89	4951 S COBBLESTONE	46077
U2022-162	March	7	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	Tyler & Natalie Rieke	Res Electric	OLIVERS	91, 92	125 N MAPLE	46077
U2022-163	March	8	\$0	\$25	\$0	\$0	\$0	Hope Plumbing	Christopher & Sheila Swain	Res Sewer	Colony Woods	146	1120 MAXWELL	46077
R2022-164	March	9	\$0	\$100	\$0	\$0	\$0	Cody Sanders	Cody Sanders	Res Demo			11931 E 100 NORTH	46069
U2022-165	March	9	\$10,000	\$140	\$0	\$0	\$0	Gene Walkup	SOUTH ZIONSVILLE	Comm Other			625 Main Street Suite	46077
U2022-166	March	9	\$37,500	\$638	\$0	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Remodel	Cross's Second Addition	3	80 N Main Street	46077
U2022-167	March	9	\$626,000	\$1,332	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	50	5423 PEACHTREE	46077
U2022-168	March	9	\$589,000	\$1,332	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	64	5317 ROSE DRIVE	46077
U2022-169	March	9	\$81,373	\$431	\$0	\$0	\$0	Fairchild Services Group,	Samantha & Stephen	Res Remodel	Oak Ridge	98	10562 OAK RIDGE	46077
U2022-170	March	9	\$50,000	\$432	\$0	\$0	\$0	Central Construction	Robert & Gail Brown	Res Add	Colony Woods	56	105 BENNINGTON	46077



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U2022-171	March	9	\$50,000	\$432	\$0	\$0	\$0	High Caliber Remodeling	Drake & Sarah Sterling	Res Add	Colony Woods	40	125 GOVERNORS	46077
U2022-172	March	9	\$83,000	\$410	\$0	\$0	\$0	Case Design and Remodeling	Daniel & Dorothy LaBar	Res Remodel	Spring Knoll	176	4366 GREENTHREAD	46077
R2022-173	March	9	\$0	\$75	\$0	\$0	\$0	Burtner Electric	Robert Jesser	Res Electric			1350 S 900 East	46077
R2022-174	March	9	\$1,366,868	\$1,298	\$4,025	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	B14	3822 CHERWELL	46077
U2022-175	March	9	\$400,000	\$1,228	\$0	\$0	\$0	Homes By Woodland Inc	Deborah & Lenard	Res New	Birnbaum	149	570 W OAK STREET	46077
U2022-176	March	10	\$15,631	\$0	\$0	\$0	\$0	Artisan Outdoor Craftsman	Sue & Gregory McMillen	Res Other	Hampshire	218	4288 KETTERING	46077
U2022-177	March	10	\$0	\$0	\$0	\$0	\$0	New Generation Homes LLC	Kerry Stuart	Res Finish Permit	Stuart Minor	2	705 W OAK STREET	46077
U2022-178	March	11	\$0	\$75	\$0	\$0	\$0	Winget Development	Aruai LLC (Laura Dorsey)	Res Electric	Laughlin, Fours, Har	48, 49	330 S 4TH STREET	46077
R2022-179	March	11	\$120,000	\$440	\$0	\$0	\$0	One 26 Construction	Micah & Sherri Vincent	Res Add			9502 HUNT CLUB ROAD	46077
U2022-180	March	11	\$43,000	\$410	\$0	\$0	\$0	Indy Grills	James & Brittany	Res Add	Hampshire	209	4350 KETTERING	46077
U2022-181	March	11	\$15,000	\$455	\$0	\$0	\$0	Lamb Mechanical	Main Steet Partners	Comm Add	OP of Zionsville	2	160 S MAIN STREET	46077
13U2022-182	March	11	\$1,500,000	\$1,572	\$0	\$0	\$0	Emergent Construction	Ronald & Sarah Penczek	Res New			11301 E 300 South	46077
U2022-183	March	11	\$7,500	\$100	\$0	\$0	\$0	Eric & Sarah Eisenberg	Eric & Sarah Eisenberg	Res Other	Hampshire	259	8154 CARNEGIE	46077
U2022-184	March	11	\$17,310	\$75	\$0	\$0	\$0	Fairchild Renovations	Leonard Foy	Res Reroof	Brittany Chase	22	4160 FIRST FLIGHT	46077
R2022-185	March	11	\$0	\$90	\$0	\$0	\$0	Heartland Solutions	Delores Bender	Comm Electric		Cell Tower DISH	7555 S 1000 East	46077
R2022-186	March	14	\$0	\$200	\$0	\$0	\$0	Wharff Excavating	Robert & Susan Blackford	Comm Demo			7485 S SR 267	46052
R2022-187	March	14	\$0	\$0	\$0	\$0	\$0	Electric Today	Rachel & Eric Heneghan	Res Electric	Round Stone	6	55 SMITH LANE	46077
U2022-188	March	15	\$0	\$75	\$0	\$0	\$0	Wagoner Electric	Derek & Taylor Brewster	Res Electric			710 BLOOR LANE	46077



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13U2022-189	March	15	\$250,000	\$813	\$0	\$0	\$9,222	Stoneco Commercial	HARRIS FLP	Comm Remodel	Appaloosa Crossing	Haven Dental	3205 S US 421	46077
R2022-190	March	15	\$66,800	\$0	\$0	\$0	\$0	Modish Pools, LLC	Jennifer & Paul Muszik	Res Add Pool	THE CLUB AT HOLLIDAY	B11	3763 CHERWELL	46077
R2022-191	March	15	\$130,000	\$410	\$0	\$0	\$0	FBI Buildings Inc	Charles & Kristine Powell	Res Add	Hunt Club	18	6745 OLD HUNT CLUB	46077
13U2022-192	March	16	\$175,000	\$573	\$0	\$0	\$0	Homes by Design	Amrinderjit Singh	Res Add Pool	Willow Ridge	55	11561 WILLOW	46077
R2022-193	March	16	\$1,757,348	\$1,421	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	Ashley & William Edwards	Res New	THE CLUB AT HOLLIDAY	K33	4240 STRATHMORE	46077
R2022-194	March	16	\$8,750	\$236	\$0	\$0	\$0	Graber Post Buildings	Karen & Glen Andrew	Res Other			750 S US 421	46077
R2022-195	March	16	\$1,090,000	\$1,515	\$4,025	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	B15	3844 CHERWELL	46077
U2022-196	March	17	\$5,000	\$0	\$0	\$0	\$0	Barreto Concrete	Deepak & Carly Jacob	Res Other	Hampshire	180	4412 OAKLEY	46077
U2022-197	March	18	\$34,000	\$90	\$0	\$0	\$0	Bone Dry Roofing	Price Baker Enterprises	Comm Reroof	Cross's second addit	3, 4	58 N MAIN STREET	46077
U2022-198	March	18	\$84,000	\$410	\$0	\$0	\$0	Indy Grills	Daryl & Brenda Knecht	Res Other	Buttondown Farms	8	4780 KHAKI COURT	46077
U2022-199	March	18	\$0	\$125	\$0	\$0	\$0	Land Development &	James & Katherine	Res Finish Permit	Inglenook of Zionsville	29	5729 LOWER GARDEN	46077
13U2022-200	March	18	\$0	\$75	\$0	\$0	\$0	The Electric Express	Grant & Lou Jenkins	Res Electric	Bridlewood	16	11105 BRIDLEWOOD	46077
U2022-201	March	18	\$7,000	\$100	\$0	\$0	\$0	Julie & Timothy Hurley	Julie & Timothy Hurley	Res Other	Hampshire	314	8040 SHALDON	46077
R2022-202	March	21	\$0	\$0	\$0	\$0	\$0	Zinc Contractors LLC	Edwin Ortega	Res Finish Permit			8880 OAK STREET	46077
U2022-203	March	21	\$97,000	\$0	\$0	\$0	\$0	Pools of Fun	Troy & Jennifer Griffith	Res Add Pool	Pleasant View	14	9765 EQUESTRIAN	46077
U2022-204	March	21	\$0	\$100	\$0	\$0	\$0	Corey Nicolas	1825 LLC	Res Demo	Martha E Millers Addition	2	420 N MAPLE	46077
U2022-205	March	21	\$0	\$200	\$0	\$0	\$0	Casey-Bertram Construction	Scott Fitzgerald	Res Demo			11425 E 550 South	46077
R2022-206	March	21	\$150,000	\$0	\$0	\$0	\$0	Homes by Design	Charles & Jennifer King	Res Add Pool	THE CLUB AT HOLLIDAY	B6	3891 CHERWELL	46077



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U2022-207	March	21	\$82,297	\$0	\$0	\$0	\$0	Capehart Landscape and	Troy & Jennifer Griffith	Res Other	Pleasant View	14	9765 EQUESTRIAN	46077
U2022-208	March	22	\$400,000	\$560	\$0	\$0	\$0	Mitch Young Construction Inc	Christopher & Kathrine Ruhl	Res Add	Colony Woods	17	90 WILLIAMSBURG	46077
U2022-209	March	22	\$39,000	\$410	\$0	\$0	\$0	Central Construction	Scott Sanders	Res Remodel	Olde Dominion	51	362 DOMINION	46077
U2022-210	March	22	\$166,493	\$580	\$0	\$0	\$0	Wildwood Designs, Inc	Neil & Leann Banwart	Res Remodel	Thornhill	25	1980 MULSANNE	46077
R2022-211	March	22	\$0	\$100	\$0	\$0	\$0	Renascent Inc	Magdalena & Stephen	Res Demo			2255 S 950 East	46077
U2022-212	March	22	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Michael & Polly Reynolds	Res Finish Permit	OLDFIELD	27 pool	6798 WELLINGTON	46077
R2022-213	March	23	\$3,952,787	\$2,369	\$4,025	\$1,221	\$1,009	AR Homes	Kartik & Manisha Patel	Res New	THE CLUB AT HOLLIDAY	K28	4330 STRATHMORE	46077
U2022-214	March	23	\$275,000	\$750	\$0	\$0	\$0	Jarad Winget	Jarad Winget	Res Add	Laughlin, Fours, Har	48, 49	350 S 4TH STREET	46077
U2022-215	March	23	\$4,000	\$100	\$0	\$0	\$0	Hallmark Buildings	Derek & Kailee Walton	Res Add	Colony Square	10	772 FRANKLIN	46077
U2022-216	March	23	\$52,000	\$514	\$0	\$0	\$0	Premier Building Services Scott	Drew & Kimberly Gore	Res Add	Thornhill	47	1927 CAMARGUE	46077
R2022-217	March	23	\$250,000	\$440	\$0	\$0	\$0	Homes by Design	Peter & Lauren Sallay	Res Add Pool	THE CLUB AT HOLLIDAY	F29	10591 PETE DYE RIDGE	46077
U2022-218	March	23	\$84,000	\$410	\$0	\$0	\$0	Indy Grills	Kyle Waggoner	Res Other	Coventry Ridge	42	11274 BRENTWOOD	46077
R2022-219	March	23	\$1,452,000	\$1,462	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	Bridgewater Masters LLC	Res New	THE CLUB AT HOLLIDAY	K6	4315 STRATHMORE	46077
U2022-220	March	24	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Comm. School	Comm Finish Permit		NEW SCHOOL	4200 S 875 East	46077
R2022-221	March	24	\$0	\$0	\$0	\$0	\$0	Greenfield Signs	Andrew J. Freeland	Comm Sign			576 N. 650 East	46052
R2022-222	March	25	\$900,000	\$0	\$0	\$0	\$0	Carrington Homes	Danielle Norris	Res New	THE CLUB AT HOLLIDAY	E25	10641 BARRINGTON	46077
R2022-223	March	28	\$0	\$90	\$0	\$0	\$0	John Byers Jr	Robert & Susan Blackford	Comm Electric			3800 E 750 South	46052
R2022-224	March	31	\$0	\$0	\$0	\$0	\$0	Craig & Leisa Burgin	Craig & Leisa Burgin	Res Finish Permit			1665 E 450 South	46052



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U2022-225	March	31	\$35,000	\$100	\$0	\$0	\$0	Landscapes by Wright LLC	Lisa & Jonathan Copp	Res Add Deck	Crosses 4th Addition	90	90 N 4TH STREET	46077
U2022-226	March	31	\$657,330	\$969	\$9,200	\$0	\$12,856	Alderson Commercial	Zionsville OMS Partners	Comm Remodel	Eagle Village	3,4 Godley Family	12036 N MICHIGAN	46077
R2022-227	March	31	\$85,000	\$639	\$0	\$0	\$0	Bryce Wooden	Chris & Claudia Kenyon	Res Remodel	Banbury Farms	20	9140 E 200 South	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2020-855	Old Town Design Group	Tim & Dawn Horth	Res New	THE CLUB AT HOLLIDAY	J3	3917 CLUB RIDGE ESTATES	46077	2022/03/15
R2020-1050	Charles Hodges	Charles Hodges	Res Add			9385 ROSSTON AVE	46052	2022/03/18
U2021-97	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	166	4595 OAKLEY TERRACE	46077	2022/03/21
U2021-104	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	156	4536 Oakley Terrace	46077	2022/03/10
R2021-156	Sigma Builders, LLC	Puja Talwar Singh & Vishal Ratna	Res New	THE CLUB AT HOLLIDAY	F1	10982 PETE DYE RIDGE	46077	2022/03/23
R2021-157	Amy & James Pictor	Amy & James Pictor	Res Finish Permit			1232 N 1200 EAST	46069	2022/03/03
R2021-170	SDM Real Estate Inc Sarah Moore	Steven & Megan Farwell	Res Remodel	SELIGS	L	544 AMOS DRIVE	46077	2022/03/09
13U2021-232	Adam & Mikah Konst	Adam & Mikah Konst	Res Other	Willow Glen	11	3257 CIMMARON ASH DRIVE	46077	2022/03/24
R2021-249	St. James Development Inc.	RURAL PARTNERS LLC	Res Add		Mini barn #3	8182 HUNT CLUB ROAD	46077	2022/03/24
U2021-263	Vickery Remodeling	David & Ann Delpozzo	Res Remodel	Olde Dominion	53	1547 DOMINION DRIVE	46077	2022/03/21
U2021-288	Alex & Chelsea Overbeck	Alex & Chelsea Overbeck	Res Remodel			765 BLOOR LANE	46077	2022/03/03
R2021-296	Old Town Design Group	Jeffrey & Kim Wettersten	Res New	THE CLUB AT HOLLIDAY	D26	3614 OLDE WELL RUN	46077	2022/03/21
U2021-361	Pools of Fun	Kathryn & Gregory Stayte	Res Add Pool	Laughlin, Fours, Har	7	480 W HAWTHORNE STREET	46077	2022/03/24
U2021-398	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	140	4764 STANTON COURT	46077	2022/03/21
U2021-400	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	137	4821 STANTON COURT	46077	2022/03/21
U2021-401	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	139	4782 STANTON COURT	46077	2022/03/21



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-432	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	145	8051 HAYLE STREET	46077	2022/03/21
U2021-434	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	132	4751 STANTON COURT	46077	2022/03/21
U2021-468	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	135	4803 STANTON COURT	46077	2022/03/21
U2021-469	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	138	4818 STANTON COURT	46077	2022/03/21
U2021-470	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	141	4748 STANTON COURT	46077	2022/03/21
U2021-471	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	133	4733 STANTON COURT	46077	2022/03/21
R2021-497	Jeffrey & Kristi Harrison	Jeffrey & Kristi Harrison	Res Add	SARATOGA	14	3275 PADDOCK ROAD	46052	2022/03/25
U2021-517	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	144	8075 HAYLE STREET	46077	2022/03/21
U2021-526	Capital Construction	Group 1001 Indiana Holdings LLC	Comm Remodel			10555 GROUP 1001 WAY	46077	2022/03/16
U2021-622	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	136	4817 STANTON COURT	46077	2022/03/22
U2021-654	Capital Construction	Group 1001 Indiana Holdings LLC	Comm Remodel		Cafe Lower Level	10555 GROUP 1001 WAY	46077	2022/03/16
U2021-678	LENNAR HOMES OF INDIANA, INC	LENNAR HOMES OF INDIANA, INC	Res New	Hampshire	134	4799 STANTON COURT	46077	2022/03/25
U2021-787	Vibrant Outdoors	Craig & Brenda Anderson	Res Other	Hampshire	108	4581 KETTERING PLACE	46077	2022/03/25
U2021-844	Case Design and Remodeling	Jeffrey & Stefani Rehtzigel	Res Remodel	Austin Oaks	80	4602 CHASE OAK COURT	46077	2022/03/17
U2021-873	Chuck's Construction	Caleb & Megan Fischer	Res Add	Bloor Woods	11	782 BLOOR WOODS COURT	46077	2022/03/09
13U2021-875	CMH Builders	Brian & Alice Anciaux	Res Remodel	HIDDEN PINES	73	11491 EVERGREEN WAY	46077	2022/03/01



Town Of Zionsville

Planning and Economic Development C of O Detail

March 2022

Total: C of O issued for the month of March: 41

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-879	CMH Builders	Robert & Ruth Agnew	Res Remodel	Smith Meadow	50	9733 WINTER WAY	46077	2022/03/07
U2021-966	See Enterprises	William & Beth Compton	Res Other	Cobblestone Lakes	341	8722 HEATHERSTONE	46077	2022/03/25
R2021-983	Hero Homes LLC	Aaron & Melissa Grant	Res Remodel	Blackstone	30	6470 CONCORD DRIVE	46077	2022/03/14
R2021-1087	Cedar Street Builders	John & Francomano	Res Remodel	Stonegate	109	6740 W STONEGATE DRIVE	46077	2022/03/15
U2021-1133	Refined Design LLC	Kevin & Jennifer Spry	Res Remodel	Rock Bridge	178	3515 LANNON CASTLE DRIVE	46077	2022/03/04
U2022-31	William Wiedelman	William & Marcia Wiedelman	Res Remodel	Spring Knoll	105	4556 GREENTHREAD COURT	46077	2022/03/23
U2022-32	BP Custom Homes	Todd & Kelly Andritsch	Res Remodel	Oak Ridge	19	9973 HICKORY RIDGE DRIVE	46077	2022/03/31
U2022-118	Winget Development LLC	Winget Development LLC	Res Demo	Laughlin, Fours, Har	48 & 49	350 S 4TH STREET	46077	2022/03/28
U2022-165	Gene Walkup	SOUTH ZIONSVILLE	Comm Other			625 Main Street Suite 100	46077	2022/03/28



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2022

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Activity Report																			Printed 2022/04/05 12:20 PM			
	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	1	0	0	7	0	7	11	7	8	4	7	4	21	0	0	77	0	10	342	527	12	29
February	0	1	1	2	0	5	16	4	7	4	5	3	7	1	1	57	1	12	282	454	7	27
March	0	1	4	1	3	6	19	13	8	8	5	4	19	2	0	93	1	16	464	684	18	41
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	2	5	10	3	18	46	24	23	16	17	11	47	3	1	227	2	38	1088	1665	37	97



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MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, March 2, 2022

6:30 PM (Local Time)

THIS PUBLIC MEETING WILL BE 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.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance **5 of 5 members attended. (In-person S. Mundy, L. Jones, C. Lake, A. Pickell, K. Postlethwait)**
- III. New Members Oath of Office **Completed before the BZA Meeting for A. Pickell & K. Postlethwait**
- IV. Election of Officers **Steve Mundy- Chairperson, Larry Jones-Vice Chair, Wayne DeLong- Secretary**
- V. Approval of the January 5, 2022, Minutes
- VI. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2022-10-DSV	A. Wurster	9180 E. 350 South (est.) Zionsville, IN 46077	Due to a timely continuance request by an interested party the Petition was continued to the April 6, 2022, Meeting. Petition for a Development Standards Variance to provide for three lots that exceed the maximum Lot Width to Depth Ratio of 3:1 in the Rural Single and Two-Family Residential Zoning District (R-2).
2022-05-M	J. Davis	8150 E. 550 South Zionsville, IN 46077	Petitioner requested continuance to the April 6, 2022, Meeting. 5 in Favor, 0 Opposed Petition for Modification of the Recorded Commitments associated with Docket 2018-46-DSV in the Rural Single and Two-Family Residential Zoning District (R-2).

VII. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2021-65-UV	J. Mullen	35 E. Poplar Street Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Use Variance to provide for an existing use of a single-family residential home in the Urban Village Business Zoning District (VBD).
2021-66-DSV	J. Mullen	35 E. Poplar Street Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standard Variance to provide for an existing single-family residential home which: 1) Deviates from the required off-street parking requirements 2) Deviates from the required buffer yard requirements in the Urban Village Business Zoning District (VBD).
2021-67-DSV	R. Rose	1395 E. 550 South Lebanon, IN 46052	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for Development Standards Variance in order: 1) To provide for an accessory structure which results in exceeding the permitted accessory square footage 2) To provide for the establishment of an existing 1.06-acre lot (Minimum lot size is 2 acres) in the Rural Agricultural Zoning District (AG).

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2022-01-DSV	D. Damm	155 N. Main Street Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a detached accessory building which: 1) Exceeds the allowable lot coverage 2) Deviates from the aggregate side yard setbacks 3) Deviates from the required ten (10) foot distance between two buildings 4) Exceeds the allowable 22' height for an accessory building 5) Memorialize an existing side yard setback of the single-family residential home in the Urban Village Residential Zoning District (R-V).
2022-02-SE	C. Zaring	10995 E. 100 North Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Special Exception to provide for a new Single-Family Dwelling and related accessories on a parcel in the Rural General Agricultural Zoning District (AG).
2022-03-UV	D. Marlow	8280 E. 200 South Zionsville, IN 46077	Denied as presented & filed w/exhibits & per staff report. 4 in Favor, 1 Opposed Petition for a Use Variance to provide for a landscape contractor in the Rural Single and Two-Family Residential Zoning District (R-2).

2022-04-DSV	T. Griffith	9765 Equestrian Way Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a pool, covered pavilion, and paver patio which exceeds the allowable lot coverage in in the Urban Single-Family Residential Zoning District (R-SF-2).
2022-06-DSV	J. Gauger	560 Beech Street Zionsville, IN 46077	Petitioner requested continuance to the April 6, 2022, Meeting to obtain a drainage study. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a pool, which exceeds the allowable lot coverage in in the Urban Village Residential Zoning District (R-V).
2022-07-SE	R. Alexy	8183 E. 50 South Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for Special Exception to provide for a new Single-Family Dwelling and to provide for one existing Single-Family Dwelling and related accessories in the Rural Agricultural Zoning District (AG).
2022-08-DSV	R. Alexy	8183 E. 50 South Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report subject to a commitment to not generate income on the dwellings. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for two primary single-family dwellings on one lot in the Rural Agricultural Zoning District (AG).
2022-09-SE	J. Artman	1580 N. 800 East (est.) Whitestown, IN 46075	Approved as presented & filed w/exhibits & per staff report subject to not generating income on the dwellings. 5 in Favor, 0 Opposed Petition for Special Exception to provide for a new Single-Family Dwelling and related accessories in the Rural Agricultural Zoning District (AG).



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday, March 21, 2022

7:00 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL
IN ROOM 103 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET
AND ELECTRONICALLY VIA ZOOM.**

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Larry Jones, Sharon Walker, Mary Grabianoski, Cindy Madrick, and Chris Lake attended in person.
- III. Approval of the February 22, 2022, Plan Commission Meeting Minutes – Approved.
- IV. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2022-02-DP	JC Hart / Marketplace Flats at Holliday Farms	Marketplace Drive, Zionsville	Due to a timely continuance request from an Interested Party, the Petition was continued from the February 22, 2022 meeting to the March 21, 2022, meeting. Petitioner to request a Continuance to the April 18, 2022, meeting. Approved to continue to the April 19, 2022, Special Meeting 6 in Favor 0 Opposed Petition for Development Plan Approval of a 220-unit apartment development, with three Waivers, on a 16.966± acre site within the Rural Planned Unit Development District (Holliday Farms PUD).
2022-03-DP	The Woodmont Company / Kiddie Academy at Holliday Farms	3650 Marketplace Drive, Zionsville	Continued by the Plan Commission from the February 22, 2022, meeting March 21, 2022, meeting. Petitioner to request a Continuance to the April 18, 2022, meeting. Approved to continue to the April 19, 2022, Special Meeting 6 in Favor 0 Opposed Petition for Development Plan Approval of a childcare facility, with two Waivers, on a 1.228± acre parcel within the Rural Planned Unit Development District (Holliday Farms PUD).

March 22, 2022

V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2022-01-PPA	Silverthorne Homes / Union Woodlands	11281 and 11589 E. 200 South, Zionsville	Petitioner requested a Continuance from the February 22, 2022, meeting to the March 21, 2022, meeting. Approved as presented with Waivers. 6 in Favor 0 Opposed Petition for a Primary Plat Amendment for 179 residential lots on 160.92± acres, with Waivers for driveway spacing from an intersection, in the Rural Single and Two-Family (R3) and Agricultural (AG) Zoning District.
2021-71-DP	Silverthorne Homes / Union Woodlands	11281 and 11589 E. 200 South, Zionsville	Petitioner requested a Continuance from the February 22, 2022, meeting to the March 21, 2022, meeting. Indecisive vote to Deny the Approval 3 in Favor 3 Opposed Due to the Indecisive vote, Petition was continued to the April 19, 2022, Special Meeting Petition for Development Plan Approval for the development of a 160.92± acre site to accommodate 179 single family residences with ponds, associated infrastructure, and a park in the Rural (R3) Rural Single Family and Two-Family Residential and Agricultural (AG) Zoning District.

VI. New Business

Docket Number	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-07-Z	Henke Development / Promontory Planned Unit Development (PUD)	9825 Windy Hills Drive, Zionsville	Petition was continued to the April 19, 2022, Special Meeting for further study. Petition for a Zoning Map Change of 321.48+/- acres from the Rural General Agriculture (AG) District to the Planned Unit Development (PUD) District to permit a single-family residential development.
2022-08-MP	Roger Burrus / Burrus Minor Plat	275 Beechwood Lane, Zionsville	Approved as presented. 6 in Favor 0 Opposed Petition for Minor Plat Approval to subdivide a 2.21+/- acre parcel into two lots in the Urban Single Family Residential (R-SF-1) district.

2022-09-MP	Robert Carr / Carr Minor Plat	802 S 1100 East, Zionsville	Approved as presented with Waivers. 6 in Favor 0 Opposed Petition for the approval of a three-lot residential Minor Subdivision, with two Waivers of the Subdivision Control Ordinance, of 41.27+/- acres in the Rural General Agriculture (AG) District.
2022-04-DP	Sila Capital, LLC / Adler Multi-family Development	7105 S. 700 East, Whitestown (Approx. Address)	Approved as presented with Waiver. 5 in Favor 1 Opposed Petition for Development Plan Approval with a waiver for landscaping of a 179-unit multi-family development on 9.295+/- acres in the Rural General Business (GB) District.
2022-05-DP	Seake, LLC / Parking Area	151 Express Lane, Zionsville	Petition was continued to the April 19, 2022, Special Meeting for further study. Petition for Development Plan Approval of a parking area on a 1.06+/- acre site in the Urban General Business District (B-2).
2022-06-DP	Town of Zionsville Parks Board / Big-4 Rail Trail Trailhead	10230 Zionsville Road, Zionsville	Approved with Conditions. 6 in Favor 0 Opposed Petition for Development Plan Approval of a trailhead, with parking and restroom facility, on 1.41+/- acres in the Rural Single and Two-family Residential (R-2) District.

VII. Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
ACT 2022-015 (2004-30-DP)	Cobblestone Grill	160 S Main Street, Zionsville	Minor Development Plan Amendment to permit the replacement of an existing walk-in cooler/refrigeration unit with a new smaller unit to be located in the same area, behind the existing screened wooden wall.

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 Community & Economic Development
Town of Zionsville

March 22, 2022



ZIONSVILLE

SECONDARY PLAT RELEASES

Secondary Plats Released by the
Plan Commission for Recordation March 2022

No Plats were released in March 2022