



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

July 2022

Total permits issued for the month of July: 75

Permit Activity Breakdown

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Commercial Permits	July 2022	July 2021	YTD 2022	YTD 2021	YTD Diff
New	1	1	6	12	-6
Interior Remodel	6	3	19	25	-6
Addition	0	0	2	1	1
Sign	1	5	34	22	12
Electric	1	1	13	8	5
Other	2	7	28	33	-5
Sewer	0	0	1	0	1
Commercial Totals	11	17	103	101	2
Residential Permits					
Single Family	12	26	100	217	-117
Addition	6	15	70	92	-22
Remodel	12	10	60	69	-9
Electric	7	2	49	23	26
Pool/Spa	10	4	48	56	-8
Demolition	1	1	19	5	14
Other	13	20	122	144	-22
Sewer/Repairs	3	1	13	7	6
Residential Totals	64	79	481	613	-132
Combined Totals	75	96	584	714	-130

Building/Site Inspections: 419 Number Of Inspections: 572

Certificates Of Occupancy Issued: 52

Easement Encroachments Authorized: 0 Denied: 2

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 12

Number of violations that resulted in a violation and/or stop work order: 10

Number of Investigations closed this month: 18

Total number of zoning code violations to date: 49



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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
R2022-510	July	1	\$1,108,709	\$1,532	\$4,025	\$1,221	\$1,009	Old Town Design Group	Jeffrey Jewett	Res New	THE CLUB AT HOLLIDAY	A29	10874 HOLLIDAY	46077
13U2022-511	July	1	\$300,000	\$1,284	\$0	\$0	\$0	Alt Construction	HARRIS FLP	Comm Remodel	Appaloosa Crossing	Verde Restaurant	3221 S US 421	46077
U2022-512	July	1	\$142,558	\$532	\$0	\$0	\$0	Booher Building Company	Justin & Jennifer Watt	Res Remodel	Cobblestone Lakes	245	8960 SNOWBERRY	46077
R2022-513	July	1	\$7,300	\$100	\$0	\$0	\$0	Nathan Pribbeno	Nathan & Jessica	Res Other	Royal Run	582	6514 HUNTERS	46077
R2022-514	July	1	\$12,108	\$100	\$0	\$0	\$0	Silvers Concrete and Paving	JEFFREY & MICHELLE	Res Other	Mallard Pond	2	9062 MALLARD	46077
U2022-515	July	1	\$100,000	\$0	\$0	\$0	\$0	Tom Simmons, Inc	Michael Cole & Julie Johns-Cole	Res Add	Cobblestone Lakes	28	5108 PEBBLEPOINTE	46077
R2022-516	July	5	\$19,308	\$75	\$0	\$0	\$0	Bone Dry Roofing	John & Jennifer Wallace	Res Reroof			8245 W OAK STREET	46077
R2022-517	July	6	\$0	\$446	\$0	\$0	\$0	Phil Sundling	The Club at Holliday Farms	Mass Grading	THE CLUB AT HOLLIDAY	Section 7	3900 S US 421	46077
R2022-518	July	6	\$100,000	\$463	\$0	\$0	\$0	Randy Badger	Chad & Michelle Back	Res Add Pool			8170 E 300 South	46077
R2022-519	July	6	\$2,500,000	\$1,865	\$4,025	\$1,221	\$1,009	AR Homes	Natarajan& Kannan Lekshmi	Res New	THE CLUB AT HOLLIDAY	F2	10960 PETE DYE RIDGE	46077
13U2022-520	July	6	\$4,500	\$0	\$0	\$0	\$0	Sign Solutions, Inc.	INTERACTIVE ACADEMY INC	Comm Sign			3795 S US 421	46077
R2022-521	July	6	\$0	\$241	\$0	\$0	\$0	Phil Sundling	The Club at Holliday Farms	Mass Grading	THE CLUB AT HOLLIDAY	Section 8	3900 S US 421	46077
R2022-522	July	6	\$925,000	\$1,312	\$4,025	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	D21	3530 OLDE WELL RUN	46077
U2022-523	July	7	\$0	\$25	\$0	\$0	\$0	Peterman Brothers	Brian Madinger & Suzanne	Res Sewer	CARTERS ADD.	33	185 N 8TH STREET	46077
U2022-524	July	7	\$125,000	\$475	\$0	\$0	\$0	Cedar Street Builders	Daniel Porzel	Res Add Pool	Coventry Ridge	50	4591 BRENTWOOD	46077
R2022-525	July	7	\$1,373,252	\$1,523	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	Jenna & Ryan Conner	Res New	THE CLUB AT HOLLIDAY	K7	4335 STRATHMORE	46077
U2022-526	July	7	\$25,000	\$462	\$0	\$0	\$0	Master Built Construction	Cedar Street LLC	Comm Remodel	Cross's Second Addition	8, 11 Moody's	20 E CEDAR STREET	46077
U2022-527	July	8	\$2,000	\$100	\$0	\$0	\$0	Terry Vinard	William & Deborah Clay	Res Remodel	Laughlin, Fours, Har	2	625 W LAUREL AVE	46077



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R2022-528	July	8	\$0	\$150	\$0	\$0	\$0	Hockett Real Estate LP	Hockett Real Estate LP	Res Demo			9330 E 300 South	46075
R2022-529	July	8	\$105,000	\$0	\$0	\$0	\$0	Turnkey Design & Build	Kyle & Nicole Frick	Res Add Pool	DEROSSI ESTATES	12	5441 S 875 East	46077
U2022-530	July	8	\$0	\$75	\$0	\$0	\$0	BRS Field Ops	Jone & Violeta Nastev	Res Electric	Coventry Ridge	79	4564 BAYBERRY	46077
U2022-531	July	11	\$160,500	\$0	\$0	\$0	\$0	Case Design and Remodeling	Kari & Dennis Skarvan	Res Remodel	Laughlin, Fours, Har	5	535 W SYCAMORE	46077
R2022-532	July	11	\$0	\$4,025	\$0	\$0	\$0	Daystar Directional	James & Amie Longest	Res Sewer			8617 W OAK STREET	46077
U2022-533	July	11	\$10,850	\$75	\$0	\$0	\$0	Max Miller Builders	Gail Brown	Res Reroof			685 W POPLAR	46077
U2022-534	July	11	\$50,000	\$400	\$0	\$0	\$0	Kayla Trammel - Radiant Skin	CK PRICE PROPERTIES	Comm Remodel	Cross's Second Addition	3	60 N MAIN STREET	46077
R2022-535	July	11	\$1,600,000	\$1,471	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	Bridgewater Masters LLC	Res New	THE CLUB AT HOLLIDAY	L1	4110 HAMILTON	46077
R2022-536	July	12	\$0	\$75	\$0	\$0	\$0	Huston Electric	James & Amie Longest	Res Electric			8617 W OAK STREET	46077
U2022-537	July	12	\$240,000	\$753	\$4,025	\$977	\$0	Heritage Realty Group	Heritage Realty Group	Res Remodel	Manchester Square	2R Unit C	105 WAKEFIELD	46077
R2022-538	July	12	\$950,000	\$1,296	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	Alan Longoria & Graciela Ruiz	Res New	THE CLUB AT HOLLIDAY	L3	4140 HAMILTON	46077
R2022-539	July	13	\$10,000	\$100	\$0	\$0	\$0	Jeff Tomlinson	Jeffrey & Eva Tomlinson	Res Other			7529 E SR 32	46075
U2022-540	July	13	\$2,500	\$502	\$0	\$0	\$0	Ronald Carlton	KESD Company	Comm Remodel	OLIVERS	41	30 E Poplar Street	46077
R2022-541	July	13	\$250,000	\$331	\$0	\$0	\$0	Corbel Design & Build	David & Michal Owens	Res Add	DEROSSI ESTATES	11	5371 S 875 East	46077
U2022-542	July	13	\$95,000	\$410	\$0	\$0	\$0	Cedar Street Builders	Daniel & Alexandria	Res Remodel	Laughlin, Fours, Har	50	345 W HAWTHORNE	46077
U2022-543	July	13	\$17,500	\$423	\$0	\$0	\$0	Construction by Kennard	Andrew & Molly Griswald	Res Remodel	Hampshire	228	4100 KEIGHLEY	46077
13U2022-544	July	14	\$500,000	\$519	\$0	\$0	\$0	Homes by Design	Michael & Rachel Thieken	Res Remodel	Willow Ridge	31	11538 WILLOW	46077
U2022-545	July	14	\$80,000	\$410	\$0	\$0	\$0	Harco Construction	Stephen & Kathleen	Res Add Deck	Austin Oaks	24	4524 THICKET	46077



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R2022-546	July	14	\$0	\$0	\$0	\$0	\$0	David & Elizabeth Keck	David & Elizabeth Keck	Res Electric			4990 E 750 South	46112
U2022-547	July	14	\$15,500	\$75	\$0	\$0	\$0	Amos Exteriors	Heidi Schmidt	Res Reroof	Cedar Bend	90	10653 WILDWOOD	46077
U2022-548	July	14	\$5,000	\$410	\$0	\$0	\$0	High Pointe Builders	David & Kristen Nagel	Res Remodel	Buttontown Farms	45	4621 ST JOHNS	46077
R2022-549	July	14	\$15,000	\$100	\$0	\$0	\$0	Ace of Trades LLC	Alexandra Neville	Res Other	Royal Run	528	6532 OXFORD	46077
U2022-550	July	15	\$60,000	\$100	\$0	\$0	\$0	Robin & Rebecca Dunn	TREVOR & MARTITA	Res Other	Hampshire	109	4573 KETTERING	46077
R2022-551	July	15	\$0	\$90	\$0	\$0	\$0	Electric Today	Central Indiana Health	Comm Electric			10795 E 300 South	46077
U2022-552	July	18	\$0	\$75	\$0	\$0	\$0	Dowdy Electric Con.	Paul & Gretchen Watson	Res Electric	Sugarbush	64	680 MORNINGSIDE	46077
R2022-553	July	18	\$94,000	\$490	\$0	\$0	\$0	Perma Pools	Sandra Siegel & Matta Godbout	Res Add Pool	THE CLUB AT HOLLIDAY	E28	10703 BARRINGTON	46077
U2022-554	July	18	\$113,920	\$455	\$0	\$0	\$0	Keesling Custom Pools	Donna & Mark Jones	Res Add Pool	HYPES ADD.	6	685 TERRACE	46077
R2022-555	July	18	\$0	\$75	\$0	\$0	\$0	Bone Dry Roofing	Joseph & Kirsten Dehaai	Res Electric	Bolinger Minor	2	2331 S 900 East	46077
U2022-556	July	18	\$25,000	\$75	\$0	\$0	\$0	11th Street Development	Vance & Heather Kidwell	Res Reroof	Thornhill	92	1943 CAMARGUE	46077
U2022-557	July	18	\$12,000	\$410	\$0	\$0	\$0	Gene Walkup	Teresa & David Danner	Res Remodel	Cedar Bend	40	10652 WILDWOOD	46077
R2022-558	July	18	\$21,000	\$505	\$0	\$0	\$0	Jon Yim	Jon Yim	Res Remodel			8430 E 300 SOUTH	46077
R2022-559	July	19	\$150,000	\$410	\$0	\$0	\$0	BrandonToney	Teresa Lansley	Res Add	Banbury Farms	7	1855 S 900 East	46077
R2022-560	July	19	\$2,350,000	\$1,776	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	G & G Custom Homes Inc	Res New	THE CLUB AT HOLLIDAY	M1	11170 HAMILTON	46077
U2022-561	July	20	\$0	\$75	\$0	\$0	\$0	Solar Energy Solutions	Kimberly Ringenberger &	Res Electric	Bloor Woods	17	767 BLOOR WOODS	46077
R2022-562	July	20	\$94,000	\$475	\$0	\$0	\$0	Perma Pools	Matthew Wyatt	Res Add Pool	THE CLUB AT HOLLIDAY	F44	10937 PETE DYE RIDGE	46077
U2022-563	July	21	\$0	\$75	\$0	\$0	\$0	Electric Express	Ronald Stachler	Res Electric	Village Walk	110	1542 WATERFORD	46077



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R2022-564	July	22	\$774,108	\$1,212	\$4,025	\$1,221	\$1,009	Old Town Design Group	KEVIN & SUSAN	Res New	THE CLUB AT HOLLIDAY	N6	4195 Hamilton Run	46077
U2022-565	July	22	\$80,000	\$0	\$0	\$0	\$0	Marten Construction	ROMAN CATHOLIC	Comm Remodel			1870 W Oak Street	46077
U2022-566	July	22	\$0	\$4,025	\$0	\$0	\$0	Mr. Plumber	Michael & Amanda Miller	Res Sewer			6275 BOONE RIDGE	46077
U2022-567	July	25	\$1,109,000	\$875	\$0	\$0	\$0	Boyle Contrustion	Zionsville Presbyterian	Comm New			4775 W 116TH	46077
R2022-568	July	25	\$90,000	\$472	\$0	\$0	\$0	Project Melton	Mark & Jennifer McDonald	Res Remodel	Royal Run	652	6577 HUNTERS	46077
U2022-569	July	25	\$85,000	\$476	\$0	\$0	\$0	Perma Pools	James & Ellen Burdick	Res Add Pool	OLDFIELD	4	6860 OLDFIELDS	46077
13U2022-570	July	25	\$99,000	\$482	\$0	\$0	\$0	Pools of Fun	Lizabeth Greenamoyer	Res Add Pool	The Willows	21	3247 WILDLIFE	46077
R2022-571	July	25	\$107,000	\$500	\$0	\$0	\$0	Pools of Fun	Kurt & Lynn Strueh	Res Add Pool			535 N US 421	46077
R2022-572	July	25	\$78,000	\$495	\$0	\$0	\$0	Perma Pools	Michael & Molly Murphy	Res Add Pool	THE CLUB AT HOLLIDAY	B1	3967 CHERWELL	46077
R2022-573	July	25	\$5,000	\$100	\$0	\$0	\$0	Earth Creations, Inc.	David & Kimberly Walter	Res Other	Royal Run	424	6553 ROXBURY	46077
R2022-574	July	27	\$80,000	\$0	\$0	\$0	\$0	Jeff McGlaughlin	Craig & Casey Callahan	Res Add	Saddle Brook Farms	39	231 SADDLE BROOK	46077
U2022-575	July	27	\$149,000	\$0	\$0	\$0	\$0	Case Design and Remodeling	Brandon & Greta Horn	Res Remodel	Austin Oaks	57	4415 RIVERBIRCH	46077
R2022-576	July	27	\$1,500,000	\$0	\$0	\$0	\$0	Carrington Homes	Drew & Brittani Storen	Res New	THE CLUB AT HOLLIDAY	F28	10571 PETE DYE RIDGE	46077
R2022-577	July	27	\$46,013	\$0	\$0	\$0	\$0	Bone Dry Roofing	John & Kristina Bourquard	Res Reroof	Stonegate	47	6687 E STONEGATE	46077
R2022-578	July	28	\$2,900,000	\$1,840	\$4,025	\$1,221	\$1,009	Homes by Design	Sean & Melilssa Gardner	Res New	THE CLUB AT HOLLIDAY	M5	11045 HAMILTON	46077
U2022-579	July	28	\$20,000	\$0	\$0	\$0	\$0	BJH Contracting	Christopher & Deborah Berry	Res Add Deck	Austin Oaks	38	4393 CREEKSIDE	46077
R2022-580	July	28	\$1,500,000	\$1,530	\$4,025	\$1,221	\$1,009	Homes by Design	Christian & Christin Schmidt	Res New	THE CLUB AT HOLLIDAY	F16	10680 PETE DYE RIDGE	46077
13U2022-581	July	28	\$18,208	\$0	\$0	\$0	\$0	Indy Decorative Concrete	Ushemadzoro & Chido Chipengo	Res Other	Willow Glen	32	3260 AUTUMN	46077



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R2022-582	July	28	\$89,332	\$757	\$0	\$0	\$0	Marksman Construction	HARRIS FLP	Comm Remodel	Appaloosa Crossing	Classic Cleaners	3199 S SR 421	46077
U2022-583	July	28	\$10,000	\$0	\$0	\$0	\$0	Stacy Snively	Gregory & Stacy Snively	Res Other	Cross's Third Additi	6	455 W OAK STREET	46077
R2022-584	July	29	\$650,000	\$0	\$0	\$0	\$0	Gem Homes LLC	Tyler & Brittney Everett	Res New	EVERETT MINOR	2	4141 S 250 E	46052



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2020-928	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	6	5710 UPPER GARDEN WAY	46077	2022/07/01
U2020-929	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	9	5698 UPPER GARDEN WAY	46077	2022/07/01
U2020-954	Foster Construction	Mark Romaniuk	Res Add	DEROSS ESTATES	2	8802 WHITESTOWN ROAD	46077	2022/07/01
R2020-973	Gradison Design Build	Jason & Alison Lanie	Res New	THE CLUB AT HOLLIDAY	C8	3697 DARTMOOR WAY	46077	2022/07/13
R2020-989	Gradison Building Corporation	KURT & MARY KROENER	Res Add			5353 S 700 EAST	46077	2022/07/13
R2020-1012	Kent Shaffer Builders Inc	Jeffrey & Lynn Abrams	Res New	THE CLUB AT HOLLIDAY	A28	10809 HOLLIDAY FARMS BLVD	46077	2022/07/27
R2020-1097	Jeffrey & Eva Tomlinson	Jeffrey & Eva Tomlinson	Res New			7529 E SR 32	46077	2022/07/22
R2020-1108	DIY Homes	Allison & Matthew Able	Res New	Magnolia Branch Estates	2	6925 E ST RD 32	46077	2022/07/06
U2021-137	John Penola	John & Lora Penola	Res Remodel	Cedar Bend	71	9895 LAKEWOOD DRIVE	46077	2022/07/14
R2021-149	Executive Homes Construction Inc	Chad & Kelley Johnson	Res Add	THE CLUB AT HOLLIDAY	F36	10757 PETE DYE RIDGE	46077	2022/07/21
R2021-167	Central Construction Group	James & Loree Tolson	Res Add			9240 E 350 SOUTH	46077	2022/07/13
R2021-174	Gradison Building Corporation	Joseph & Jennifer Kendall	Res New	THE CLUB AT HOLLIDAY	H2	4328 ALDERBOROUGH	46077	2022/07/13
R2021-351	Davis Home Building Group	Rodney & Julia Reagan	Res New			1153 S 700 EAST	46075	2022/07/21
R2021-383	Wedgewood Building Company	Matthew & Brooklyn Nicoson	Res New	THE CLUB AT HOLLIDAY	G13	4167 ALDERBOROUGH	46077	2022/07/22
R2021-446	Wedgewood Building Company	Wedgewood Building Company	Res New	THE CLUB AT HOLLIDAY	B8	3833 CHERWELL DRIVE	46077	2022/07/27
R2021-507	Drees Homes	Kyle & Nicole Frick	Res New	DEROSS ESTATES	12	5441 S 875 EAST	46077	2022/07/20



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R2021-575	Blue Haven Pools	Andrew & Amy Smithka	Res Add Pool	Stonegate	48	7671 ST LAWRENCE COURT	46077	2022/07/05
R2021-593	Kent Shaffer Builders Inc	Kent Shaffer Builders Inc	Res New	THE CLUB AT HOLLIDAY	E31	10753 BARRINGTON WAY	46077	2022/07/13
R2021-594	Wedgewood Building Company	Michael & Denise Klein	Res New	THE CLUB AT HOLLIDAY	D22	3566 OLDE WELL RUN	46077	2022/07/22
U2021-632	Christian Jansen	Christian & Heather Jansen	Res Add	Cedar Bend	63	10007 LAKEWOOD DRIVE	46077	2022/07/29
R2021-652	R & G Construction Inc	Kevin & Dianna Boyce	Res Add	Stonegate	177	6621 W DEERFIELD DRIVE	46077	2022/07/22
13U2021-764	BPI Outdoor Living	Andrew & Kristin Guest	Res Add	Willow Ridge	54	4078 WILD WOOD COURT	46077	2022/07/13
U2021-821	Adam Scherpenberg	Adam & Stefania Scherpenberg	Res Add Pool	Laughlin, Fours, Har	5	445 W SYCAMORE STREET	46077	2022/07/22
U2021-861	Fischer Homes	Fischer Homes	Res Other	Hampshire	130	4770 ABERDEEN DRIVE	46077	2022/07/21
U2021-878	Silverthorne Homes	Silverthorne Homes	Res New	Oxford Woods	21	5150 SHERRINGTON COURT	46077	2022/07/28
U2021-936	Pulte Homes	Pulte Homes	Res New	ASHBURN	65	5333 ROSE DRIVE	46077	2022/07/08
U2021-955	Ridgeline General Contractors	BRYAN & ANGELA HALL	Res Add	Pleasant View	11	9805 EQUESTRIAN WAY	46077	2022/07/07
U2021-1037	Chance Thurman	David & Jamie Wilkinson	Res Add			615 N ELM STREET	46077	2022/07/14
13U2021-1074	Harmon General Contracting, LLC	Jillian & Michael Dobin	Res Remodel	HIDDEN PINES	123	3573 EVERGREEN WAY	46077	2022/07/19
U2021-1097	Stacy Snively	Stacy Snively	Res Remodel	Cross's Third Additi	6	455 W OAK STREET	46077	2022/07/26
R2021-1113	SHERRY & TONY ZIOBRO	SHERRY & TONY ZIOBRO	Res Add Pool			7085 S 200 EAST	46052	2022/07/06
U2021-1147	William & Deborah Clay	William & Deborah Clay	Res Add Deck	Laughlin, Fours, Har	2	625 W LAUREL AVE	46077	2022/07/19



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R2022-20	Sanmles Construction	Daniel Sullivan	Res Add	Stonegate	7	6100 STONEGATE RUN	46077	2022/07/27
19U2022-78	Mitch Young Construction Inc	Chijioke & Jennifer Mbanu	Res Add	Brookhaven	198	11133 GLEN AVON WAY	46077	2022/07/13
U2022-129	Fischer Homes	Fischer Homes	Res New	Hampshire	86	4861 ABERDEEN DRIVE	46077	2022/07/29
R2022-190	Modish Pools, LLC	Jennifer & Paul Muszik	Res Add Pool	THE CLUB AT HOLLIDAY	B11	3763 CHERWELL DRIVE	46077	2022/07/28
R2022-227	Bryce Wooden	Chris & Claudia Kenyon	Res Remodel	Banbury Farms	20	9140 E 200 South	46077	2022/07/07
13U2022-267	Kirby Realty Group LLC	106 136 West Carmel Drive LLC	Comm Remodel	Northwest Technology	B of 2 Raised Platform	6210 TECHNOLOGY CENTER DRIVE	46077	2022/07/13
13U2022-280	Pools of Fun	Joseph & Jenn Annicchiarico	Res Add Pool	The Willows	158	11521 WILLOW BEND DRIVE	46077	2022/07/28
U2022-287	Collins Premier Renovation	Robert & Tonya Donnelly	Res Remodel	Huntington Woods	4	1318 SULLIVANS RIDGE	46077	2022/07/22
U2022-335	Mitch Young Construction Inc	Phyllis Thomas	Res Add Deck	Colony Woods	9	75 WILLIAMSBURG COURT	46077	2022/07/20
13U2022-354	Shaws Custom Handywork	Ashley & Andrew Strickland	Res Remodel	The Willows	31	3260 WILDLIFE TRAIL	46077	2022/07/27
U2022-361	Braden Nicholson	Braden Nicholson	Res Remodel	Crosses 4th Addition	4,9,50	380 W WALNUT STREET	46077	2022/07/19
U2022-388	Fairchild Renovations	Abhigyan & Emily Banka	Res Remodel	Buttondown Farms	34	9973 BUTTONDOWN LANE	46077	2022/07/25
13U2022-393	Chuck's Construction	Daniel & Amanda Doyle	Res Add Deck	HIDDEN PINES	109	3921 EVERGREEN WAY	46077	2022/07/01
19U2022-395	Cutting Edge Hardscapes	Henry Tran	Res Other	Brookhaven	37	11349 ABERCAIRN COURT	46077	2022/07/27
R2022-421	James Stout	James & Lisa Stout	Res Add Deck			1855 E 700 South	46052	2022/07/01
R2022-428	Huston Electric	Zionsville Indiana Land Becknell	Comm Sign	267 Industrial Park	2	5157 S SR 267	46052	2022/07/01



Town Of Zionsville

Planning and Economic Development C of O Detail

July 2022

Total: C of O issued for the month of July: 52

C of O Detail

Page: 4

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2022-474	Hendrick Pool	Michael Pearce	Res Add	Brookhaven	209	11168 GLEN AVON WAY	46077	2022/07/13
R2022-513	Nathan Pribbeno	Nathan & Jessica Prebbeno	Res Other	Royal Run	582	6514 HUNTERS RIDGE NORTH	46077	2022/07/14
R2022-514	Silvers Concrete and Paving	JEFFREY & MICHELLE BURCH	Res Other	Mallard Pond	2	9062 MALLARD POINT	46077	2022/07/06
U2022-527	Terry Vinard	William & Deborah Clay	Res Remodel	Laughlin, Fours, Har	2	625 W LAUREL AVE	46077	2022/07/26



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2022

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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	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	14	282	454	7	27
March	0	1	4	0	3	5	19	13	8	8	5	5	19	2	0	92	1	17	466	685	17	41
April	2	0	3	6	2	3	11	11	7	13	7	2	17	3	0	87	1	10	431	566	18	46
May	2	0	3	4	0	5	14	14	10	9	5	0	22	1	0	89	0	10	434	627	68	67
June	0	0	2	14	7	1	17	15	8	4	9	4	23	3	0	107	0	12	416	567	27	64
July	1	0	6	1	1	2	12	6	12	7	10	1	13	3	0	75	0	11	419	572	28	52
August																						
September																						
October																						
November																						
December																						
Totals	6	2	19	34	13	28	100	70	60	49	48	19	122	13	1	584	3	84	2790	3998	177	326





MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, July 6, 2022

6:30 PM (Local Time)

THIS PUBLIC MEETING WAS BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance **4 of 5 members attended. (In-person S. Mundy, C. Lak, K. Postlethwait, L. Jones) Absent A. Pickell**
- III. Approval of the June 1, 2022, Minutes
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2022-40-DSV	D. Giles	6490 S. SR 267 Lebanon, IN 46052	Continuance request from the July 6, 2022, Meeting to the August 3, 2022, BZA Meeting required due to an error of Legal Notice publication. 4 in Favor, 0 Opposed Petition for Development Standards Variance to provide for an accessory structure which: 1) Exceeds the permitted accessory square footage 2) Exceeds the allowable height for an accessory building (being taller than primary) 3) Reduction of the buffer yard in the Rural Agricultural Zoning District (AG).
2022-41-DSV	D. Linder	9199 Brookstone Place Zionsville, IN 46077	Continuance request from the July 6, 2022, Meeting to the August 3, 2022, BZA Meeting required due to a delay of Legal Notice publication. 4 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for an in-ground swimming pool which: 1) Exceeds the allowable lot coverage 2) Reduces the rear setback from 25' to 10' in the Urban Single-Family Residential Zoning District (R-SF-2).

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2022-32-DSV	T. Andersen	401 W. Pine Street Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report subject to the Drainage Improvements submitted on 7/6/2022, adding a swale on the west side of the property and approval from the Town Engineer and Department of Public Works. 4 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a single-family dwelling which: 1) Exceeds the allowable lot coverage 2) Deviates from the aggregate side yard setbacks in the Urban Village Residential Zoning District (R-V).
2022-35-UV	Altum's Garden Center	795 S. US Hwy 421 Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 4 in Favor, 0 Opposed Petition for a Use Variance to provide for outside storage and farm and garden supply in the Rural General Industrial Zoning District (I-2) and within the Rural Michigan Road Overlay (MRO).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2022-36-DSV	K. Mooradian	3763 Weather Stone Crossing Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 4 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for an addition which exceeds the allowable lot coverage in the Urban Single-Family Residential Zoning District (R-SF-2).
2022-37-DSV	B. Lanius	745 W. Hawthorne Street Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 4 in Favor, 0 Opposed Petition for Development Standards Variance to provide for an addition to a Single-Family Home which deviates from the required rear yard setback in the Urban Residential Village Zoning District (R-V).
2022-38-DSV	6-4-3, LLC	6885 W. Stonegate Drive Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 4 in Favor, 0 Opposed Petition for Development Standards Variance to increase the number of continuous parking spaces to greater than fifteen (15) in the Rural Professional Business Zoning District (PB).
2022-39-DSV	D. Carey	11875 E. 200 South Zionsville, IN 46077	Automatically continued to the August 3, 2022, BZA Meeting due to a split vote recommending denial. 2 in Favor, 2 Opposed Petition for a Development Standards Variance for a reduction in the buffer yard to construct an in-ground swimming pool in the Rural Agricultural Zoning District (AG).

2022-42-DSV	A. Wurster	9180 E. 350 South Zionsville, IN 46077	Approved as presented & filed w/exhibits & per staff report. 4 in Favor, 0 Opposed Petition for Development Standards Variance to provide for an accessory structure which exceeds the permitted accessory square footage (being greater than primary) in the Rural Single and Two-Family Residential Zoning District (R-2).
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VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			None



ZIONSVILLE PLAN COMMISSION RESULTS

Monday, July 18, 2022

7:00 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL
IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET
AND ELECTRONICALLY VIA ZOOM.**

The following items were considered:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Larry Jones, Sharon Walker, Chris Lake, and Jim Hurst attended in person. Mary Grabianoski attended via Zoom. Cindy Madrick did not attend.
- III. June 2022 Community & Economic Development Monthly Report - No action required.
- IV. Approval of Plan Commission Meeting Minutes
 - A. June 21, 2022 Regular Meeting - Draft Minutes: Approved with one correction from Mr. Hurst. Mr. Lake abstained from voting as he did not attend the meeting.
 - B. June 22, 2022 Special Meeting - Draft Minutes: Approved. Mr. Lake abstained from voting as he did not attend the meeting.
- V. Continuance or Withdrawal Requests

Docket Number & Link	Name	Address of Project	Item to be Considered
2022-22-DP	Altum's / Garden Center	795 S. U.S. Highway 421, Zionsville	Petitioner requested a Continuance to the August 15, 2022, Meeting. Continuance was approved. 5 in Favor 0 Opposed Ms. Grabianoski was not yet connected to the meeting via Zoom and did not vote. Petition for Development Plan Approval of garden center to be located on a portion of a 7-acre site in the Rural (I-2) Industrial Zoning District and within the Rural (MRO) Michigan Road Overlay Zoning District.

2022-29-DPA	Harris FLP / "B" Shops at Appaloosa Crossing	3091 S. U.S. 421 Zionsville	Petitioner requested a Continuance to the August 15, 2022, Meeting. Continuance was approved. 5 in Favor 0 Opposed Ms. Grabianoski was not yet connected to the meeting via Zoom and did not vote. Petition for a Development Plan Amendment to provide an outdoor seating area to be located on the southern end of the "B" Shops building (area previously approved as a drive-thru window and aisle). The involved property is zoned Rural General Business (GB) and is within the Rural Michigan Road Overlay.
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VI. Continued Business

Docket Number & Link	Petitioner / Project Name	Address of Project	Item to be Considered
2022-18-MP	Madalyn Squires / Squires Minor Plat	1567 N. 1000 East, Sheridan	Approved as presented subject to Comments. 6 in Favor 0 Opposed Petition for a Minor Plat of a 159-acre parcel into three residential lots in the Rural Agricultural (AG) district.
2022-27-DP	R. Hopwood / Hopwood Cellars Winery	2055 S. U.S. Highway 421, Zionsville	Approved as presented subject to Comments. 5 in Favor (C. Lake recused himself) 0 Opposed Petition for Development Plan Approval of a vineyard and distillery on 16.1 acres in the Rural General Agriculture (AG) District.

VII. New Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-32-RP	Chase Bank / Appaloosa Crossing - Outlot "A" Replat	10701 E. 300 South Zionsville	Approved as presented subject to Comments. 6 in Favor 0 Opposed Petition for the replatting of Outlot "A" in Appaloosa Crossing to divide the 2.14-acre lot into two outlots being in the Rural General Business (GB) District and within the Michigan Road Overlay.

2022-33-DP	Chase Bank / Chase Bank at Appaloosa Crossing	10701 E. 300 South Zionsville	Approved as presented subject to Comments. 6 in Favor 0 Opposed Petition for Development Plan Approval of a 3,419 SF bank building with associated parking and landscaping being in the Rural General Business (GB) District and within the Michigan Road Overlay. A Waiver of Architectural Design is requested.
2022-34-PP	Henke Development / Promontory - Primary Plat - Section 1	9825 Windy Hills Drive, Zionsville	Petition was presented and discussed. Plan Commission Motion was for a Continuance to the August 15, 2022, Meeting. 6 in Favor 0 Opposed Petition for Approval of a Primary Plat for Promontory Section 1 consisting of 53 single-family residential lots on 245.4+/- acres in the Planned Unit Development (Promontory PUD) District. One Subdivision Waiver requested.
2022-35-DP	Henke Development / Promontory - Development Plan - Section 1	9825 Windy Hills Drive, Zionsville	Petition was presented and discussed. Plan Commission Motion was for a Continuance to the August 15, 2022, Meeting. 6 in Favor 0 Opposed Petition for Development Plan Approval of Promontory Section 1 consisting of 53 single-family lots on 245.4+/- acres being in the Planned Unit Development (Promontory PUD) District. One Waiver are requested.

VIII. Other Matters to be considered

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

Respectfully Submitted: Roger Kilmer
Planner I - Department of Community & Economic Development
Town of Zionsville

July 16, 2022



ZIONSVILLE

SECONDARY PLAT RELEASES

Secondary Plats Released by the
Plan Commission for Recordation July 2022

Holliday Farms Amendment Lot F28