



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

October 2022

Total permits issued for the month of October: 82

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Permit Activity Breakdown

Commercial Permits	October 2022	October 2021	YTD 2022	YTD 2021	YTD Diff
New	0	2	10	15	-5
Interior Remodel	2	1	29	33	-4
Addition	0	1	3	2	1
Sign	3	4	43	43	0
Electric	0	2	15	16	-1
Other	4	2	41	45	-4
Sewer	0	0	1	0	1
Commercial Totals	9	12	142	154	-12
Residential Permits					
Single Family	13	23	139	275	-136
Addition	17	13	121	127	-6
Remodel	6	5	92	97	-5
Electric	6	6	68	52	16
Pool/Spa	7	9	67	80	-13
Demolition	3	1	29	7	22
Other	18	13	189	197	-8
Sewer/Repairs	3	1	25	14	11
Residential Totals	73	71	730	849	-119
Combined Totals	82	83	872	1003	-131

Building/Site Inspections: 448 Number Of Inspections: 617

Certificates Of Occupancy Issued: 63

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 4

Number of violations that resulted in a violation and/or stop work order: 3

Number of Investigations closed this month: 10

Total number of zoning code violations to date: 76



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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
U2022-791	October	3	\$22,000	\$100	\$0	\$0	\$0	Mattingly Concrete Inc	Leah & Jeffrey Brown	Res Other	Hampshire	195	8179 OAKLEY	46077
R2022-792	October	3	\$250,000	\$556	\$0	\$0	\$0	Homes by Design	Curtis & Jennifer Nysmith	Res Add Pool	THE CLUB AT HOLLIDAY	39, 40	10857 PETE DYE RIDGE	46077
U2022-793	October	3	\$0	\$25	\$0	\$0	\$0	Arc American	Amy Pilcher	Res Sewer	Hunt Club	9	46 PALOMINO	46077
U2022-794	October	3	\$0	\$25	\$0	\$0	\$0	Arc American	Megan Arnett Hollingsworth	Res Sewer	Hunt Club Village	3	36 PALOMINO	46077
R2022-795	October	3	\$0	\$125	\$0	\$0	\$0	Vijai Tyagi	Vijai Tyagi	Res Finish Permit		Guest House	125 N 1000 EAST	46077
R2022-796	October	3	\$0	\$125	\$0	\$0	\$0	Vijai Tyagi	Vijai Tyagi	Res Finish Permit		Pool Addition	125 N 1000 EAST	46077
R2022-797	October	4	\$300,000	\$465	\$0	\$0	\$0	Homes by Design	Michael & Amie Redman	Res Add Pool	THE CLUB AT HOLLIDAY	Q16	4490 ELMSCOTT	46077
R2022-798	October	4	\$11,405	\$75	\$0	\$0	\$0	Bone Dry Roofing	Sheryl Frankowski	Res Reroof	Royal Run	63	6696 AMHERST	46077
R2022-799	October	4	\$2,135	\$75	\$0	\$0	\$0	Bone Dry Roofing	Jennifer & Leonard Clark	Res Reroof	Cobblestone Lakes	125	9478 SHADOW	46077
R2022-800	October	5	\$0	\$0	\$0	\$0	\$0	North Ridge Construction	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	South Restroom	4205 Strathmore	46077
R2022-801	October	5	\$0	\$0	\$0	\$0	\$0	North Ridge Construction	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	North Restroom	3520 Olde Well Run	46077
U2022-802	October	10	\$0	\$0	\$0	\$0	\$0	Wagner Signs	Iron Will Real Estate Holdings	Comm Sign	BENNETT TECHNOLOGY	11A	10960 Bennett	46077
U2022-803	October	10	\$0	\$25	\$0	\$0	\$0	Peterman Brothers	BENNETT THOMAS E	Res Sewer	OLIVERS	69	190 N Maple Street	46077
R2022-804	October	10	\$393,000	\$1,396	\$4,025	\$2,045	\$1,009	Fischer Homes	Grand Communities	Res New	Chelsea Park	12	5373 PEMBRIDGE	46077
R2022-805	October	10	\$30,000	\$244	\$0	\$0	\$0	Sanmles Construction	GARRISON MICHAEL L	Res Add	Wildflower Crossing	2	3844 S 800 East	46077
R2022-806	October	10	\$0	\$25	\$0	\$0	\$0	Howard Bennett	Bennett Howard & The Bennett G	Res Electric			4245 E WHITESTOWN	46052
R2022-807	October	10	\$0	\$0	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Comm Sign	Chelsea Park		Chelsea Park	46077
R2022-808	October	11	\$340,000	\$983	\$0	\$2,045	\$1,009	S.A. Coffey & Sons	Douglas & Patricio	Res New			9195 E SR 32	46077



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R2022-809	October	11	\$973,158	\$1,478	\$4,025	\$2,045	\$1,009	Old Town Design Group	DOUGLAS & HELENA	Res New	THE CLUB AT HOLLIDAY	E26	10663 BARRINGTON	46077
R2022-810	October	11	\$142,528	\$472	\$0	\$0	\$0	Barton Pool Company	Louis Janeira & Jane Crawford	Res Add Pool	Pleasant View	122	9219 Pleasant	46077
U2022-811	October	11	\$27,000	\$125	\$0	\$0	\$0	Badger Engineering	Brian & Lauren Driehorst	Res Add	Raintree Place	11	650 Eagle Creek Circle	46077
R2022-812	October	11	\$32,000	\$440	\$0	\$0	\$0	JEREMIAH & AMANDA	106 136 West Carmel Drive	Res Add			9560 E 600 South	46077
R2022-813	October	12	\$5,000	\$100	\$0	\$0	\$0	Geoffrey Hammons	Geoffrey & Jessika	Res Other			7315 S SR 267	46052
R2022-814	October	12	\$0	\$100	\$0	\$0	\$0	Geoffrey Hammons	Geoffrey & Jessika	Res Demo			7315 S SR 267	46052
R2022-815	October	12	\$0	\$0	\$0	\$0	\$0	Carpenter Electric of	Daniel & Leanna Hess	Res Electric			2750 S 975 East	46077
U2022-816	October	12	\$110,000	\$0	\$0	\$0	\$0	Jorge & Associate	Kimie & Grace Casale	Res Remodel	Hampshire	313	8050 SHALDON	46077
U2022-817	October	12	\$82,000	\$410	\$0	\$0	\$0	Artisan Outdoor Craftsman	Amy & Dannon Tedja	Res Add	Hampshire	100	4653 HASTINGS	46077
U2022-818	October	12	\$90,000	\$410	\$0	\$0	\$0	Fairchild Services Group,	Kyle Hoff & Kathryn King	Res Remodel	Thornhill	167	1413 CRICKLEWOOD	46077
R2022-819	October	12	\$303,000	\$1,055	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	22	11495 LANGTON	46077
R2022-820	October	12	\$30,000	\$253	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	22 detached	11495 LANGTON	46077
U2022-821	October	12	\$0	\$0	\$0	\$0	\$0	Chris Burkhard	Chris & Jill Burkhard	Res Demo			640 MULBERRY	46077
R2022-822	October	12	\$85,000	\$503	\$0	\$0	\$0	Modish Pools, LLC	Ryan Rue & Eric McCormick	Res Add Pool	THE CLUB AT HOLLIDAY	A2	11046 HOLLIDAY	46077
R2022-823	October	13	\$25,800	\$75	\$0	\$0	\$0	Kingdom Roofing System	John & Mercedita Minter	Res Reroof	Cooper Heights	3	8325 COOPER	46077
U2022-824	October	13	\$17,000	\$75	\$0	\$0	\$0	Eastwest Construction Inc	Christopher & Kimberly Janak	Res Reroof	Colony Woods	50	45 BENNINGTON	46077
19U2022-825	October	13	\$0	\$75	\$0	\$0	\$0	BRS Field Ops	Christopher Green	Res Electric	Brookhaven	118	2715 STILL CREEK	46077
R2022-826	October	13	\$1,800,000	\$0	\$0	\$0	\$0	Sigma Builders, LLC	Brandon & Amy Caudill	Res New	THE CLUB AT HOLLIDAY	M4	11064 HAMILTON	46077



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R2022-827	October	13	\$292,000	\$1,025	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	28	11549 LANGTON	46077
R2022-828	October	13	\$20,000	\$253	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	28 detached	11549 LANGTON	46077
R2022-829	October	13	\$50,000	\$0	\$0	\$0	\$0	Hendrick Pool and Lawn	Benjamin & Juliana Anthony	Res Add Pool	THE CLUB AT HOLLIDAY	G12	4189 ALDERBOROUGH	46077
R2022-830	October	14	\$0	\$0	\$0	\$0	\$0	JOHN SIMPSON	JOHN SIMPSON	Res Demo	Fishback Creek	07	5364 S 700 East	46077
13U2022-831	October	17	\$15,000	\$0	\$0	\$0	\$0	Freeman's Signs	D-Bat Baseball	Comm Sign	Northwest Technology		6200 Technology	46077
U2022-832	October	17	\$300,000	\$1,076	\$4,025	\$2,045	\$1,009	Land Development &	Joshua & Sarah Helmondollar	Res Remodel	Inglenook of Zionsville	38	10487 ST ANNE DRIVE	46077
U2022-833	October	17	\$20,000	\$551	\$0	\$0	\$0	Yonzheng He	Yonzheng He	Res Remodel	ASHBURN	30	5200 PEACHTREE	46077
R2022-834	October	17	\$390,000	\$1,318	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	18	5427 PEMBRIDGE	46077
U2022-835	October	17	\$85,131	\$0	\$0	\$0	\$0	Custom Home Medic	Justin & Maribeth Flynn	Res Add	Raintree	73	700 ROUND COURT	46077
R2022-836	October	18	\$150,000	\$410	\$0	\$0	\$0	Artisan Outdoor Craftsman	Paul & Stacy Leplae	Res Add			7901 S SR 267	46038
U2022-837	October	18	\$12,500	\$100	\$0	\$0	\$0	Brandon Veach	Brandon Veach	Res Add Deck	Hampshire	220	4266 KETTERING	46077
R2022-838	October	18	\$1,500,000	\$1,559	\$4,025	\$2,045	\$1,009	Carrington Homes	Carrington Homes	Res New	THE CLUB AT HOLLIDAY	F42	10897 PETE DYE RIDGE	46077
R2022-839	October	18	\$0	\$75	\$0	\$0	\$0	Rectify LLC	Michael Garrison	Res Electric	Wildflower Crossing	2	3844 S 800 East	46077
U2022-840	October	19	\$19,103	\$75	\$0	\$0	\$0	Bone Dry Roofing	Benjamin & Andrea Roell	Res Reroof	Clarkston	22	11340 VALLEY	46077
19U2022-841	October	19	\$36,000	\$0	\$0	\$0	\$0	Indy Grills	Justin & Christina Hage	Res Other	Vonterra	39	5886 MUSCADINE	46077
R2022-842	October	19	\$321,000	\$1,036	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	23	11505 LANGTON	46077
R2022-843	October	19	\$20,000	\$294	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	23 detached	11505 LANGTON	46077
R2022-844	October	20	\$369,000	\$1,397	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	16	5421 PEMBRIDGE	46077



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R2022-845	October	20	\$538,000	\$1,465	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	11	5359 PEMBRIDGE	46077
R2022-846	October	20	\$498,000	\$1,481	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	19	5433 PEMBRIDGE	46077
R2022-847	October	20	\$56,000	\$0	\$0	\$0	\$0	Home Experts	Andre Freitas	Res Remodel	Stonegate	336	7684 DEERFIELD	46077
U2022-848	October	20	\$132,000	\$410	\$0	\$0	\$0	Artisan Outdoor Craftsman	Ryan & Wendy Schulte	Res Add	Cobblestone Lakes	3	5101 S COBBLESTONE	46077
R2022-849	October	20	\$125,000	\$0	\$0	\$0	\$0	Modish Pools, LLC	Michael & Sarah Weidner	Res Add Pool	THE CLUB AT HOLLIDAY	E10	10598 CHALLIS	46077
U2022-850	October	20	\$200,000	\$554	\$0	\$0	\$0	B & D Homes	B & D Homes	Res Add			640 MULBERRY	46077
R2022-851	October	21	\$0	\$350	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Mass Grading	Devonshire		8666 East 400 South	46077
R2022-852	October	24	\$1,274,027	\$0	\$0	\$0	\$0	Cornerstone Medical	Main Street Property LLC	Comm Remodel	Stonegate	105, 108 Pediatric	6828 W STONEGATE	46077
R2022-853	October	24	\$24,500	\$0	\$0	\$0	\$0	Advance Deck and Sunroom	Stephen & Kerri Smith	Res Add Deck	Pineview Estates	5	755 PINEVIEW	46077
U2022-854	October	25	\$26,000	\$0	\$0	\$0	\$0	Lakeshore Hardscapes	Dean & Julie Brackenridge	Res Other	Cobblestone Lakes	98	4792 PEBBLEPOINTE	46077
U2022-855	October	25	\$11,550	\$75	\$0	\$0	\$0	AmeriPro Roofing	Lisa & Jonathan Copp	Res Reroof	Crosses 4th Addition		90 N 4TH STREET	46077
13U2022-856	October	26	\$122,635	\$410	\$0	\$0	\$0	Precision Outdoors	Frankie & Christopher	Res Add	The Willows	8	11512 WILDLIFE	46077
U2022-857	October	26	\$41,000	\$410	\$0	\$0	\$0	American Cabinets and	Randal & Carol Johnson	Res Remodel	Rock Bridge	116	4357 LEDGE ROCK	46077
U2022-858	October	26	\$1,370,000	\$1,466	\$4,025	\$2,045	\$1,009	Wedgewood Building Co	Joe & Cindy Fox	Res New	Pemberton	47	8123 EASTON	46077
R2022-859	October	27	\$50,000	\$0	\$0	\$0	\$0	Hendrick Pool and Lawn	Daniel & Kathleen	Res Add Pool	THE CLUB AT HOLLIDAY	A15	10736 HOLLIDAY	46077
R2022-860	October	27	\$0	\$0	\$0	\$0	\$0	Ridgeline General	Melanie Green	Res Finish Permit			9450 E 180 South	46077
U2022-861	October	27	\$27,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Jennifer Wolfe & Bradley Smith	Res Reroof	Cobblestone Lakes	70	9174 WHISPER	46077
U2022-862	October	27	\$8,876	\$75	\$0	\$0	\$0	Jaybird Roofing	Melissa Asbury	Res Reroof			4902 WILLOW	46077



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R2022-863	October	27	\$2,891	\$100	\$0	\$0	\$0	Roger Carter	Roger & Holly Carter	Res Other	Lakeview	26	625 LAKE VIEW DRIVE	46077
U2022-864	October	27	\$0	\$125	\$0	\$0	\$0	Michael Wright	Michael & Melanie Wright	Res Finish Permit	Manchester Square	7-B	229 MANCHESTER	46077
U2022-865	October	28	\$70,000	\$410	\$0	\$0	\$0	RL Hahn	Gregory & Kim Young	Res Add	Spring Knoll	325	4238 HONEYSUCKLE	46077
R2022-866	October	28	\$24,900	\$75	\$0	\$0	\$0	Andrew Wagoner Inc	Phyllis Cockerill	Res Reroof	Stonegate	293	6762 REGENTS	46077
R2022-867	October	31	\$0	\$0	\$0	\$0	\$0	Midwest Electric	Michael & Lisa Patchner	Res Electric			90 N 1100 East	46077
U2022-868	October	31	\$0	\$0	\$0	\$0	\$0	Andrew & April Blakely	Andrew & April Blakely	Res Electric	Village Walk	11	65 Phillips Place	46077
U2022-869	October	31	\$70,000	\$0	\$0	\$0	\$0	Indy Grills	Patrick & Emily Lenihan	Res Add	Oak Ridge	41	4730 ASHWOOD	46077
U2022-870	October	31	\$0	\$0	\$0	\$0	\$0	Casey-Bertram Construction	GREG MERRELL	Comm Demo	OP of Zionsville	4	135 S MAIN STREET	46077
R2022-871	October	31	\$35,000	\$0	\$0	\$0	\$0	BFSmith LLC	Anna & Joshua Sizemore	Res Add			1171 N 1100 EAST	46069
U2022-872	October	31	\$40,000	\$0	\$0	\$0	\$0	Wesney Construction	BANK ONE INDPLS NAT	Comm Remodel			1414 W OAK STREET	46077



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R2020-881	Pepper Construction	COI Hub 65 Land, LLC	Comm Remodel	JIG FARMS SUBDIVISION	2 spec office space	4175 S Indianapolis Road	46052	2022/10/05
R2021-377	Williams Custom Art Builders	David & Natalie Taler	Res New	THE CLUB AT HOLLIDAY	E1	10832 BARRINGTON WAY	46077	2022/10/18
R2021-455	Executive Homes Construction Inc	Michael & Molly Murphy	Res New	THE CLUB AT HOLLIDAY	B1	3967 CHERWELL DRIVE	46077	2022/10/06
U2021-502	High Pointe Builders	Joan Miller	Res Remodel	Colony Woods	43	45 STATEN PLACE	46077	2022/10/28
R2021-574	Modish Pools, LLC	Courtney Lehman	Res Add Pool	THE CLUB AT HOLLIDAY	E9	10622 CHALLIS MILL COURT	46077	2022/10/18
R2021-636	Wedgewood Building Company	Kapil & Zankruti Mehta	Res New	THE CLUB AT HOLLIDAY	J7	3973 CLUB RIDGE ESTATES	46077	2022/10/14
R2021-666	Williams Custom Art Builders	Nathan & Courtney Salati	Res New	THE CLUB AT HOLLIDAY	C23	3694 DARTMOOR WAY	46077	2022/10/18
R2021-720	Christopher Scott Investments	Karam & Deina Abbasi	Res New	THE CLUB AT HOLLIDAY	G6	4258 ALDERBOROUGH	46077	2022/10/06
R2021-729	Wedgewood Building Co	Joseph & Amy Schaffer	Res New	THE CLUB AT HOLLIDAY	A6	10940 HOLLIDAY FARMS BLVD	46077	2022/10/25
19U2021-760	XP Landscapes LLC	Andrew & Kristen Hostrawser	Res Add Deck	BROOKHAVEN	12	11300 ABBITT TRAIL	46077	2022/10/07
U2021-790	Aaron Corradi	Aaron Corradi	Res Other	Village Walk	92	90 VILLAGE PLACE	46077	2022/10/10
U2021-796	Hamilton Homes	Clarence & Patricia Byers	Res Add Deck	Ravinia	47	4656 WINTERSTILL ROAD	46077	2022/10/21
U2021-893	Timothy Maniscalco	Timothy Maniscalco	Res Add	AUSTIN OAKS	18	11719 Promotory Trail	46077	2022/10/20
R2021-1026	BP Custom Homes	Coby & Alison Maxwell	Res Remodel	Cheval De Salle	11	7923 CHEVAL RUE COURT	46077	2022/10/19
R2021-1036	Perma Pools	Alok Kumar & Leah Gupta	Res Add Pool	THE CLUB AT HOLLIDAY	F6	10880 PETE DYE RIDGE	46077	2022/10/26
13U2021-1054	Capitol Construction	HARRIS FLP	Comm Tenant Finish	Appaloosa Crossing	BShops Aspasia Coffee & Bake	3091 S US 421	46077	2022/10/14



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U2021-1061	Viewegh Crafted Homes	Roberto & Jenna Herrera	Res New	Pemberton	5	8095 HANLEY LANE	46077	2022/10/20
U2021-1077	Eagle Creek Nursery	Michael & Margaret Dupont	Res Other	Spring Knoll	214	4244 SEDGE COURT	46077	2022/10/21
R2021-1084	Indiana Healthcare Renovations LLC	BOYS & GIRLS CLUB ZIONSVILLE	Comm Remodel			5964 S 700 EAST	46075	2022/10/26
R2021-1095	BW Construction	6-4-3 LLC	Comm New	Stonegate	104	6885 W STONEGATE DRIVE	46077	2022/10/27
U2021-1106	T-Moblie Central, LLC	Betty Jones	Comm Electric		Generator	4929 W 106TH STREET	46077	2022/10/05
R2021-1137	MJ Brown Renovations LLC	Bryan & Jocelyn Murray	Res Remodel		CARRIAGE HOUSE	8037 E 250 South	46077	2022/10/19
R2021-1139	MJ Brown Renovations LLC	Bryan & Jocelyn Murray	Res Remodel		MAIN HOUSE	8037 E 250 South	46077	2022/10/19
R2022-8	J Rodrigos Painting LLC	David & Leah Sullivan	Res Finish Permit	Timberwolf	19	9344 TUNDRA DRIVE	46077	2022/10/31
U2022-23	Pulte Homes	Pulte Homes	Res New	ASHBURN	57	5418 ROSE DRIVE	46077	2022/10/24
R2022-39	Darren Smith	Rose Smith	Res Finish Permit			3775 E 550 SOUTH	46052	2022/10/31
R2022-48	Hittle Construction	Bryan & Julie Connan	Res Add			7999 HUNT CLUB ROAD	46077	2022/10/12
R2022-49	Ross Allen	Ross & Laurie Allen	Res Add			3090 S 975 EAST	46077	2022/10/03
U2022-84	Martin Hutchings	James Mann & Martin Hutchings	Res Remodel	Colony Woods	136	245 ROYAL OAK COURT	46077	2022/10/28
R2022-114	Old Town Design Group	OLD TOWN DESIGN GROUP	Res New	THE CLUB AT HOLLIDAY	N7	4205 HAMILTON RUN	46077	2022/10/20
R2022-179	One 26 Construction LLC	Micah & Sherri Vincent	Res Add			9502 HUNT CLUB ROAD	46077	2022/10/07
13U2022-189	Stoneco Commercial	HARRIS FLP	Comm Remodel	Appaloosa Crossing	Haven Dental	3205 S US 421	46077	2022/10/20



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13U2022-229	FBI Buildings Inc	Ronald & Sarah Penczek	Res Add			11301 E 300 South	46077	2022/10/25
U2022-233	Robert Boss	Robert & Lauren Boss	Res Other	ASHBURN	11 Pavilion	5252 ROSE DRIVE	46077	2022/10/14
U2022-250	Hittle Construction	GRIFFITH TROY & JENNIFER	Res Other	Pleasant View Estates	14	9765 EQUESTRIAN WAY	46077	2022/10/07
R2022-251	Pools of Fun	Parent John & Leslie	Res Add Pool	Stonegate	49	7677 ST LAWRENCE COURT	46077	2022/10/24
R2022-337	Victory Surfaces LLC	David & Beth Bidgood	Res Add Pool			1585 N US 421	46077	2022/10/04
U2022-343	Barton Pool Company	Michael & Kimberly Keyser	Res Add Pool	Pemberton	16	5120 MELBOURNE PLACE	46077	2022/10/07
U2022-377	BP Custom Homes	James & Jennifer Kershner	Res Remodel	OLIVERS	84	235 N MAPLE STREET	46077	2022/10/13
13U2022-380	KD Landscaping	Alan & Laura Rice	Res Add	HIDDEN PINES	143	11640 FOXTAIL COURT	46077	2022/10/04
13U2022-392	Grande & Grande Inc	Jennifer & Jonathan Russell	Res Remodel	Willow Glen	29	3267 AUTUMN ASH COURT	46077	2022/10/07
U2022-453	Turnkey Design & Build	Russell Smith	Res Add Pool	Hampshire	234	4182 KEIGHLEY COURT	46077	2022/10/17
U2022-503	Hendrick Pool and Lawn Service	Megan & Philip Stoller	Res Add Pool	Thornhill	91	1947 CAMARGUE DRIVE	46077	2022/10/13
U2022-512	Booher Building Company	Justin & Jennifer Watt	Res Remodel	Cobblestone Lakes	245	8960 SNOWBERRY COURT	46077	2022/10/03
U2022-526	Master Built Construction	Cedar Street LLC	Comm Remodel	Cross's Second Addition	8, 11 Moodys Butcher	20 E CEDAR STREET	46077	2022/10/20
R2022-528	Hockett Real Estate LP	Hockett Real Estate LP	Res Demo			9330 E 300 South	46075	2022/10/11
U2022-548	High Pointe Builders	David & Kristen Nagel	Res Remodel	Buttondown Farms	45	4621 ST JOHNS CIRCLE	46077	2022/10/04
R2022-571	Pools of Fun	Kurt & Lynn Strueh	Res Add Pool			535 N US 421	46077	2022/10/24



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2022

Total: C of O issued for the month of October: 63

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2022-572	Perma Pools	Michael & Molly Murphy	Res Add Pool	THE CLUB AT HOLLIDAY	B1	3967 CHERWELL DRIVE	46077	2022/10/18
R2022-604	Perma Pools	Caleb & Jill Longenberger	Res Add Pool			8250 E 100 SOUTH	46077	2022/10/31
U2022-606	AES Restaurant Group LLC	Zann Real Estate Group, LLC	Comm Remodel	Mayflower	1	7031 S MAYFLOWER PARK DRIVE	46077	2022/10/14
R2022-607	Chuck's Construction	Kristin & Robert Potter	Res Add Deck			1486 N 1200 East	46069	2022/10/07
U2022-611	KJ's Handyman Repair	Kevin & Angela Nelson	Res Other	Hampshire	9	5220 ROSE DRIVE	46077	2022/10/31
R2022-620	EWC Home Services LLC	Kenneth & Rosilyn Neese	Res Remodel	Royal Run	386	6288 LANCASTER PLACE	46077	2022/10/18
U2022-631	Bryce Wooden	Claudia Kenyon	Res Remodel	Old Dominion	29	1538 NORFOLK DRIVE	46077	2022/10/18
U2022-695	West Design & Build	Allen & Bethany Narkiewicz	Res Add	Oak Ridge Estates	11	10005 OAK RIDGE DRIVE	46077	2022/10/26
U2022-696	Pools of Fun	Kyle & Amanda Edington	Res Add Pool	Clifden Pond	13	78 CLIFDEN POND ROAD	46077	2022/10/19
U2022-700	Edward Cristancho	Edward & Sherry Cristancho	Res Add	Rock Bridge	156	8863 FLAGSTONE DRIVE	46077	2022/10/26
U2022-737	CL Concrete	Monica Brockmann	Res Other	Hampshire	277	8364 PEGGY COURT	46077	2022/10/07
R2022-753	J Michael Homes LLC	Mark & Andrea Tompkins	Res Add	Stonegate	53	7674 ST LAWRENCE COURT	46077	2022/10/31
R2022-757	Old Town Design Group	Justin & Kristen Alderson	Res Finish Permit	THE CLUB AT HOLLIDAY	A18	10642 HOLLIDAY FARMS BLVD	46077	2022/10/27
R2022-771	Jason McKibbin	Jason McKibbin	Res Finish Permit			10640 E 100 North	46069	2022/10/20
R2022-813	Geoffrey Hammons	Geoffrey & Jessika Hammons	Res Other			7315 S SR 267	46052	2022/10/20



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	283	456	7	27
March	0	1	4	0	3	5	19	13	8	8	5	5	19	2	0	92	1	17	466	685	17	42
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	435	628	68	67
June	0	0	2	14	7	1	17	15	8	4	9	4	23	3	0	107	0	12	417	567	27	64
July	1	0	6	1	1	2	12	6	12	7	10	1	13	3	0	75	0	12	418	572	28	52
August	0	0	4	4	1	2	13	13	11	8	5	6	23	5	0	95	0	10	509	686	30	63
September	4	1	4	2	1	7	13	21	15	5	7	1	26	4	0	111	1	8	494	688	36	69
October	0	0	2	3	0	4	13	17	6	6	7	3	18	3	0	82	0	12	448	617	35	63
November																						
December																						
Totals	10	3	29	43	15	41	139	121	92	68	67	29	189	25	1	872	4	115	4243	5992	278	522



Status Report

Residential Fees	January	February	March	April	May	June	July	August	September	October				YTD
New Home Residential ILP Fees	\$16,714	\$23,703	\$27,382	\$21,826	\$18,859	\$25,910	\$17,908	\$15,532	\$18,647	\$15,659				\$202,140
All Other Residential ILP Fees	\$13,137	\$8,506	\$15,548	\$17,339	\$14,831	\$15,402	\$22,343	\$21,516	\$19,954	\$10,456				\$159,032
Residential Inspection Fees (Fees Due)	\$7,000	\$5,850	\$7,600	\$7,125	\$7,050	\$4,575	\$5,850	\$7,425	\$8,125	\$6,250				\$66,850
New Home Residential Road Impact Fees	\$10,090	\$9,081	\$10,090	\$10,090	\$13,117	\$17,153	\$11,099	\$10,090	\$9,081	\$12,108				\$111,999
New Home Residential Park Impact Fees	\$12,210	\$2,442	\$12,210	\$12,210	\$15,873	\$20,757	\$13,431	\$12,210	\$16,757	\$24,540				\$142,640
Sanitary Sewer Fees	\$50,927	\$59,909	\$86,220	\$43,809	\$54,486	\$55,418	\$48,300	\$40,250	\$35,318	\$48,300				\$522,937
Total Residential ILP, Inspection, Impact, Sewer	\$103,078	\$103,641	\$151,450	\$105,274	\$117,166	\$134,640	\$114,058	\$99,598	\$99,757	\$114,117				\$1,142,779
New Commercial Start ILP Fees	\$480	\$0	\$0	\$1,642	\$106,364	\$0	\$875	\$0	\$1,673	\$0				\$111,034
All Other Commercial ILPs	\$1,234	\$3,069	\$3,982	\$3,753	\$5,012	\$3,791	\$4,446	\$4,179	\$6,035	\$350				\$35,851
Commercial Inspection Fees(Fees due)	\$300	\$550	\$450	\$150	\$300	\$300	\$450	\$450	\$1,200	\$600				\$4,750
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Commercial Sanitary Sewer Fees	\$0	\$7,217	\$9,200	\$11,380	\$0	\$0	\$0	\$0	\$4,025	\$0				\$31,822
Total Commercial ILP, Inspection Impact Sewer	\$1,714	\$10,286	\$35,260	\$32,781	\$121,128	\$3,791	\$5,321	\$4,179	\$11,733	\$350				\$226,543
Combined Residential and Commercial Sewer	\$50,927	\$67,126	\$95,420	\$55,189	\$54,486	\$55,418	\$48,300	\$40,250	\$39,343	\$48,300				\$554,759
Combined Residential and Commercial Impact	\$22,300	\$11,523	\$44,378	\$38,306	\$38,742	\$37,910	\$25,507	\$22,300	\$25,838	\$39,702				\$306,506
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$104,792	\$113,927	\$186,710	\$138,055	\$238,294	\$138,431	\$119,379	\$103,777	\$111,490	\$114,467				\$1,369,322
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October				YTD
Plan Commission														
Primary Plat Approval	\$0	\$0	\$0	\$0	\$0	\$2,290	\$0	\$1,065	\$0	\$1,750				\$5,105
Secondary Plat Approval	\$0	\$1,200	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$0				\$2,800
Re-Plat Approval	\$0	\$0	\$500	\$0	\$500	\$675	\$0	\$500	\$600	\$600				\$3,375
Minor Plat Approval	\$0	\$1,045	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0				\$1,545
Zone Map Amendment	\$0	\$10,844	\$0	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0				\$13,044
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Development Plan	\$3,168	\$1,601	\$877	\$2,475	\$2,325	\$29,280	\$2,377	\$0	\$0	\$10,435				\$52,538
Development Plan Amendment	\$0	\$0	\$0	\$0	\$0	\$975	\$1,257	\$0	\$0	\$0				\$2,232
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Board of Zoning Appeals														
Variance of Use	\$1,200	\$1,200	\$0	\$1,200	\$0	\$0	\$1,200	\$1,200	\$1,200	\$0				\$7,200
Variance of Dev Standards	\$1,925	\$1,525	\$3,787	\$2,700	\$3,000	\$800	\$800	\$2,950	\$1,525	\$825				\$19,837
Special Exception	\$2,100	\$2,400	\$0	\$700	\$0	\$0	\$0	\$0	\$0	\$0				\$5,200
TOTAL FILING FEES Plan Commission and	\$11,288	\$20,815	\$5,164	\$11,075	\$5,825	\$34,420	\$6,034	\$6,115	\$3,725	\$13,610				\$118,071
Permit Overview	January	February	March	April	May	June	July	August	September	October				YTD
New Home ILP	11	16	19	11	14	17	12	13	13	13				139
New Home Construction Cost	\$12,682,766	\$18,847,321	\$22,156,864	\$19,874,690	\$13,001,274	\$21,856,979	\$18,131,069	\$23,312,225	\$17,025,824	\$9,087,158				\$175,976,170
All Other Residential ILP	51	31	60	60	61	66	52	71	79	60				591
New Commercial Start ILP	1	0	0	2	2	0	1	0	4	0				10
All Other Commercial ILP	14	10	13	14	12	24	10	11	15	9				132
Total Permit Per Month	77	57	92	87	89	107	75	95	111	82				872
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October				YTD
Plan Commission														
Primary Plat Approval						² Promontory - Prima Hy-Vee Primary Pla		¹ Marsh Meadows		¹ The Courtyards of				
Secondary Plat Approval		See Files				¹ Promontory Seconda	¹ Devonshire Section	¹ Squires Secondary	¹ Towns at Appaloosa					
Re-Plat Approval			¹ Replat of HF Secti		¹ Holiday Farms – R	¹ Appaloosa Crossing		¹ Holiday Farms Lot	¹ Holiday Farms Clu	¹ Holiday Farms - S				
Minor Plat Approval		² Carr Minor Plat Burrus Minor Plat		¹ Squires Minor Plat										
Zone Map Amendment		¹ Promontory Planned		² Town of Zionsville Prologis Rezoning					¹ Creekside PUD Rezo					
Subdivision Waiver														
Development Plan	² Kiddie Academy at Marketplace Towns	See Files	² Altum's Temporary Zionsville Presbyt	See Files	¹ Hopwood Cellars Wi	See Files	¹ The Farm at Zionsv	¹ Hy-Vee Convenience		¹ The Courtyards of				
Development Plan Amendment			¹ COatch Modificati	¹ Tipsy Mermaid	¹ ZCHS Soccer Field	¹ "B" Shops at Appal	² Cafe Palachou Inc I-70 West LLC							
Ordinance Amendment									See Files					
Comprehensive Plan Amendment														
Board of Zoning Appeals														
Variance of Use	¹ D. Marlow	¹ R. Keeker		¹ Altum's Garden Cen			¹ D. Katz	¹ Hy-Vee	¹ Hy-Vee Convenience					
Variance of Dev Standards	See Files	See Files	See Files	See Files	See Files	² F. Paul M. Hussain	² J. Meyers J. Barson	See Files	See Files	See Files				
Special Exception	See Files	See Files		² K. Marburger G. Booth						¹ East Two Hundred S				
TOTAL FILINGS Plan Commission and BZA	13	18	10	19	10	10	7	11	12	8				118
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$360	\$1,050	\$1,375	\$1,848	\$2,275	\$2,225	\$1,875	\$8,275	\$2,625	\$1,525				\$23,433
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$61,441	\$83,308	\$65,290	\$73,985	\$164,066	\$118,818	\$63,940	\$61,332	\$63,084	\$60,535				\$815,799
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$134,668	\$161,957	\$205,088	\$167,480	\$257,294	\$212,146	\$137,747	\$123,882	\$128,265	\$148,537				\$1,677,064



Town Of Zionsville

Advanced Structural Component Use

2022/10/01-2022/10/31

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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
U2022-872	October	31	\$40,000	\$0	\$0	\$0	\$0	Wesney Construction	BANK ONE INDPLS NAT	Comm Remodel			1414 W OAK	46077
R2022-871	October	31	\$35,000	\$0	\$0	\$0	\$0	BFSmith LLC	Anna & Joshua Sizemore	Res Add			1171 N 1100 EAST	46069
U2022-869	October	31	\$70,000	\$0	\$0	\$0	\$0	Indy Grills	Patrick & Emily Lenihan	Res Add	Oak Ridge	41	4730 ASHWOOD	46077
U2022-865	October	28	\$70,000	\$410	\$0	\$0	\$0	RL Hahn	Gregory & Kim Young	Res Add	Spring Knoll	325	4238 HONEYSUCKLE	46077
U2022-864	October	27	\$0	\$125	\$0	\$0	\$0	Michael Wright	Michael & Melanie Wright	Res Finish Permit	Manchester Square	7-B	229 MANCHESTER	46077
R2022-863	October	27	\$2,891	\$100	\$0	\$0	\$0	Roger Carter	Roger & Holly Carter	Res Other	Lakeview	26	625 LAKE VIEW	46077
R2022-860	October	27	\$0	\$0	\$0	\$0	\$0	Ridgeline General	Melanie Green	Res Finish Permit			9450 E 180 South	46077
U2022-858	October	26	\$1,370,000	\$1,466	\$4,025	\$2,045	\$1,009	Wedgewood Building Co	Joe & Cindy Fox	Res New	Pemberton	47	8123 EASTON	46077
U2022-857	October	26	\$41,000	\$410	\$0	\$0	\$0	American Cabinets and	Randal & Carol Johnson	Res Remodel	Rock Bridge	116	4357 LEDGE	46077
13U2022-856	October	26	\$122,635	\$410	\$0	\$0	\$0	Precision Outdoors	Frankie & Christopher	Res Add	The Willows	8	11512 WILDLIFE	46077
R2022-852	October	24	\$1,274,027	\$0	\$0	\$0	\$0	Cornerstone Medical	Main Street Property LLC	Comm Remodel	Stonegate	105, 108 Pediatric	6828 W STONEGATE	46077
U2022-850	October	20	\$200,000	\$554	\$0	\$0	\$0	B & D Homes	B & D Homes	Res Add			640 MULBERRY	46077
U2022-848	October	20	\$132,000	\$410	\$0	\$0	\$0	Artisan Outdoor	Ryan & Wendy Schulte	Res Add	Cobblestone Lakes	3	5101 S COBBLESTONE	46077
R2022-847	October	20	\$56,000	\$0	\$0	\$0	\$0	Home Experts	Andre Freitas	Res Remodel	Stonegate	336	7684 DEERFIELD	46077
R2022-846	October	20	\$498,000	\$1,481	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	19	5433 PEMBRIDGE	46077
R2022-845	October	20	\$538,000	\$1,465	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	11	5359 PEMBRIDGE	46077
R2022-844	October	20	\$369,000	\$1,397	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	16	5421 PEMBRIDGE	46077
R2022-843	October	19	\$20,000	\$294	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	23 detached	11505 LANGTON	46077



Town Of Zionsville

Advanced Structural Component Use

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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
R2022-842	October	19	\$321,000	\$1,036	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	23	11505 LANGTON	46077
R2022-838	October	18	\$1,500,000	\$0	\$0	\$0	\$0	Carrington Homes	Carrington Homes	Res New	THE CLUB AT HOLLIDAY	F42	10897 PETE DYE RIDGE	46077
R2022-836	October	18	\$150,000	\$410	\$0	\$0	\$0	Artisan Outdoor	Paul & Stacy Leplae	Res Add			7901 S SR 267	46038
U2022-835	October	17	\$85,131	\$0	\$0	\$0	\$0	Custom Home Medic	Justin & Maribeth Flynn	Res Add	Raintree	73	700 ROUND COURT	46077
R2022-834	October	17	\$390,000	\$1,318	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	18	5427 PEMBRIDGE	46077
U2022-833	October	17	\$20,000	\$551	\$0	\$0	\$0	Yonzheng He	Yonzheng He	Res Remodel	ASHBURN	30	5200 PEACHTREE	46077
U2022-832	October	17	\$300,000	\$1,076	\$4,025	\$2,045	\$1,009	Land Development &	Joshua & Sarah	Res Remodel	Inglenook of Zionsville	38	10487 ST ANNE	46077
R2022-828	October	13	\$20,000	\$253	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	28 detached	11549 LANGTON	46077
R2022-827	October	13	\$292,000	\$1,025	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	28	11549 LANGTON	46077
R2022-826	October	13	\$1,800,000	\$0	\$0	\$0	\$0	Sigma Builders, LLC	Brandon & Amy Caudill	Res New	THE CLUB AT HOLLIDAY	M4	11064 HAMILTON	46077
R2022-820	October	12	\$30,000	\$253	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	22 detached	11495 LANGTON	46077
R2022-819	October	12	\$303,000	\$1,055	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	22	11495 LANGTON	46077
U2022-818	October	12	\$90,000	\$410	\$0	\$0	\$0	Fairchild Services	Kyle Hoff & Kathryn King	Res Remodel	Thornhill	167	1413 CRICKLEWOOD	46077
U2022-817	October	12	\$82,000	\$410	\$0	\$0	\$0	Artisan Outdoor	Amy & Dannon Tedja	Res Add	Hampshire	100	4653 HASTINGS	46077
U2022-816	October	12	\$110,000	\$0	\$0	\$0	\$0	Jorge & Associate	Kimie & Grace Casale	Res Remodel	Hampshire	313	8050 SHALDON	46077
R2022-813	October	12	\$5,000	\$100	\$0	\$0	\$0	Geoffrey Hammons	Geoffrey & Jessika	Res Other			7315 S SR 267	46052
R2022-812	October	11	\$32,000	\$440	\$0	\$0	\$0	JEREMIAH & AMANDA	106 136 West Carmel Drive	Res Add			9560 E 600 South	46077
U2022-811	October	11	\$27,000	\$125	\$0	\$0	\$0	Badger Engineering	Brian & Lauren Driehorst	Res Add	Raintree Place	11	650 Eagle Creek Circle	46077



Town Of Zionsville

Advanced Structural Component Use

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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
R2022-809	October	11	\$973,158	\$1,478	\$4,025	\$2,045	\$1,009	Old Town Design Group	DOUGLAS & HELENA	Res New	THE CLUB AT HOLLIDAY	E26	10663 BARRINGTON	46077
R2022-808	October	11	\$340,000	\$983	\$0	\$2,045	\$1,009	S.A. Coffey & Sons	Douglas & Patricio	Res New			9195 E SR 32	46077
R2022-805	October	10	\$30,000	\$244	\$0	\$0	\$0	Sanmles Construction	GARRISON MICHAEL L	Res Add	Wildflower Crossing	2	3844 S 800 East	46077
R2022-804	October	10	\$393,000	\$1,396	\$4,025	\$2,045	\$1,009	Fischer Homes	Grand Communities	Res New	Chelsea Park	12	5373 PEMBRIDGE	46077
R2022-801	October	5	\$0	\$0	\$0	\$0	\$0	North Ridge Construction	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	North Restroom	3520 Olde Well Run	46077
R2022-800	October	5	\$0	\$0	\$0	\$0	\$0	North Ridge Construction	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	South Restroom	4205 Strathmore	46077
R2022-796	October	3	\$0	\$125	\$0	\$0	\$0	Vijai Tyagi	Vijai Tyagi	Res Finish Permit		Pool Addition	125 N 1000 EAST	46077
R2022-795	October	3	\$0	\$125	\$0	\$0	\$0	Vijai Tyagi	Vijai Tyagi	Res Finish Permit		Guest House	125 N 1000 EAST	46077



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, October 5, 2022

6:30 PM (Local Time)

THIS PUBLIC MEETING WAS 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 **5 of 5 members attended. (In-person S. Mundy, C. Lake, A. Pickell, L. Jones, K. Postlethwait)**
- III. Approval of the September 7, 2022, Minutes
- IV. Special Request –Michael J. Andreoli is requesting to move the two petitions that he is representing (2022-48-DSV R. Gummere and 2022-50-DSV Marsh Meadows) to the last items on the BZA Agenda due to a scheduling conflict. **5 in Favor, 0 Opposed**
- V. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
			None.

VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2022-45-DSV	J. Barson	295 N. Fourth Street Zionsville, IN 46077	Conditionally Approved as presented and filed & per the commitments to address all Department of Public Works comments satisfactorily and to have a plan for annual maintenance of the storm structure. 4 in Favor, 1 Opposed Petition for a Development Standards Variance to provide for a single-family dwelling and pool which exceeds the allowable lot coverage in the Urban Village Residential Zoning District (R-V).

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2022-48-DSV	R. Gummere	7100 S. SR 267 Lebanon, IN 46052	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for Development Standards Variance to continue to allow for a second Accessory Building to permanently exist without a Primary Structure in the Rural Single Family and Two-Family Residential Zoning District (R-2). Original approval of this Petition, 2017-29-DSV will expire September 12, 2022.
2022-49-DSV	P. Myers	3273 E. 700 South Lebanon, IN 46052	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for Development Standards Variance to provide for an accessory structure which: 1) Exceeds the permitted accessory square footage 2) Memorialize the allowable height for an existing accessory building (being taller than primary) in the Rural Single Family and Two-Family Residential Zoning District (R-2).
2022-50-DSV	Marsh Meadows	7798 E. 500 South (Est.) Lebanon, IN 46052	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to exceed the 3:1 Lot Width to Depth Ratio for Lots 3, 4 and 7 in a Major Subdivision in the Rural Single-Family Residential Zoning District (R-1).
2022-51-DSV	D. Shoemaker	9195 E. SR 32 Zionsville, IN 46077	Approved as presented & filed w/ exhibits per staff report & with the condition with restricting the utilization of the dwelling units on the property to be non-income generating occupancy only. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for: 1) Two primary dwellings on one lot 2) Multi-story dwelling not meeting 900 square feet on the first floor 3) Memorialize the existing accessory building (barn) which exceeds the height of the primary and exceeds the height of 35' as prescribed in the Zoning Ordinance, in the Rural Single-Family Residential Zoning District (R-1).
2022-52-UV	Hy-Vee	6150 S. 700 East (Est.) 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 outdoor storage and sales in the Rural General Business Zoning District (GB).

2022-55-UV	Hy-Vee Convenience Store / Fueling Station	6160 S. 700 East (Est.) 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 outdoor storage and sales in the Rural General Business Zoning District (GB).
2022-53-DSV	Hy-Vee	6150 S. 700 East (Est.) 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 reduced number of loading berths in the Rural General Business Zoning District (GB).
2022-54-DSV	Harris FLP	3091 S. US 421 (Est.) "The Shops Lot" 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 an increased number of signs per lot in the Rural General Business Zoning District (GB) and within the Rural Michigan Road Overlay (MRO).

VIII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered & Links
			BZA acknowledged the matter to be heard at the October 17, 2022, Plan Commission hearing. Ordinance Amendment, BZA Rules and Procedures removal from Zoning Ordinance
			Approved subject to rescheduling the regular scheduled April BZA Meeting to Tuesday, April 11, 2023. 5 in Favor, 0 Opposed 2023 BZA Meeting Dates and Deadlines



ZIONSVILLE PLAN COMMISSION RESULTS

Monday, October 17, 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, Mary Grabianoski, Chris Lake, and Larry Jones attended in person. Cindy Madrick attended via Zoom.
- III. August 2022 and September 2022 Community & Economic Development Monthly Reports - No action required.
- IV. Approval of August 15, 2022 Regular Meeting Plan Commission Meeting Draft Minutes: Approved with no changes.
- V. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be Considered
			None

VI. Continued Business

Docket Number	Petitioner / Project Name	Address of Project	Item to be Considered
			None

VII. New Business

Docket Number	Petitioner/ Project Name	Address of Project	Item Considered
2022-49-Z	Town of Zionsville/ Creekside PUD Rezoning	10814, 10850- 10903 Creek Way, 5550 West 106th Street Zionsville	Favorable Recommendation as presented (Matter will be certified by the Plan Commission to the Town Council for its next available agenda). 5 in Favor 0 Opposed Petition to Rezone 36.544 acres of the existing Creekside Planned Unit Development (PUD) to a PUD to permit additional primary uses and revise certain development standards.
2022-43-PP	The Preserve at Fishback Creek (originally filed as Marsh Meadows)	7798 E. 500 South Zionsville	Presented and Continued to the November 21, 2022, Plan Commission Meeting. 5 in Favor 0 Opposed Petition for Approval of a Primary Plat with Waivers for a subdivision consisting of eight (8) residential lots with related common areas (39± acres), and a Block “A” (24± acres) in the Rural (R1) and Rural (R2) Residential Zoning Districts.
2022-45-OA	Town of Zionsville		Favorable Recommendation as presented (Matter will be certified by the Plan Commission to the Town Council for its next available agenda). 5 in Favor 0 Opposed Petition for Ordinance Amendment related to the Board of Zoning Appeals Rules of Procedure for the purpose of removing the Rules of Procedure out of the zoning ordinance allowing for a stand-alone document. No text revision is proposed.
2022-46-OA	Town of Zionsville		Favorable Recommendation as presented (Matter will be certified by the Plan Commission to the Town Council for its next available agenda). 5 in Favor 0 Opposed Petition for Ordinance Amendment related to the Plan Commission Rules of Procedure for the purpose of removing the Rules of Procedure out of the zoning ordinance allowing for a stand-alone document. No text revision is proposed.

2022-47-OA	Town of Zionsville		Favorable Recommendation as presented (Matter will be certified by the Plan Commission to the Town Council for its next available agenda). 5 in Favor 0 Opposed Petition for Ordinance Amendment related to the Town of Zionsville Fee Schedule for the purpose of removing the Fee Schedule out of the zoning ordinance allowing for a stand-alone document. No text revision is proposed.
2022-48-OA	Town of Zionsville		Favorable Recommendation as presented (Matter will be certified by the Plan Commission to the Town Council for its next available agenda). 5 in Favor 0 Opposed Petition for Ordinance Amendment to the Town of Zionsville Zoning Ordinance, Section 193.035, General Procedures. Petition contemplates amendments Plan Commission filing deadline dates.

VIII. Other Matters considered

Docket Number & Link	Name	Address of Project	Item to be Considered
2023 Plan Commission Schedule - Draft	Town of Zionsville		Approved as presented. 5 in Favor 0 Opposed Discussion and approval of 2023 Plan Commission Deadline and Hearing Schedule.
ACT-2022-068	Moody's Butcher Shop	20 E. Cedar Street, Zionsville	Approved Minor Development Plan Amendment for an exhaust hood.

Respectfully Submitted: Janice Stevanovic
 Planning Manager - Department of Community & Economic Development
 Town of Zionsville

October 18, 2022



ZIONSVILLE

SECONDARY PLAT RELEASES

Secondary Plats Released by the
Plan Commission for Recordation October 2022

2019-38-RP J. Schafer Replat