



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

December 2022

Total permits issued for the month of December: 54

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Permit Activity Breakdown

Commercial Permits	December 2022	December 2021	YTD 2022	YTD 2021	YTD Diff
New	3	3	18	19	-1
Interior Remodel	2	6	33	40	-7
Addition	0	0	4	2	2
Sign	1	4	50	60	-10
Electric	0	3	16	19	-3
Other	2	3	44	51	-7
Sewer	0	0	1	1	0
Commercial Totals	8	19	166	192	-26
Residential Permits					
Single Family	7	8	180	292	-112
Addition	10	15	156	148	8
Remodel	4	13	104	116	-12
Electric	4	2	77	62	15
Pool/Spa	3	2	71	86	-15
Demolition	2	2	33	10	23
Other	14	11	216	230	-14
Sewer/Repairs	2	3	29	18	11
Residential Totals	46	56	866	962	-96
Combined Totals	54	75	1032	1154	-122

Building/Site Inspections: 445 Number Of Inspections: 605

Certificates Of Occupancy Issued: 68

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 13

Number of violations that resulted in a violation and/or stop work order: 0

Number of Investigations closed this month: 3

Total number of zoning code violations to date: 78



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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
13U2022-979	December	1	\$0	\$0	\$0	\$0	\$0	Eye 4 Group	HARRIS FLP	Comm Sign	Appaloosa Crossing	Shops	3091 S US 421	46077
U2022-980	December	1	\$40,000	\$410	\$0	\$0	\$0	Gary Vickrey	Ramiro & Alejandra De La	Res Add	Schick's Add	1, 2	324 S 9TH STREET	46077
U2022-981	December	2	\$0	\$25	\$0	\$0	\$0	Nu Flow Indy LLC	Scott & Regina Sharrow	Res Sewer	OLIVERS	79	295 N MAPLE	46077
U2022-982	December	5	\$9,000	\$0	\$0	\$0	\$0	Midwest Regional	Brian & Kathleen	Res Other	Benderfield	8	435 BENDERFIELD	46077
U2022-983	December	5	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	David & Julile Bruce	Res Electric	Iron Gate	73	165 LEXINGTON	46077
19U2022-984	December	5	\$12,000	\$100	\$0	\$0	\$0	Nathan & Natalie	Nathan & Natalie	Res Other	Vonterra	90	6013 GODELLO	46077
U2022-985	December	5	\$1,350,000	\$1,478	\$4,025	\$2,045	\$1,009	Executive Home Improve	Executive Home Improve	Res New	Pemberton	56	8061 ABINGTON	46077
R2022-986	December	6	\$1,500,000	\$1,697	\$4,025	\$2,045	\$1,009	Kent Shaffer Builders Inc	J&R Equity Corp	Res New	THE CLUB AT HOLLIDAY	F35	10745 PETE DYE RIDGE	46077
U2022-987	December	6	\$0	\$100	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Res Demo	Hoosier Village		10401 ZIONSVILLE	46077
U2022-988	December	7	\$0	\$0	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Mass Grading	The Farm		11819 SYCAMORE	46077
R2022-989	December	7	\$8,000	\$0	\$0	\$0	\$0	On Demand	Chance & Megan Covert	Res Other	Royal Run	253	6763 LEXINGTON	46077
R2022-990	December	7	\$800,000	\$1,362	\$4,025	\$2,045	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	D19	3565 OLDE WELL RUN	46077
R2022-991	December	7	\$140,000	\$427	\$0	\$0	\$0	The Masters Mark Builders	Andrew & Theresa	Res Add			920 S 900 East	46077
U2022-992	December	8	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm New		Soccer Bleachers	4400 S 875 East	46077
U2022-993	December	8	\$0	\$0	\$9,765	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm New		Concession Building	4400 S 875 East	46077
U2022-994	December	8	\$5,500	\$100	\$0	\$0	\$0	Rick Baldwin	Richard & Cynthia Baldwin	Res Other			705 Mulberry Street	46077
U2022-995	December	9	\$150,000	\$249	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm Remodel	Hoosier Village		5292 Snowbell	46077
13U2022-996	December	9	\$0	\$125	\$0	\$0	\$0	Hamilton Homes	Derron & Natalie Wilson	Res Finish Permit	The Willows	213	11578 WILLOW	46077



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R2022-997	December	9	\$5,700,000	\$0	\$0	\$0	\$0	Shaffer Enterprises of	Brett Hartman	Res New	THE CLUB AT HOLLIDAY	K19	4580 STRATHMORE	46077
R2022-998	December	12	\$120,000	\$0	\$0	\$0	\$0	Peace Water Pools LLC	Scott & Jessica Gallagher	Res Add Pool	THE CLUB AT HOLLIDAY	A7	3997 CHERWELL	46077
R2022-999	December	12	\$0	\$125	\$0	\$0	\$0	McLaughlin Construction	Gregory & Kyla McDaniel	Res Finish Permit			3220 S 875 East	46077
U2022-1000	December	12	\$0	\$0	\$0	\$0	\$0	Land Development &	Barbara Hudson	Res Finish Permit	Inglenook of Zionsville	34	10480 ST ANNE DRIVE	46077
U2022-1001	December	12	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	ASHBURN	33 MODEL	8630 VERBENA	46077
U2022-1002	December	13	\$55,525	\$0	\$0	\$0	\$0	Worthington Design &	Jesse & Manami Wellington	Res Remodel	Brittany Chase	97	4320 BRITTANY	46077
U2022-1003	December	13	\$10,000	\$100	\$0	\$0	\$0	Vivek Gowdra Halappa	Vivek Gowdra & Nagadar	Res Other	Hampshire	85	4812 DENTON	46077
U2022-1004	December	13	\$42,000	\$431	\$0	\$0	\$0	Pro-Built	Mario Clarizia	Res Add	Cobblestone Lakes	73	9111 WHISPER	46077
R2022-1005	December	14	\$473,000	\$440	\$0	\$0	\$0	PJE Lawn Care & Landscaping	Bradley & Melissa Schwer	Res Add Pool	THE CLUB AT HOLLIDAY	K25	4400 STRATHMORE	46077
R2022-1006	December	14	\$327,000	\$1,049	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	29	11557 LANGTON	46077
R2022-1007	December	14	\$10,000	\$253	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	29	11557 LANGTON	46077
R2022-1008	December	14	\$0	\$125	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Finish Permit			8182 HUNT CLUB ROAD	46077
U2022-1009	December	14	\$0	\$0	\$0	\$0	\$0	Mud Slingers Pool and Patio	BRYAN & ANGELA HALL	Res Finish Permit	Pleasant View	11	9805 EQUESTRIAN	46077
R2022-1010	December	14	\$0	\$125	\$0	\$0	\$0	Aaron Mueller	Aaron Mueller	Res Finish Permit			460 S 1100 East	46077
R2022-1011	December	14	\$479,000	\$1,433	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	8	5406 PEMBRIDGE	46077
U2022-1012	December	15	\$0	\$25	\$0	\$0	\$0	Hope Plumbing	Michael & Marta Tuntland	Res Sewer	Raintree	12	658 EAGLE CREEK	46077
U2022-1013	December	15	\$150,000	\$470	\$0	\$0	\$0	Custom Spaces	Allison & Joseph Morris	Res Remodel	Austin Oaks	249	4248 CREEKSID	46077
U2022-1014	December	15	\$75,000	\$476	\$0	\$0	\$0	Modish Pools, LLC	Anthony & Kelley	Res Add Pool	OLDFIELD	24	6705 BERKLEY	46077



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U2022-1015	December	16	\$20,000	\$425	\$0	\$0	\$0	Construction by Kennard	Jolee Dawson	Res Remodel	Hampshire	230	4126 KEIGHLEY	46077
U2022-1016	December	16	\$0	\$100	\$0	\$0	\$0	Whicker Construction	Denise Mendler	Res Demo	Crosses 4th Addition	146	80 S 5TH STREET	46077
U2022-1017	December	16	\$20,000	\$200	\$0	\$0	\$0	Hittle Construction	Gary & Linda Mann	Res Add Deck	Hunt Club Village	20	43 BALMORAL	46077
R2022-1018	December	19	\$175,000	\$410	\$0	\$0	\$0	CK Design & Build	Eric & Karen Horn	Res Add	Round Stone	2	20 SMITH LANE	46077
U2022-1019	December	19	\$74,000	\$410	\$0	\$0	\$0	JB Partners	Jordan Walters	Res Add	Oak Ridge	1	9883 OAK RIDGE	46077
R2022-1020	December	19	\$0	\$125	\$0	\$0	\$0	Viewegh and Associates	Robert & Kathy Hindman	Res Finish Permit	THE CLUB AT HOLLIDAY	D9	3701 OLDE WELL RUN	46077
U2022-1021	December	20	\$0	\$75	\$0	\$0	\$0	SunDollar Restoration	Daniel Collins	Res Electric	Zion Hills	31	12202 DAUGHERTY	46077
R2022-1022	December	20	\$0	\$0	\$0	\$0	\$0	William Parker	William & Kristine Parker	Res Electric	Banbury Farms	20	9140 E 200 South	46077
13U2022-1023	December	21	\$0	\$0	\$0	\$0	\$0	25 Cedar LLC	JPMorgan Chase Bank,	Mass Grading	Appaloosa Crossing	Outlot A	10701 E CR 300 South	46077
13U2022-1024	December	21	\$3,400,000	\$0	\$0	\$0	\$0	JPMorgan Chase Bank,	JPMorgan Chase Bank,	Comm New	Appaloosa Crossing	Outlot A Chase	10701 E CR 300 South	46077
19U2022-1025	December	21	\$60,000	\$0	\$0	\$0	\$0	Chuck's Construction	Robert & Christina Race	Res Add	Brookhaven	44	11332 ABERCAIRN	46077
U2022-1026	December	21	\$3,000	\$70	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm Remodel	Hoosier Village		9891 Purple Plum Lane	46077
R2022-1027	December	27	\$60,000	\$0	\$0	\$0	\$0	Shaws Custom Handywork	Jeffrey & Jill Meyers	Res Add			6385 S 800 East	46077
13U2022-1028	December	28	\$110,000	\$0	\$0	\$0	\$0	Lakeshore Hardscapes	John & Deborah Grecco	Res Other	Willow Glen	44	3230 AUTUMN	46077
13U2022-1029	December	28	\$0	\$75	\$0	\$0	\$0	Solar Energy Solutions	Palanivel & Devika	Res Electric	Fox Hollow	22	7354 FOX HOLLOW	46077
U2022-1030	December	29	\$500,000	\$0	\$0	\$0	\$0	Clevenger Home	Lisa Cheraskin	Res Add			420 W HAWTHORNE	46077
U2022-1031	December	29	\$625,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	73	5402 PEACHTREE	46077
U2022-1032	December	29	\$35,000	\$410	\$0	\$0	\$0	Engineering & Construction	Nicholas & Jessica Gahl	Res Remodel	Century Oaks	19	555 CENTURY	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2021-327	ISF Signs c/o Ken Woods	Zionsville Indiana Land Becknell	Comm Sign	267 Industrial Park	1	5025 S SR 267	46052	2022/12/19
R2021-442	Gradison Building Corporation	Tamara Martin	Res New	THE CLUB AT HOLLIDAY	C9	3675 DARTMOOR WAY	46077	2022/12/13
U2021-500	Viewegh and Associates	James & Ellen Burdick	Res New	OLDFIELD	4	6860 OLDFIELDS LANE	46077	2022/12/14
U2021-501	Loren Wood Builders LLC	Kurt & Elizabeth Eckert	Res New	Laughlin, Fours, Har	6	515 W PINE STREET	46077	2022/12/19
R2021-516	Christopher Scott Investments	Christopher Scott Investments	Res New	THE CLUB AT HOLLIDAY	A19	10600 HOLLIDAY FARMS BLVD	46077	2022/12/14
R2021-521	Davis Home Building Group	RAJARPREET & AMY SANDHU	Res New			3200 E 750 SOUTH	46052	2022/12/20
19U2021-613	HIS Constructors	Town of Zionsville Park and	Comm New	Vonterra	Overly-Worman Park Shelter #1	6040 GODELLO CIRCLE	46077	2022/12/20
19U2021-614	HIS Constructors	Town of Zionsville Park and	Comm New	Vonterra	Overly-Worman Park Shelter #2	6040 GODELLO CIRCLE	46077	2022/12/20
R2021-689	Homes by Design	Charles & Jennifer King	Res New	THE CLUB AT HOLLIDAY	B6	3891 CHERWELL DRIVE	46077	2022/12/30
R2021-696	Pat Keller	Patrick & Vicki Keller	Res New			6634 E 100 SOUTH	46075	2022/12/22
R2021-697	Pat Keller	Patrick & Vicki Keller	Res Add			6634 E 100 South	46075	2022/12/22
R2021-706	Wedgewood Building Company	Wedgewood Building Company	Res New	THE CLUB AT HOLLIDAY	B19	3946 CHERWELL DRIVE	46077	2022/12/16
R2021-842	Sigma Builders, LLC	CALLAHAN HARRY & ASHLEY	Res New	THE CLUB AT HOLLIDAY	C28	3810 DARTMOOR WAY	46077	2022/12/07
U2021-857	Bee Windows Inc	Christine Peppler	Res Other	The Sanctuary	6	11938 AVEDON DRIVE	46077	2022/12/13
U2021-872	Start to Finish Landscape	Gregory & Stacy Snively	Res Add	Coventry Ridge	115	4736 CLARKSON COURT	46077	2022/12/08
R2021-927	Sigma Builders, LLC	Arnab & Anushree Bag	Res New	THE CLUB AT HOLLIDAY	H1	4292 ALDERBOROUGH	46077	2022/12/20



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-943	Loren Wood Builders LLC	Kurt & Elisabeth Eckert	Res Add	Laughlin, Fours, Har	6 Garage	515 W PINE STREET	46077	2022/12/19
R2021-949	Executive Homes Construction Inc	Thomas & Vicki Yoder	Res New	THE CLUB AT HOLLIDAY	F12	10760 PETE DYE RIDGE	46077	2022/12/20
U2021-976	Loren Wood Builders LLC	Kurt & Elisabeth Eckert	Res Add	Laughlin, Fours, Har	6 Greenhouse	515 W PINE STREET	46077	2022/12/19
R2021-999	AR Homes	Todd & Kathy Wood	Res New	THE CLUB AT HOLLIDAY	K30	4290 STRATHMORE LANE	46077	2022/12/19
U2021-1001	Timothy Homes LLC	Alberto Bonvino	Res New	Oxford Woods	1	11556 WALTON CRES	46077	2022/12/20
U2021-1049	RG Brothers Construction	Brian & Leigh Ann Douglas	Res Remodel	Mulberry Place	11	774 HANOVER CLOSE	46077	2022/12/22
U2021-1088	Bone Dry Roofing	Amelia Lacy	Res Reroof	OLIVERS	94	105 N MAPLE STREET	46077	2022/12/19
R2021-1108	Perfect Steel Solutions	Steven & Lynn Hicks	Res Reroof	Sycamore Bend	15	516 WREN WAY	46077	2022/12/19
R2021-1116	Storage Solutions Inc.	Zionsville Indiana Land Becknell	Comm Remodel	267 Industrial Park	2 Racks Green Rabbit	5157 S SR 267	46052	2022/12/13
U2021-1122	BP Custom Homes	Michael & Betsy Pitts	Res Add			450 W ASH STREET	46077	2022/12/08
R2021-1123	Country Side Builders	Kurt & Lynn Strueh	Res Add			535 N US 421	46077	2022/12/08
R2021-1132	Wedgewood Building Company	Wedgewood Building Company	Res Other	THE CLUB AT HOLLIDAY	D23	3578 OLDE WELL RUN	46077	2022/12/08
R2021-1145	Paul & Susan Yearling	Paul & Susan Yearling	Res Add			7520 E 550 SOUTH	46077	2022/12/09
R2022-14	SBA Communications	Witham Health Services	Comm Cell Tower		T-Mobile	10795 E 300 South	46077	2022/12/30
U2022-21	Aspen Outdoor Designs, Inc	Megan & Philip Stoller	Res Other	Thornhill	91	1947 CAMARGUE DRIVE	46077	2022/12/16
U2022-175	Homes By Woodland Inc	Deborah & Lenard Birnbaum	Res New	Birnbaum	149	570 W OAK STREET	46077	2022/12/16



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U2022-210	Wildwood Designs, Inc	Neil & Leann Banwart	Res Remodel	Thornhill	25	1980 MULSANNE DRIVE	46077	2022/12/08
U2022-220	The Skillman Corporation	Zionsville Comm. School	Comm Finish Permit		NEW SCHOOL - Trailside	4200 S 875 East	46077	2022/12/05
U2022-226	Alderson Commercial Group	Zionsville OMS Partners	Comm Remodel	Eagle Village	3,4 Godley Family	12036 N MICHIGAN ROAD	46077	2022/12/20
R2022-239	Mark & Cheryl Pendleton	Mark & Cheryl Pendleton	Res Remodel	Royal Run	641	6555 HUNTERS RIDGE SOUTH	46077	2022/12/08
U2022-302	Mitch Young Construction Inc	Edwin Cy Burkhart	Res Add	Ping Drive	2	5511 TURKEYFOOT ROAD	46077	2022/12/06
13U2022-312	Fox Pools	Jack & Brooke Meneely	Res Add Pool	Fox Hollow	72	7379 FOX HOLLOW RIDGE	46077	2022/12/16
U2022-326	Rise Builders LLC	Hudson Home Investments LLC	Res New	Ansley Park	5	11700 ANSLEY COURT	46077	2022/12/22
19U2022-403	Nicholas Design Build	Dennis & Keri Glitch	Res Remodel	Fieldstone	63	2502 BOYLSTON COURT	46077	2022/12/12
U2022-408	Robert McClelland	Robert & Audrey McClelland	Res Remodel	Bloor Woods	2	724 BLOOR WOODS COURT	46077	2022/12/16
R2022-422	Grabber Post Buildings, Inc	Jennifer & Harry Walberg	Res Add			8775 W OAK STREET	46077	2022/12/27
R2022-450	Artisan Outdoor Craftsman	John & Leslie Parent	Res Add	Stonegate	49	7677 ST LAWRENCE COURT	46077	2022/12/05
13U2022-511	Alt Construction	HARRIS FLP	Comm Remodel	Appaloosa Crossing	Verde Restaurant	3221 S US 421	46077	2022/12/14
R2022-603	Shaws Custom Handywork	Jeffrey & Jill Meyers	Res Add			6385 S 800 EAST	46077	2022/12/02
U2022-621	Badger Engineering	Brian & Lauren Driehorst	Res Other	Raintree	11	650 EAGLE CREEK CIRCLE	46077	2022/12/20
U2022-634	Emergent Construction	Woodrow & Sarah Corey	Res Add	Raintree	97	795 WOOD COURT	46077	2022/12/12
U2022-650	CMH Builders	Matthew & Kim Bedwell	Res Remodel	Cobblestone Lakes	33	5032 PEBBLEPOINTE PASS	46077	2022/12/21



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U2022-651	Jorge & Associate Construction LLC	Benjamin & Morgan Backes	Res Remodel	Hampshire	300	8135 SHALDON COURT	46077	2022/12/01
U2022-670	Clarence Dale Kennedy	45 S Main Street LLC	Comm Remodel	Cross's Second Addition	17	45 S MAIN STREET	46077	2022/12/08
U2022-684	KM Shield Construction	Charles & Pamela Riedl	Res Add Deck	Austin Oaks	264	4501 AUSTIN OAKS COURT	46077	2022/12/05
13U2022-686	CMH Builders	James & Stephanie Cripe	Res Remodel	HIDDEN PINES	136	3842 EVERGREEN WAY	46077	2022/12/13
U2022-698	Mandolin Rising Construction	Jeevaraj &Subramaniam	Res Remodel	Hampshire	273	8345 PEGGY COURT	46077	2022/12/02
U2022-733	Badger Engineering	Christian & Christin Belloso	Res Other	Colony Woods	299	115 LYNN COURT	46077	2022/12/20
13U2022-740	Grande & Grande Inc	Kyle & Michelle Newton	Res Remodel	The Willows	6	11500 WILDLIFE COURT	46077	2022/12/16
R2022-741	Schmidt Builders	William & Kristine Parker	Res Add	Banbury Farms	20	9140 E 200 South	46077	2022/12/29
13U2022-751	Artisan Outdoor Craftsman	Lizabeth Greenamoyer	Res Add Deck	The Willows	21	3247 WILDLIFE TRAIL	46077	2022/12/05
R2022-796	Vijai Tyagi	Vijai Tyagi	Res Finish Permit		Pool Addition	125 N 1000 EAST	46077	2022/12/01
R2022-805	Sanmles Construction	GARRISON MICHAEL L	Res Add	Wildflower Crossing	2	3844 S 800 East	46077	2022/12/08
R2022-812	JEREMIAH & AMANDA CLARK	106 136 West Carmel Drive LLC	Res Add			9560 E 600 South	46077	2022/12/19
R2022-860	Ridgeline General Contractors	Melanie Green	Res Finish Permit			9450 E 180 South	46077	2022/12/20
U2022-873	Kirkenlow Remodeling	James & Regina Becker	Res Add Deck	Austin Oaks	149	11618 SUMMIT CIRCLE	46077	2022/12/08
U2022-888	Buckler Construction	Monica Brockmann	Res Add	Hampshire	277	8364 PEGGY COURT	46077	2022/12/01
R2022-892	Patrick Myers	PATRICK & LEZLIE MYERS	Res Add			3273 E 700 South	46052	2022/12/16



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U2022-899	Donald Schafer	Donald & Cynthia Schafer	Res Remodel	Colony Woods	2	1025 COLONY WAY	46077	2022/12/01
U2022-905	Robert & Nannette Crook	Robert & Nannette Crook	Res Add			11750 GREENFIELD ROAD	46077	2022/12/08
R2022-910	Shane Patterson	Shane & Courtney Patterson	Res Remodel			538 AMOS DRIVE	46077	2022/12/22
U2022-964	Image 360	Zionsville Presbyterian	Comm Sign			4775 W 116th Street	46077	2022/12/15



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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	565	18	46
May	2	0	3	4	0	5	14	14	10	9	5	0	22	1	0	89	0	10	435	628	67	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	12	509	684	30	64
September	4	1	4	2	1	7	13	21	15	5	7	1	26	4	0	111	1	10	495	688	35	69
October	0	0	2	3	0	4	14	17	5	6	7	3	18	3	0	82	0	13	452	618	33	63
November	5	1	2	6	1	1	33	25	9	5	1	2	13	2	0	106	0	8	446	621	31	47
December	3	0	2	1	0	2	7	10	4	4	3	2	14	2	0	54	1	5	445	605	42	68
Totals	18	4	33	50	16	44	180	156	104	77	71	33	216	29	1	1032	5	133	5139	7216	347	638



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Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home Residential ILP Fees	\$16,714	\$23,703	\$27,382	\$21,826	\$18,859	\$25,910	\$19,404	\$18,496	\$21,729	\$18,274	\$32,318	\$7,019	\$251,634
All Other Residential ILP Fees	\$13,137	\$8,506	\$15,548	\$17,339	\$14,831	\$15,709	\$22,343	\$22,278	\$20,347	\$13,184	\$14,678	\$6,162	\$184,062
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	\$7,200	\$5,925	\$79,975
New Home Residential Road Impact Fees	\$10,090	\$10,090	\$11,099	\$10,090	\$13,117	\$17,153	\$11,099	\$11,099	\$11,099	\$14,126	\$33,297	\$5,045	\$157,404
New Home Residential Park Impact Fees	\$12,210	\$2,442	\$13,431	\$12,210	\$15,873	\$20,757	\$13,431	\$13,431	\$20,847	\$28,630	\$40,989	\$10,225	\$204,476
Sanitary Sewer Fees	\$50,927	\$59,909	\$86,220	\$43,809	\$54,486	\$55,418	\$48,300	\$48,300	\$43,368	\$52,325	\$35,759	\$20,125	\$598,946
Total Residential ILP, Inspection, Impact, Sewer	\$103,078	\$104,650	\$153,680	\$105,274	\$117,166	\$134,947	\$115,554	\$113,604	\$117,390	\$126,539	\$157,041	\$48,576	\$1,397,499
New Commercial Start ILP Fees	\$480	\$0	\$0	\$1,642	\$106,364	\$0	\$875	\$0	\$1,673	\$0	\$5,050	\$0	\$116,084
All Other Commercial ILPs	\$1,234	\$3,069	\$3,982	\$3,753	\$5,012	\$3,881	\$4,446	\$4,179	\$6,125	\$2,542	\$2,226	\$318	\$40,767
Commercial Inspection Fees(Fees due)	\$300	\$550	\$450	\$150	\$300	\$300	\$450	\$450	\$1,200	\$600	\$600	\$450	\$5,800
Commercial Road Impact Fees	\$0	\$0	\$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	\$0	\$9,765	\$41,587
Total Commercial ILP, Inspection Impact Sewer	\$1,714	\$10,286	\$35,260	\$32,781	\$121,128	\$3,881	\$5,321	\$4,179	\$11,823	\$10,386	\$7,276	\$10,083	\$254,118
Combined Residential and Commercial Sewer	\$50,927	\$67,126	\$95,420	\$55,189	\$54,486	\$55,418	\$48,300	\$48,300	\$47,393	\$52,325	\$35,759	\$29,890	\$640,533
Combined Residential and Commercial Impact	\$22,300	\$12,532	\$46,608	\$38,306	\$38,742	\$37,910	\$25,507	\$24,530	\$31,946	\$50,600	\$74,286	\$15,270	\$418,537
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$104,792	\$114,936	\$188,940	\$138,055	\$238,294	\$138,828	\$120,875	\$117,783	\$129,213	\$136,925	\$164,317	\$58,659	\$1,651,617
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval	\$0	\$0	\$0	\$0	\$0	\$2,290	\$0	\$1,065	\$0	\$1,750	\$0	\$0	\$5,105
Secondary Plat Approval	\$0	\$1,200	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$0	\$1,810	\$0	\$4,610
Re-Plat Approval	\$0	\$0	\$500	\$0	\$500	\$675	\$0	\$500	\$600	\$600	\$0	\$600	\$3,975
Minor Plat Approval	\$0	\$1,045	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,545
Zone Map Amendment	\$0	\$10,844	\$0	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,044
Subdivision Waiver	\$0	\$0	\$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	\$1,003	\$0	\$53,541
Development Plan Amendment	\$0	\$0	\$0	\$0	\$0	\$975	\$1,257	\$0	\$0	\$0	\$0	\$0	\$2,232
Ordinance Amendment	\$0	\$0	\$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	\$0	\$0	\$7,200
Variance of Dev Standards	\$1,925	\$1,525	\$3,787	\$2,700	\$3,000	\$800	\$800	\$2,950	\$1,900	\$1,200	\$2,675	\$1,550	\$24,812
Special Exception	\$2,100	\$2,400	\$0	\$700	\$0	\$0	\$0	\$0	\$0	\$700	\$0	\$0	\$5,900
TOTAL FILING FEES Plan Commission and	\$11,288	\$20,815	\$5,164	\$11,075	\$5,825	\$34,420	\$6,034	\$6,115	\$4,100	\$14,685	\$5,488	\$2,150	\$127,159
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	11	16	19	11	14	17	12	13	13	14	33	7	180
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	\$9,387,158	\$14,917,000	\$10,781,000	\$201,974,170
All Other Residential ILP	51	31	60	60	61	66	52	71	79	59	57	39	686
New Commercial Start ILP	1	0	0	2	2	0	1	0	4	0	5	3	18
All Other Commercial ILP	14	10	13	14	12	24	10	11	15	9	11	5	148
Total Permit Per Month	77	57	92	87	89	107	75	95	111	82	106	54	1032
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	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 The Towns at Appal	1 Promontory Seconda	1 Union Woodlands Se		
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	1 Holiday Farms - R	1 4071 & 4073 Wild W	
Minor Plat Approval		2 Carr Minor Plat Burrus Minor Plat		1 Squires Minor Plat									
Zone Map Amendment		1 Promontory Planned		2 Town of Zionville Prologis Rezoning					1 Creekside PUD Rezo		1 Creekside PUD - Ad		
Subdivision Waiver													
Development Plan	2 Kiddie Academy at Marketplace Towns	See Files	2 Altum's Temporary Zionville Presbyt	See Files	1 Hopwood Cellars Wi	See Files	1 The Farm at Zionsv	1 Hy-Vee Convenience		1 The Courtyards of	1 Stakkd Storage		
Development Plan Amendment			1 COatch Modificati	1 Tipsy Mermaid	1 ZCHS Soccer Field	1 "B" Shops at Appal	2 Cafe Patachou 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	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	9	10	4	133
Collected Fees:Duplicate Permits, Amendments,Proceeding fees	\$360	\$1,050	\$1,375	\$1,848	\$2,275	\$2,225	\$1,875	\$8,275	\$2,675	\$1,525	\$3,100	\$2,900	\$29,483
TOTAL REVENUE -(ILPs, Inspections,Petition Filing Fees)	\$61,441	\$83,308	\$65,290	\$73,985	\$164,066	\$119,215	\$65,436	\$65,058	\$67,399	\$70,220	\$73,048	\$24,174	\$932,640
TOTAL REVENUE -(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$134,668	\$162,966	\$207,318	\$167,480	\$257,294	\$212,543	\$139,243	\$137,888	\$146,738	\$173,145	\$183,093	\$69,334	\$1,991,710



Town Of Zionsville

Advanced Structural Component Use

2022/12/01-2022/12/31

Total: 33

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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
U2022-1032	December	29	\$35,000	\$410	\$0	\$0	\$0	Engineering & Construction	Nicholas & Jessica Gahl	Res Remodel	Century Oaks	19	555 CENTURY	46077
U2022-1031	December	29	\$625,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	73	5402 PEACHTREE	46077
U2022-1030	December	29	\$500,000	\$0	\$0	\$0	\$0	Clevenger Home	Lisa Cheraskin	Res Add			420 W HAWTHORNE	46077
R2022-1027	December	27	\$60,000	\$0	\$0	\$0	\$0	Shaws Custom Handywork	Jeffrey & Jill Meyers	Res Add			6385 S 800 East	46077
U2022-1026	December	21	\$3,000	\$70	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm Remodel	Hoosier Village		9891 Purple Plum Lane	46077
19U2022-1025	December	21	\$60,000	\$0	\$0	\$0	\$0	Chuck's Construction	Robert & Christina Race	Res Add	Brookhaven	44	11332 ABERCAIRN	46077
13U2022-1024	December	21	\$3,400,000	\$0	\$0	\$0	\$0	JPMorgan Chase Bank,	JPMorgan Chase Bank,	Comm New	Appaloosa Crossing	Outlot A Chase	10701 E CR 300 South	46077
R2022-1020	December	19	\$0	\$125	\$0	\$0	\$0	Viewegh and Associates	Robert & Kathy Hindman	Res Finish Permit	THE CLUB AT HOLLIDAY	D9	3701 OLDE WELL RUN	46077
U2022-1019	December	19	\$74,000	\$410	\$0	\$0	\$0	JB Partners	Jordan Walters	Res Add	Oak Ridge	1	9883 OAK RIDGE	46077
R2022-1018	December	19	\$175,000	\$410	\$0	\$0	\$0	CK Design & Build	Eric & Karen Horn	Res Add	Round Stone	2	20 SMITH LANE	46077
U2022-1015	December	16	\$20,000	\$425	\$0	\$0	\$0	Construction by Kennard	Jolee Dawson	Res Remodel	Hampshire	230	4126 KEIGHLEY	46077
U2022-1013	December	15	\$150,000	\$470	\$0	\$0	\$0	Custom Spaces	Allison & Joseph Morris	Res Remodel	Austin Oaks	249	4248 CREEKSIDE	46077
R2022-1011	December	14	\$479,000	\$1,433	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	8	5406 PEMBRIDGE	46077
R2022-1010	December	14	\$0	\$0	\$0	\$0	\$0	Aaron Mueller	Aaron Mueller	Res Finish Permit			460 S 1100 East	46077
U2022-1009	December	14	\$0	\$0	\$0	\$0	\$0	Mud Slingers Pool and Patio	BRYAN & ANGELA HALL	Res Finish Permit	Pleasant View	11	9805 EQUESTRIAN	46077
R2022-1008	December	14	\$0	\$125	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Finish Permit			8182 HUNT CLUB	46077
R2022-1007	December	14	\$10,000	\$253	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	29	11557 LANGTON	46077
R2022-1006	December	14	\$327,000	\$1,049	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	29	11557 LANGTON	46077



Town Of Zionsville

Advanced Structural Component Use

2022/12/01-2022/12/31

Total: 33

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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
U2022-1004	December	13	\$42,000	\$431	\$0	\$0	\$0	Pro-Built	Mario Clarizia	Res Add	Cobblestone Lakes	73	9111 WHISPER	46077
U2022-1002	December	13	\$55,525	\$0	\$0	\$0	\$0	Worthington Design &	Jesse & Manami	Res Remodel	Brittany Chase	97	4320 BRITTANY	46077
U2022-1001	December	12	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	ASHBURN	33 MODEL	8630 VERBENA	46077
U2022-1000	December	12	\$0	\$0	\$0	\$0	\$0	Land Development &	Barbara Hudson	Res Finish Permit	Inglenook of Zionsville	34	10480 ST ANNE	46077
R2022-999	December	12	\$0	\$125	\$0	\$0	\$0	McLaughlin Construction	Gregory & Kyla McDaniel	Res Finish Permit			3220 S 875 East	46077
R2022-997	December	9	\$5,700,000	\$0	\$0	\$0	\$0	Shaffer Enterprises of	Brett Hartman	Res New	THE CLUB AT HOLLIDAY	K19	4580 STRATHMORE	46077
13U2022-996	December	9	\$0	\$125	\$0	\$0	\$0	Hamilton Homes	Derron & Natalie Wilson	Res Finish Permit	The Willows	213	11578 WILLOW	46077
U2022-995	December	9	\$150,000	\$249	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm Remodel	Hoosier Village		5292 Snowbell	46077
U2022-993	December	8	\$0	\$0	\$9,765	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm New		Concession Building	4400 S 875 East	46077
U2022-992	December	8	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm New		Soccer Bleachers	4400 S 875 East	46077
R2022-991	December	7	\$140,000	\$427	\$0	\$0	\$0	The Masters Mark Builders	Andrew & Theresa	Res Add			920 S 900 East	46077
R2022-990	December	7	\$800,000	\$1,362	\$4,025	\$2,045	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	D19	3565 OLDE WELL RUN	46077
R2022-986	December	6	\$1,500,000	\$1,697	\$4,025	\$2,045	\$1,009	Kent Shaffer Builders Inc	J&R Equity Corp	Res New	THE CLUB AT HOLLIDAY	F35	10745 PETE DYE RIDGE	46077
U2022-985	December	5	\$1,350,000	\$1,478	\$4,025	\$2,045	\$1,009	Executive Home Improve	Executive Home Improve	Res New	Pemberton	56	8061 ABINGTON	46077
U2022-980	December	1	\$40,000	\$410	\$0	\$0	\$0	Gary Vickrey	Ramiro & Alejandra De	Res Add	Schick's Add	1, 2	324 S 9TH STREET	46077



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, December 7, 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 were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance **3 of 5 members attended. (In-person - S. Mundy, A. Pickell, K. Postlethwait)**
- III. Approval of the November 2, 2022, Minutes **3 in Favor, 0 Opposed**
- IV. Continuance or Withdrawal Requests

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

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2022-57-DSV	M. Godbout	10703 Barrington Way Zionsville, IN 46077	Continued until such time the Petitioner re-notices and requests placement on the BZA Agenda. 3 in Favor, 0 Opposed Petition for a Development Standards Variance to decrease the rear setback to provide for a swimming pool in the Holliday Farms Planned Unit Development.

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2022-60-DSV	M. Deloso	40 S. Second Street Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 3 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for pervious patios which: 1) Deviates from the front yard setback 2) Exceeds the allowable lot coverage 3) Deviates from the aggregate side yard setback in the Urban Village Residential Zoning District (R-V).
2022-61-DSV	G. Mann	43 Balmoral Court Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 3 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a deck which: 1) Exceeds the allowable lot coverage 2) Deviates from the rear yard setback in the Urban Village Residential Zoning District (R-V).
2022-62-SE	East Two Hundred South, LLC	2201 S. US Highway 421 (est.) Zionsville, IN 46077	Approved as presented & filed w/ exhibits, per staff report & subject to recorded commitments. 3 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).
2022-63-DSV	East Two Hundred South, LLC	2201 S. US Highway 421 (est.) Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 3 in Favor, 0 Opposed Petition for a Development Standards Variance to permit a lot exceeding the maximum Lot Width to Depth Ratio of 3:1 in the Rural Agricultural Zoning District (AG).

VII. Other Matters to be considered

Docket Number	Name	Address of Project	Item to be considered
	Town of Zionsville		Executed. 3 in Favor, 0 Opposed BZA Rules of Procedure with 2021 approved amendments for re-adoption.
	Form Based Code		Status update to the Board of Zoning Appeals regarding the Form Based Code.
			Notification of 2023 BZA and Plan Commission Meeting regarding updates and information by Counsel on January 17, 2023.



ZIONSVILLE PLAN COMMISSION RESULTS

Monday, December 19, 2022

7:00 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT THE 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, Larry Jones, Sharon Walker, Cindy Madrick, and Jim Hurst attended in person.
- III. Community & Economic Development November Monthly Report (Informational Only – no action required)
- IV. Approval of the November 21, 2022 Regular Meeting Minutes: Approved with no changes.
- V. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Item to be Considered
2022-43-PP Withdrawal Letter	Stonegait Farm, LLC / The Preserve at Fishback Creek (f/k/a Marsh Meadows)	7798 E. 500 South Zionsville	Continued from the October 17, 2022 Meeting and November 21, 2022 Meeting. Petitioner has submitted a Withdrawal Letter. Withdrawal was acknowledged. Petition for Approval of a Primary Plat for 8 single-family residential lots on 39 +/- acres and Block A on 24+/- acres in the Rural (R1) and Rural (R2) Residential Zoning District.
2022-50-RP Continuance Letter	Phil Sundling / Replat of Lot J8 and Clubhouse Lot in Holliday Farms	3983 Club Ridge Estates Zionsville	Continued from the November 21, 2022 Meeting. Petitioner has requested a continuance to the January 17, 2023, Meeting. Continuance was granted. 7 in Favor 0 Opposed Petition for the Approval of a Replat to relocate the existing property line between the Clubhouse lot and Lot J8, incorporating a portion of an unplatted lot with Lot J8, being in the Planned Unit Development District (Holliday Farms PUD).

VI. Continued Business

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

VII. New Business

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-56-DP Staff Report & Materials	Stakkd Storage LLC / Project Whit	7283 S 650 East Whitestown, IN	Continued to the January 17, 2023, Plan Commission Meeting. 7 in Favor 0 Opposed Petition for Development Plan Approval of a 139,192 SF, three-story self-storage facility on 3.28+/- acres in the Rural Light Industrial (I-1) Zoning District

VIII. Other Matters to be considered

Docket Number & Links	Name	Address of Project	Item to be Considered
PC Rules Readoption Memo			Adopted unanimously. Plan Commission Rules of Procedure with 2021 approved amendments for re-adoption.
			Acknowledged. Notification of 2023 BZA & Plan Commission Meeting regarding Updates and Information by Counsel on January 17, 2023.
			Adopted unanimously. Discussed and voted to change starting time of Plan Commission Meetings to 6:30 pm effective February 2023.

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

Respectfully Submitted: Mike Dale
 Director - Department of Community & Economic Development
 Town of Zionsville

December 20, 2022



ZIONSVILLE

SECONDARY PLAT RELEASES

Re-Plats Released by the
Plan Commission for Recordation December 2022

Holliday Farms Section 2
Lots 32 and 33