



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

January 2023

Total permits issued for the month of January: 52

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Permit Activity Breakdown					
Commercial Permits	January 2023	January 2022	YTD 2023	YTD 2022	YTD Diff
New	2	1	2	1	1
Interior Remodel	1	0	1	0	1
Addition	0	0	0	0	0
Sign	4	7	4	7	-3
Electric	0	0	0	0	0
Other	4	7	4	7	-3
Sewer	0	0	0	0	0
Commercial Totals	11	15	11	15	-4
Residential Permits					
Single Family	15	11	15	11	4
Addition	6	7	6	7	-1
Remodel	4	8	4	8	-4
Electric	2	4	2	4	-2
Pool/Spa	3	7	3	7	-4
Demolition	0	4	0	4	-4
Other	7	21	7	21	-14
Sewer/Repairs	4	0	4	0	4
Residential Totals	41	62	41	62	-21
Combined Totals	52	77	52	77	-25

Building/Site Inspections: 336 Number Of Inspections: 448

Certificates Of Occupancy Issued: 25

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 3

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

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 10



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2023

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Combined Permit Activity Detail

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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
19U2023-1	January	3	\$0	\$0	\$0	\$0	\$0	Jeffrey Todd	Kristin Todd	Res Finish Permit			10480 ZIONSVILLE	46077
U2023-2	January	3	\$0	\$25	\$0	\$0	\$0	Beddell Plumbing	Anthony & Kelli Zabel	Res Sewer	Colony Woods	161	225 ORCHARD	46077
R2023-3	January	3	\$0	\$75	\$0	\$0	\$0	BFSmith LLC	Mid-America Enterprises Inc	Res Electric			1533 N US 421	46077
R2023-4	January	4	\$1,564,000	\$1,669	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Rhonda Sakarya & Steve	Res New	THE CLUB AT HOLLIDAY	S16	3684 CHERWELL	46077
U2023-5	January	4	\$200,000	\$422	\$0	\$0	\$0	Mitch Young Construction Inc	Michael & Renee Hunt	Res Add	Colony Woods	137	255 ROYAL OAK COURT	46077
R2023-6	January	4	\$1,321,296	\$1,328	\$4,025	\$2,045	\$1,009	Old Town Design Group	Thomas & Diane Schleeter	Res New	THE CLUB AT HOLLIDAY	R14	10470 HOLLIDAY	46077
R2023-7	January	4	\$1,477,934	\$4,731	\$4,025	\$2,045	\$1,009	Executive Homes	Mark & Kathy Shupe	Res New	THE CLUB AT HOLLIDAY	R3	3815 Holliday Farms	46077
R2023-8	January	4	\$3,650,000	\$2,043	\$4,025	\$2,045	\$1,009	Christopher Scott Homes	Brian & LeiLani Mullis	Res New	THE CLUB AT HOLLIDAY	R21	10384 HOLLIDAY	46077
U2023-9	January	5	\$5,000	\$457	\$0	\$0	\$0	25 Cedar LLC	LDR Rentals LLC	Comm Remodel	Eagle Village	2, 3, 4, 5	12121 N MICHIGAN	46077
R2023-10	January	5	\$829,343	\$1,290	\$4,025	\$2,045	\$1,009	Old Town Design Group	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	N22	4385 HAMILTON	46077
13U2023-11	January	5	\$15,000	\$640	\$0	\$0	\$0	Brad Chatterjee	Brad & Moni Chatterjee	Res Remodel	The Willows	138	11551 BENT TREE	46077
U2023-12	January	5	\$14,000	\$485	\$0	\$0	\$0	Grande & Grande Inc	Billy Wells & Andrea Fonseca	Res Remodel	Laughlin, Fours, Har	2	755 W HAWTHORNE	46077
R2023-13	January	6	\$0	\$75	\$0	\$0	\$0	Burtner Electric	Ryan Rue & Eric McCormick	Res Electric	THE CLUB AT HOLLIDAY	A2	11046 HOLLIDAY	46077
13U2023-14	January	20	\$150,000	\$614	\$0	\$0	\$0	PJE Lawn Care & Landscaping	Meghann York	Res Add Pool	The Willows	20	3243 WILDLIFE	46077
R2023-15	January	10	\$140,000	\$415	\$0	\$0	\$0	Artisan Outdoor Craftsman	Michael & Amanda Miller	Res Add			6275 BOONE RIDGE	46077
R2023-16	January	10	\$30,000	\$410	\$0	\$0	\$0	Chuck's Construction	Diana Sacino	Res Add	Royal Run	264	6739 LEXINGTON	46077
U2023-17	January	10	\$40,000	\$410	\$0	\$0	\$0	Archadeck of North	Matthew & Monica Prentice	Res Add	Smith Meadow	17	9675 WINTER	46077
R2023-18	January	10	\$1,783,446	\$1,703	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Kevin & Elizabeth	Res New	THE CLUB AT HOLLIDAY	R17	10410 HOLLIDAY	46077



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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
R2023-19	January	10	\$1,272,795	\$1,338	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Stephan & Erin Mathis	Res New	THE CLUB AT HOLLIDAY	S17	3704 CHERWELL	46077
R2023-20	January	10	\$1,507,840	\$1,437	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Robert & Patricia McKee	Res New	THE CLUB AT HOLLIDAY	R6	3745 HOLLIDAY	46077
U2023-21	January	10	\$2,000	\$410	\$0	\$0	\$0	1271 Builders LLC	James & Bethany Riffe	Res Remodel	Cobblestone Lakes	40	5101 PEBBLEPOINTE	46077
U2023-22	January	10	\$21,500	\$90	\$0	\$0	\$0	Bankert Boys Unlimited	Goddard School	Comm Reroof	ZMC	2	1640 W Oak Street	46077
R2023-23	January	11	\$713,992	\$1,242	\$0	\$2,045	\$1,009	Hallmark Homes	Alexandra & Joshua Hall	Res New			1885 S 925 East	46077
13U2023-24	January	12	\$333,200	\$1,506	\$0	\$0	\$0	Barton Pool Company	San Bel Development	Comm New	The Willows	Common Area B	3200 Wildlife Trail	46077
R2023-25	January	12	\$0	\$0	\$0	\$0	\$0	Sign Craft	Pulte Homes	Comm Sign	Devonshire	A	Leander Drive & 875	46077
R2023-26	January	13	\$216,000	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Greg & Jill McRoberts	Res Add Pool	Timberwolf	4	9400 TIMBERWOLF	46077
R2023-27	January	13	\$1,977,636	\$1,540	\$4,025	\$2,045	\$1,009	Old Town Design Group	Old Town Design Group	Res New	THE CLUB AT HOLLIDAY	A20	10576 HOLLIDAY	46077
R2023-28	January	17	\$19,644	\$75	\$0	\$0	\$0	Bone Dry Roofing	Thomas Siddal	Comm Reroof	Banbury Farms	13	1925 S 900 East	46077
U2023-29	January	17	\$0	\$25	\$0	\$0	\$0	Thompson	Rachel Patten	Res Sewer			5120 Turkey Foot Road	46077
R2023-30	January	19	\$402,000	\$1,262	\$4,025	\$2,045	\$1,009	Fischer Homes	Grand Communities	Res New	Chelsea Park	7	5424 PEMBRIDGE	46077
U2023-31	January	19	\$79,000	\$100	\$0	\$0	\$0	Mud Slingers Pool and Patio	Shalinder Kular	Res Finish Permit	Oxford Woods	11	11723 Walton Cres	46077
U2023-32	January	19	\$745,000	\$0	\$0	\$0	\$0	Dan Elliott Inc	Eric & Justina Hand	Res Finish Permit	Twin Oaks1	2	11765 E 500 South	46077
13U2023-33	January	19	\$0	\$0	\$0	\$0	\$0	Sign by Design	LAFAYETTE INVESTMENT	Comm Sign	Technology Center	1	6500 Technology	46077
U2023-34	January	20	\$255,000	\$267	\$0	\$0	\$0	Accent Landscape	Chase Flashman	Res Add	Lost Run Farms	14	14 LOST RUN LANE	46077
R2023-35	January	20	\$0	\$0	\$0	\$0	\$0	Matthew Crocker	Sunbeam Development	Comm Other	JIG FARMS SUBDIVISION	2 Paved Trailer	4175 S INDIANAPOLIS	46075
U2023-36	January	20	\$17,585	\$1,507	\$4,025	\$2,045	\$1,009	Viewegh Crafted Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	32	8135 MELBOURNE	46077



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U2023-37	January	23	\$0	\$25	\$0	\$0	\$0	Peterman Brothers	Philip & Pamela Hess	Res Sewer	Shaffer Crossing	1	550 N ELM STREET	46077
R2023-38	January	23	\$0	\$50	\$0	\$0	\$0	HDGroup, Inc	The Club at Holliday Farms	Mass Grading	THE CLUB AT HOLLIDAY	Lot A Kiddie	3650 MARKETPLACE	46077
U2023-39	January	23	\$100,000	\$428	\$0	\$0	\$0	Pools of Fun	Dedric & Alicia Day	Res Add Pool	Benderfield	10	455 BENDERFIELD	46077
R2023-40	January	23	\$1,890,154	\$1,670	\$4,025	\$2,045	\$1,009	Old Town Design Group	Martin & Denise Van Doren	Res New	THE CLUB AT HOLLIDAY	K32	4250 STRATHMORE	46077
13U2023-41	January	23	\$15,000	\$200	\$0	\$0	\$0	Chuck's Construction	Megan & Justin Raymer	Res Add Deck	HIDDEN PINES	119	3661 EVERGREEN	46077
R2023-42	January	26	\$0	\$4,025	\$0	\$0	\$0	English Excavating	Alex & Chelsea Overbeck	Res Sewer	Spring Hill	4	651 SPRING HILLS DRIVE	46077
R2023-43	January	27	\$2,143,400	\$2,322	\$26,145	\$0	\$11,342	HDGroup, Inc	The Club at Holliday Farms	Comm New	THE CLUB AT HOLLIDAY	A Kiddie Academy	3650 MARKETPLACE	46077
R2023-44	January	27	\$55,000	\$410	\$0	\$0	\$0	Ying Liu	Shou Weinian & Ying Liu	Res Remodel			8220 E 550 South	46077
R2023-45	January	27	\$375,000	\$1,290	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	20	5445 PEMBRIDGE	46077
U2023-46	January	27	\$0	\$125	\$0	\$0	\$0	Charles Bryson	Charles Bryson	Res Finish Permit	Laughlin, Fours, Har	1, 2	710 W HAWTHORNE	46077
U2023-47	January	27	\$334,000	\$1,119	\$0	\$0	\$0	Davis Homes	Jackie Barson	Res New	Crosses 4th Addition	39, 40	295 N 4TH STREET	46077
R2023-48	January	30	\$4,500	\$0	\$0	\$0	\$0	Hoosier Sign Guy	Mary Ahlbrand	Comm Sign	STONEGATE	105	6866 W Stonegate	46077
13U2023-49	January	30	\$0	\$0	\$0	\$0	\$0	Sign Craft	HARRIS FLP	Comm Sign	Appaloosa Crossing		3255 S US 421	46077
U2023-50	January	31	\$55,430	\$0	\$0	\$0	\$0	See Enterprises	Geoffrey & Sharon Knue	Res Other	Oak Ridge	122	10326 HICKORY	46077
U2023-51	January	31	\$24,415	\$100	\$0	\$0	\$0	Jenny Strobel	Erik & Jenny Strobel	Res Other	Hampshire	275	8365 PEGGY COURT	46077
U2023-52	January	31	\$0	\$0	\$0	\$0	\$0	Land Development &	Michael & Megan Drew	Res Finish Permit	Inglenook of Zionsville	40	5725 UPPER GARDEN	46077



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Planning and Economic Development C of O Detail

January 2023

Total: C of O issued for the month of January: 25

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-283	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	33	10472 LOWER GARDEN WAY	46077	2023/01/11
R2021-664	Steven Massengill	Steven & Raya Massengill	Res Add	Russell Lake		668 RUSSELL LAKE E DRIVE	46077	2023/01/03
U2021-683	Red Key Builders, LLC	Randall Collins	Res New	North View	2	4760 WILLOW ROAD	46077	2023/01/18
R2021-699	BFSmith LLC	David & Beth Bidgood	Res Add			1585 N US 421	46075	2023/01/25
R2021-700	BFSmith LLC	David & Beth Bidgood	Res Add		Pool House	1585 N US 421	46075	2023/01/25
R2021-809	Executive Homes Construction Inc	Bill & Lauren Jennings	Res New	THE CLUB AT HOLLIDAY	E19	10608 BARRINGTON WAY	46077	2023/01/26
19U2021-951	Polly Diamond	Alphonsus & Polly Diamond	Res Add Pool	Brookhaven	175	11230 AVIEMORE COURT	46077	2023/01/10
13U2022-3	Indianapolis Demolition	Ronald & Sarah Penczek	Res Demo			11301 E 300 SOUTH	46077	2023/01/24
13U2022-123	Salsbery Brothers Landscaping	CRISMORE KENTON L &	Res Other	HIDDEN PINES	54	3633 SUGAR PINE LANE	46077	2023/01/12
U2022-144	Timothy Sparks	Timothy & Carole Sparks	Res Finish Permit	Eagle View Court	2	520 Eagle View Court	46077	2023/01/06
13U2022-182	Emergent Construction	Ronald & Sarah Penczek	Res New			11301 E 300 South	46077	2023/01/25
U2022-214	Winget Development, LLC	Jarad Winget	Res Add	Laughlin, Fours, Har	48, 49	350 S 4TH STREET	46077	2023/01/06
U2022-455	R&G Home Improvement Inc	James Shertzer	Res Add	COLONY WOODS SEC 2	36	1115 WILLIAMSBURG LANE	46077	2023/01/12
U2022-476	Ingrid Jill Cummings	Jill Cummings	Res Add	Crosses 4th Addition	60, 61	355 W WALNUT STREET	46077	2023/01/31
U2022-575	Case Design and Remodeling	Brandon & Greta Horn	Res Remodel	Austin Oaks	57	4415 RIVERBIRCH RUN	46077	2023/01/05
R2022-590	SGWM Properties, Inc	SGWM Properties, Inc	Res Remodel			8280 E 250 South	46077	2023/01/11



Town Of Zionsville

Planning and Economic Development C of O Detail

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C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2022-652	Trim It Up, LLC	Bryan & Jenna Sheward	Res Add	Huntington Woods	82	1161 HUNTINGTON WOODS POINT	46077	2023/01/12
19U2022-689	CMH Builders	Matthew & Sarah Dixon	Res Remodel	Brookhaven	89	2716 E HIGH GROVE CIRCLE	46077	2023/01/23
R2022-706	Modish Pools, LLC	Todd & Kathy Wood	Res Add	THE CLUB AT HOLLIDAY	K30 Hot Tub	4290 STRATHMORE LANE	46077	2023/01/31
U2022-730	Grande & Grande Inc	August & Melis Behling	Res Remodel	Cobblestone Lakes	235	8815 WINDPOINTE PASS	46077	2023/01/10
19U2022-774	Perma Pools	Stephanie Woodall	Res Add Pool	THE ENCLAVE	36	6825 WOODHAVEN PLACE	46077	2023/01/20
R2022-787	Williams Custom Art Builders	Marco and Crystal Paul	Res Finish Permit	THE CLUB AT HOLLIDAY	E16	10678 BARRINGTON WAY	46077	2023/01/25
19U2022-891	Archadeck of North Indianapolis	Cody & Joshua Elmore	Res Add	THE ENCLAVE	100	6524 BRIARWOOD PLACE	46077	2023/01/18
R2022-930	Project Melton	Donovan & Jess Harshbarger	Res Add	Royal Run	157	6308 PICKWICK COURT	46077	2023/01/17
U2022-1017	Hittle Construction	Gary & Linda Mann	Res Add Deck	Hunt Club Village	20	43 BALMORAL COURT	46077	2023/01/27



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2023

Activity Report Printed 2023/02/02 08:38 AM

	Commercial/Industrial						Residential										Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	2	0	1	4	0	4	15	6	4	2	3	0	7	4	0	52	1	13	336	448	28	25
February																						
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	2	0	1	4	0	4	15	6	4	2	3	0	7	4	0	52	1	13	336	448	28	25



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Residential Fees	January												YTD
New Home Residential ILP Fees	\$25,169												\$25,169
All Other Residential ILP Fees	\$9,686												\$9,686
Residential Inspection Fees (Fees Due)	\$5,475												\$5,475
New Home Residential Road Impact Fees	\$14,126												\$14,126
New Home Residential Park Impact Fees	\$28,630												\$28,630
Sanitary Sewer Fees	\$52,325												\$52,325
Total Residential ILP, Inspection, Impact, Sewer	\$129,936												\$129,936
New Commercial Start ILP Fees	\$3,828												\$3,828
All Other Commercial ILPs	\$672												\$672
Commercial Inspection Fees(Fees due)	\$150												\$150
Commercial Road Impact Fees	\$11,342												\$11,342
Commercial Sanitary Sewer Fees	\$26,145												\$26,145
Total Commercial ILP, Inspection Impact Sewer	\$41,987												\$41,987
Combined Residential and Commercial Sewer	\$78,470												\$78,470
Combined Residential and Commercial Impact	\$54,098												\$54,098
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$171,923												\$171,923
Petition Filing Fees	January												YTD
Plan Commission													
Primary Plat Approval	\$0												\$0
Secondary Plat Approval	\$0												\$0
Re-Plat Approval	\$0												\$0
Minor Plat Approval	\$0												\$0
Zone Map Amendment	\$0												\$0
Subdivision Waiver	\$0												\$0
Development Plan	\$0												\$0
Development Plan Amendment	\$0												\$0
Ordinance Amendment	\$0												\$0
Board of Zoning Appeals													
Variance of Use	\$1,200												\$1,200
Variance of Dev Standards	\$1,425												\$1,425
Special Exception	\$0												\$0
TOTAL FILING FEES Plan Commission and	\$2,625												\$2,625
Permit Overview	January												YTD
New Home ILP	15												15
New Home Construction Cost	\$19,117,019												\$19,117,019
All Other Residential ILP	26												26
New Commercial Start ILP	2												2
All Other Commercial ILP	9												9
Total Permit Per Month	52												52
Petition Filing Quantities	January												YTD
Plan Commission													
Primary Plat Approval													
Secondary Plat Approval													
Re-Plat Approval	¹ Creekside Corporat												
Minor Plat Approval													
Zone Map Amendment	¹ Ophthalmology Prac												
Subdivision Waiver													
Development Plan	² Rahal Performance Rahal Performance												
Development Plan Amendment													
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ Culver's Restauran												
Variance of Dev Standards	See Files												
Special Exception													
TOTAL FILINGS Plan Commission and BZA	8												8
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$1,850												\$1,850
TOTAL REVENUE :(ILPs, Inspections,Petition Filing Fees)	\$50,230												\$50,230
TOTAL REVENUE :(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$182,798												\$182,798



Town Of Zionsville

Advanced Structural Component Use

2023/01/01-2023/01/31

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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
U2023-52	January	31	\$0	\$0	\$0	\$0	\$0	Land Development &	Michael & Megan Drew	Res Finish Permit	Inglenook of Zionsville	40	5725 UPPER	46077
U2023-50	January	31	\$55,430	\$0	\$0	\$0	\$0	See Enterprises	Geoffrey & Sharon Knue	Res Other	Oak Ridge	122	10326 HICKORY	46077
U2023-47	January	27	\$334,000	\$1,119	\$0	\$0	\$0	Davis Homes	Jackie Barson	Res New	Crosses 4th Addition	39, 40	295 N 4TH STREET	46077
U2023-46	January	27	\$0	\$125	\$0	\$0	\$0	Charles Bryson	Charles Bryson	Res Finish Permit	Laughlin, Fours, Har	1, 2	710 W HAWTHORNE	46077
R2023-45	January	27	\$375,000	\$1,290	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	20	5445 PEMBRIDGE	46077
R2023-44	January	27	\$55,000	\$0	\$0	\$0	\$0	Ying Liu	Shou Weinian & Ying Liu	Res Remodel			8220 E 550 South	46077
R2023-43	January	27	\$2,143,400	\$0	\$0	\$0	\$0	HDGroup, Inc	The Club at Holliday Farms	Comm New	THE CLUB AT HOLLIDAY	A Kiddie Academy	3650 MARKETPLACE	46077
R2023-40	January	23	\$1,890,154	\$1,670	\$4,025	\$2,045	\$1,009	Old Town Design Group	Martin & Denise Van	Res New	THE CLUB AT HOLLIDAY	K32	4250 STRATHMORE	46077
U2023-36	January	20	\$17,585	\$1,507	\$4,025	\$2,045	\$1,009	Viewegh Crafted Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	32	8135 MELBOURNE	46077
R2023-35	January	20	\$0	\$0	\$0	\$0	\$0	Matthew Crocker	Sunbeam Development	Comm Other	JIG FARMS SUBDIVISION	2 Paved Trailer	4175 S INDIANAPOLIS	46075
U2023-34	January	20	\$255,000	\$267	\$0	\$0	\$0	Accent Landscape	Chase Flashman	Res Add	Lost Run Farms	14	14 LOST RUN LANE	46077
U2023-32	January	19	\$745,000	\$0	\$0	\$0	\$0	Dan Elliott Inc	Eric & Justina Hand	Res Finish Permit	Twin Oaks1	2	11765 E 500 South	46077
U2023-31	January	19	\$79,000	\$100	\$0	\$0	\$0	Mud Slingers Pool and Patio	Shalinder Kular	Res Finish Permit	Oxford Woods	11	11723 Walton Cres	46077
R2023-30	January	19	\$402,000	\$1,262	\$4,025	\$2,045	\$1,009	Fischer Homes	Grand Communities	Res New	Chelsea Park	7	5424 PEMBRIDGE	46077
R2023-27	January	13	\$1,977,636	\$1,540	\$4,025	\$2,045	\$1,009	Old Town Design Group	Old Town Design Group	Res New	THE CLUB AT HOLLIDAY	A20	10576 HOLLIDAY	46077
13U2023-24	January	12	\$333,200	\$1,506	\$0	\$0	\$0	Barton Pool Company	San Bel Development	Comm New	The Willows	Common Area B	3200 Wildlife Trail	46077
R2023-23	January	11	\$713,992	\$1,242	\$0	\$2,045	\$1,009	Hallmark Homes	Alexandra & Joshua Hall	Res New			1885 S 925 East	46077
U2023-21	January	10	\$2,000	\$410	\$0	\$0	\$0	1271 Builders LLC	James & Bethany Riffe	Res Remodel	Cobblestone Lakes	40	5101 PEBBLEPOINTE	46077



Town Of Zionsville

Advanced Structural Component Use

2023/01/01-2023/01/31

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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
R2023-20	January	10	\$1,507,840	\$1,437	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Robert & Patricia McKee	Res New	THE CLUB AT HOLLIDAY	R6	3745 HOLLIDAY	46077
R2023-19	January	10	\$1,272,795	\$1,338	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Stephan & Erin Mathis	Res New	THE CLUB AT HOLLIDAY	S17	3704 CHERWELL	46077
R2023-18	January	10	\$1,783,446	\$1,703	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Kevin & Elizabeth	Res New	THE CLUB AT HOLLIDAY	R17	10410 HOLLIDAY	46077
U2023-17	January	10	\$40,000	\$410	\$0	\$0	\$0	Archadeck of North	Matthew & Monica	Res Add	Smith Meadow	17	9675 WINTER	46077
R2023-16	January	10	\$30,000	\$410	\$0	\$0	\$0	Chuck's Construction	Diana Sacino	Res Add	Royal Run	264	6739 LEXINGTON	46077
R2023-15	January	10	\$140,000	\$415	\$0	\$0	\$0	Artisan Outdoor	Michael & Amanda Miller	Res Add			6275 BOONE	46077
U2023-12	January	5	\$14,000	\$485	\$0	\$0	\$0	Grande & Grande Inc	Billy Wells & Andrea	Res Remodel	Laughlin, Fours, Har	2	755 W HAWTHORNE	46077
13U2023-11	January	5	\$15,000	\$640	\$0	\$0	\$0	Brad Chatterjee	Brad & Moni Chatterjee	Res Remodel	The Willows	138	11551 BENT TREE	46077
R2023-10	January	5	\$829,343	\$1,290	\$4,025	\$2,045	\$1,009	Old Town Design Group	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	N22	4385 HAMILTON	46077
U2023- 9	January	5	\$5,000	\$457	\$0	\$0	\$0	25 Cedar LLC	LDR Rentals LLC	Comm Remodel	Eagle Village	2, 3, 4, 5	12121 N MICHIGAN	46077
R2023- 8	January	4	\$3,650,000	\$2,043	\$4,025	\$2,045	\$1,009	Christopher Scott Homes	Brian & LeiLani Mullis	Res New	THE CLUB AT HOLLIDAY	R21	10384 HOLLIDAY	46077
R2023- 7	January	4	\$1,477,934	\$4,731	\$4,025	\$2,045	\$1,009	Executive Homes	Mark & Kathy Shupe	Res New	THE CLUB AT HOLLIDAY	R3	3815 Holliday	46077
R2023- 6	January	4	\$1,321,296	\$1,328	\$4,025	\$2,045	\$1,009	Old Town Design Group	Thomas & Diane	Res New	THE CLUB AT HOLLIDAY	R14	10470 HOLLIDAY	46077
U2023- 5	January	4	\$200,000	\$422	\$0	\$0	\$0	Mitch Young Construction	Michael & Renee Hunt	Res Add	Colony Woods	137	255 ROYAL OAK	46077
R2023- 4	January	4	\$1,564,000	\$1,669	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Rhonda Sakarya &	Res New	THE CLUB AT HOLLIDAY	S16	3684 CHERWELL	46077
19U2023-1	January	3	\$0	\$0	\$0	\$0	\$0	Jeffrey Todd	Kristin Todd	Res Finish Permit			10480 ZIONSVILLE	46077



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, January 4, 2023

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 **5 of 5 members attended. (In-person - S. Mundy, C. Lake, A. Pickell, K. Postlethwait, L. Jones)**
- III. Election of Officers **S. Mundy – Chairman; L. Jones – Vice Chair; M. Dale – Secretary**
- IV. Approval of the December 7, 2022, Minutes **4 in Favor, 1 Abstention**
- V. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2022-66-DSV	C. Barnes	4757 Madras Court Zionsville, IN 46077	Automatic continuance to the February 1, 2023, BZA Meeting due to untimely publication notice. Petition for a Development Standards Variance to provide for an outdoor patio and amenities which exceeds the allowable lot coverage in the Urban Single-Family Residential Zoning District (R-SF-2).

VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2022-57-DSV	M. Godbout	10703 Barrington Way Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report for a 15' rear setback. 5 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.

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2022-64-DSV	A. Miller	2626 S. 875 East Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report subject to a recorded commitment for a completion date of the single-family residence. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a detached barn in which the accessory structure is permitted prior to the primary structure on a parcel in the Rural Single-Family Residential Zoning District (R-1).
2022-65-DSV	Chelsea Park	11400 Templin Rd (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 an increased height of the entry monument signs in the Rural Single and Two-Family Residential Zoning District (R-3).
2022-67-DSV	L. Gangstad	8250 W. 96 th Street Zionsville, IN 46077	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) Exceeds the allowable height for an accessory structure in the Rural Equestrian Zoning District (RE).
2022-68-DSV	Brick Street Holdings LLC	175 S. Main Street & 70 E. Pine Street Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report subject to the condition that the Petitioner approach Town Council to consider an ordinance establishing the temporary loading zone in the alley. 4 in Favor, 1 Opposed Petition for a Development Standards Variance to provide for a mixed-use development which: 1) Exceeds the allowable building height 2) Reduces the parking drive aisle width 3) Reduces the size of the loading space in the Urban Village Business Zoning District (VBD).
2022-69-DSV	Courtyards of Russell Oaks	8901 & 9085 E. Oak Street Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report subject to Plan Commission approval of the revised concept plan associated with 2022-53-PP / 2022-54-DP and a recorded commitment brought forth by the Petitioner. 5 in Favor, 0 Opposed Petition of a Development Standards Variance to reduce a front yard setback for a single-family residential development in the Rural Single Family and Two-Family Residential Zoning District (R-2).

VIII. Other Matters to be considered:

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



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION RESULTS

Tuesday, January 17, 2023

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. Election of Plan Commission Officers:
President - Dave Franz
Vice President – Chris Lake
Secretary – Mike Dale
- IV. Community & Economic Development December Monthly Report (Informational Only – no action required)
- V. Approval of the December 19, 2022 Regular Meeting Minutes: Approved with no changes.
- VI. Continuance or Withdrawal Requests

Docket Number	Petitioner / Project Name	Address of Project	Item to be Considered
2022-53-PP	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	Continued to the February 21, 2023 Meeting by Staff. Continuance was granted. 7 in Favor 0 Opposed Petition for the Approval of a Primary Plat for a 150-lot residential subdivision being zoned Rural Single and Two-Family Residential (R-2).
2022-54-DP	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	Continued to the February 21, 2023 Meeting by Staff. Continuance was granted. 7 in Favor 0 Opposed Petition for Approval of a Development Plan for a 150-lot, single family subdivision being zoned Rural Single and Two-Family Residential (R-2).

VII. Continued Business

Docket Number	Petitioner / Project Name	Address of Project	Item to be Considered
2022-50-RP	Phil Sundling / Replat of Lot J8 and Clubhouse Lot in Holliday Farms	3983 Club Ridge Estates Zionsville	Continued from the November 21, 2022, and December 19, 2022, Meetings. Approved as presented & filed w/exhibits & per staff report. 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).
2022-56-DP	Stakkd Storage LLC / Project Whit	7283 S 650 East Whitestown, IN	Continued from the December 19, 2022, Meeting. Conditionally Approved as presented & filed w/exhibits & per staff report. 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. New Business

Docket Number	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-60-Z	Town of Zionsville/ Creekside PUD Rezoning	10814 and 10850 Creek Way, Zionsville	Petition received a Favorable Recommendation to the Town Council. 7 in Favor 0 Opposed Petition to Rezone 11.51± acres of the existing Creekside Planned Unit Development (PUD) to a PUD to permit additional primary uses and revise certain development standards.
2022-59-RP	The Club at Holliday Farms / Replat of Lot S & C.A. B of Sec. 7 and Lots T7 & T8 of Sec. 8	3546 S US 421 and 10756 & 10778 Dartmoor Way Zionsville	Continued to the February 21, 2023, Meeting due to IT issues with the Zoom connection. 7 in Favor 0 Opposed Petition for the Approval of a Replat of Lot S and Common Area B of Section 7, and Lots T7 and T8 of Section 8 of Holliday Farms to modify the previously platted lot lines being in the Planned Unit Development District (Holliday Farms PUD).

VIII. Other Matters considered

Docket Number	Name	Address of Project	Item to be Considered
ACT-2023-002	Tipsy Mermaid	135 S. Main Street	Minor Development Plan Amendment: Notification from Staff of Amendments to the previously approved DPA (#2022-23-DPA).
			Reminder: New Plan Commission Meeting start time of 6:30 pm effective for February 21, 2023 Meeting.
			Introduction of Rules of Procedure items to be discussed at the February 21, 2023, meeting.

Respectfully Submitted: Mike Dale

Director - Department of Community & Economic Development
Town of Zionsville



ZIONSVILLE

SECONDARY PLAT RELEASES

Re-Plats Released by the
Plan Commission for Recordation January 2023

Holliday Farms Lots J8 and Clubhouse