



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

February 2023

Total permits issued for the month of February: 83

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Permit Activity Breakdown

Commercial Permits	February 2023	February 2022	YTD 2023	YTD 2022	YTD Diff
New	0	0	2	1	1
Interior Remodel	1	1	2	1	1
Addition	0	1	0	1	-1
Sign	5	2	9	9	0
Electric	0	0	0	0	0
Other	7	5	11	12	-1
Sewer	0	1	0	1	-1
Commercial Totals	13	10	24	25	-1
Residential Permits					
Single Family	11	16	26	27	-1
Addition	9	4	15	11	4
Remodel	8	7	12	15	-3
Electric	5	4	7	8	-1
Pool/Spa	6	5	9	12	-3
Demolition	0	3	0	7	-7
Other	16	7	23	28	-5
Sewer/Repairs	15	1	19	1	18
Residential Totals	70	47	111	109	2
Combined Totals	83	57	135	134	1

Building/Site Inspections: 361 Number Of Inspections: 509

Certificates Of Occupancy Issued: 23

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 6

Number of violations that resulted in a violation and/or stop work order: 1

Number of Investigations closed this month: 9

Total number of zoning code violations to date: 11



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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
U2023-53	February	1	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	David & Maurisa Willmot	Res Electric	COLONY SQUARE SEC 1	29	991 FRANKLIN	46077
R2023-54	February	1	\$418,000	\$1,281	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	15	5419 PEMBRIDGE	46077
R2023-55	February	3	\$789,900	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Reroof			7312 W STONEGATE	46077
R2023-56	February	3	\$766,050	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Reroof		Boone Meadow	5555 S MAIN STREET	46075
R2023-57	February	3	\$1,241,020	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Reroof		Zionsville West	5565 S 700 East	46077
U2023-58	February	3	\$404,677	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Reroof		Zionsville Middle	900 N FORD ROAD	46077
R2023-59	February	6	\$464,000	\$1,485	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	6	5440 PEMBRIDGE	46077
R2023-60	February	6	\$0	\$0	\$4,025	\$0	\$0	Indy Water Heater and	William & Jane Ruch	Res Sewer	Eaglewood Estates	17	610 WHITE OAK COURT	46077
R2023-61	February	6	\$0	\$75	\$0	\$0	\$0	Thomas Gottschalk	Michael & Carol Snyder	Res Electric			8802 W OAK STREET	46077
R2023-62	February	7	\$461,000	\$1,464	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	9	5388 PEMBRIDGE	46077
R2023-63	February	7	\$0	\$125	\$0	\$0	\$0	Homes by Design	Peter & Lauren Sallay	Res Finish Permit	THE CLUB AT HOLLIDAY	F29	10591 PETE DYE RIDGE	46077
U2023-64	February	7	\$0	\$125	\$0	\$0	\$0	Rachel Vining	Rachel & Aaron Vining	Res Finish Permit	Hampshire	261	8137 CARNEGIE	46077
R2023-65	February	7	\$17,692	\$301	\$0	\$0	\$0	Blitz Builders	Jennifer Pickett	Res Add			9355 E 180 South	46077
R2023-66	February	7	\$0	\$0	\$0	\$0	\$0	Indy Water Heater and	Susan Wolfe	Res Sewer			804 EAGLEWOOD	46077
U2023-67	February	7	\$0	\$215	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Trailer	The Farm		11819 SYCAMORE	46077
13U2023-68	February	7	\$10,000	\$0	\$0	\$0	\$0	Sign by Design	LAFAYETTE INVESTMENT	Comm Sign	Technology Center		6500 Technology	46077
13U2023-69	February	7	\$0	\$0	\$0	\$0	\$0	Cain Signs	Boone Village	Comm Sign	Boone Village		1200 W Oak Street	46077
R2023-70	February	7	\$0	\$0	\$4,025	\$0	\$0	Indy Water Heater and	Ashley & Danny English	Res Sewer			802 EAGLEWOOD	46077



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13U2023-71	February	9	\$45,000	\$443	\$0	\$0	\$0	Michael Soller	Michael Soller	Res Remodel	HIDDEN PINES	53	3615 SUGAR PINE LANE	46077
19U2023-72	February	9	\$24,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Malott Kelly & Kaitlin	Res Reroof	THE ENCLAVE	101	6804 WOODHAVEN	46077
U2023-73	February	10	\$150,000	\$410	\$0	\$0	\$0	Justin Mohler	Justin & Chelsea Mohler	Res Remodel	Sugarbush Hill	83	675 MORNINGSID	46077
R2023-74	February	10	\$275,000	\$1,057	\$4,025	\$2,045	\$1,009	Fischer Homes	Grand Communities	Res New	Chelsea Park	25	11521 LANGTON	46077
R2023-75	February	10	\$20,000	\$253	\$0	\$0	\$0	Fischer Homes	Grand Communities	Res Add	Chelsea Park	25	11521 LANGTON	46077
U2023-76	February	10	\$120,000	\$0	\$0	\$0	\$0	Cutting Edge Builders	John & Audrey Causa	Res Add			4950 S US 421	46077
U2023-77	February	13	\$11,951	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Curtis & Renee Brochhagen	Res Other	Spring Knoll	326	4242 HONEYSUCKLE	46077
U2023-78	February	13	\$0	\$0	\$0	\$0	\$0	Jon & Sarah Sampson	Jon & Sarah Sampson	Res Finish Permit	Clifden Pond	27	14 STONE WALL LANE	46077
19U2023-79	February	13	\$11,793	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Paul & Karen Klimowitch	Res Other	Vonterra	80	10263 DURELLA	46077
R2023-80	February	13	\$100,000	\$410	\$0	\$0	\$0	Nested Spaces	Andrew & Rebecca	Res Remodel	Spring Hill	20	660 SPRING HILLS DRIVE	46077
R2023-81	February	13	\$140,000	\$538	\$0	\$0	\$0	Oasis Outdoor Living &	Gregg & Suzanne Poetz	Res Add Pool	THE CLUB AT HOLLIDAY	F43	10917 PETE DYE RIDGE	46077
R2023-82	February	14	\$0	\$0	\$4,025	\$0	\$0	Indy Water Heater and	Travis Turner	Res Sewer			801 EAGLEWOOD	46077
R2023-83	February	14	\$0	\$0	\$4,025	\$0	\$0	Indy Water Heater and	David & Linda Russell	Res Sewer			806 EAGLEWOOD	46077
U2023-84	February	14	\$2,500,000	\$1,750	\$4,025	\$2,045	\$1,009	Duke Homes	Renee Legault	Res New	OLDFIELD	32	6743 Wellington	46077
19U2023-85	February	14	\$8,000	\$410	\$0	\$0	\$0	Grande & Grande Inc	Mario Morris	Res Remodel	Vonterra	4	10308 LEMBERGER	46077
R2023-86	February	14	\$14,000	\$487	\$0	\$0	\$0	Grande & Grande Inc	Ryan & Elizabeth	Res Remodel	Blackstone	51	7472 INDEPENDENCE	46077
R2023-87	February	14	\$0	\$125	\$0	\$0	\$0	Country Garden Landscaping	John & Jennifer Botkin	Res Finish Permit	Old Hunt Club	20	6793 OLD HUNT CLUB	46077
U2023-88	February	14	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	Zachary & Amanda Kester	Res Electric	Inglenook of Zionsville	20	10459 ROBINWOOD	46077



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R2023-89	February	14	\$0	\$125	\$0	\$0	\$0	Cary Parker	Cary & Tami Parker	Res Finish Permit			345 S 775 East	46077
13U2023-90	February	14	\$0	\$100	\$0	\$0	\$0	Kathleen Gannon	Kevin & Kathleen Wise	Res Finish Permit	The Willows	16	11503 WILDLIFE	46077
U2023-91	February	14	\$0	\$125	\$0	\$0	\$0	Land Development &	Jeffrey Bray	Res Finish Permit	Inglenook of Zionsville	31	10460 LOWER	46077
R2023-92	February	14	\$0	\$75	\$0	\$0	\$0	Matt McKinsey	Christopher & Norissa Howard	Res Electric	Stonegate	162	6568 REGENTS	46077
R2023-93	February	14	\$1,625,000	\$1,276	\$0	\$0	\$0	Becknell Services, LLC	Zionsville IN Land Becknell	Comm Tenant Finish	267 Industrial Park	4 Suite A Chadwell	5433 S SR 267	46052
R2023-94	February	15	\$393,000	\$1,290	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	13	5391 PEMBRIDGE	46077
R2023-95	February	15	\$1,575,000	\$1,467	\$4,025	\$2,045	\$1,009	Wedgewood Building Co	Wedgewood Building Co	Res New	THE CLUB AT HOLLIDAY	L15	4292 HAMILTON	46077
R2023-96	February	15	\$9,380	\$75	\$0	\$0	\$0	Bone Dry Roofing	Scott Biberdorf & Lorene	Res Reroof	Royal Run	53	6532 ABBY LANE	46077
R2023-97	February	15	\$0	\$0	\$4,025	\$0	\$0	Indy Water Heater and	Michael Crowell	Res Sewer	Russell Lake	1, 2	652 RUSSELL	46077
R2023-98	February	15	\$0	\$0	\$4,025	\$0	\$0	Indy Water Heater and	Donald & Diana Conarro	Res Sewer	Russell Lake	34	655 RUSSELL	46077
U2023-99	February	15	\$0	\$25	\$0	\$0	\$0	Hope Plumbing	Christina Dieckmeyer &	Res Sewer	Raintree	78	755 ROUND COURT	46077
R2023-100	February	16	\$0	\$0	\$4,025	\$0	\$0	Bedell Home Services	William & Janet Wagner	Res Sewer			650 KAREN DRIVE	46077
R2023-101	February	16	\$0	\$0	\$4,025	\$0	\$0	Indy Water Heater and	Janet Staser	Res Sewer	Russell Lake	33	657 RUSSELL	46077
R2023-102	February	16	\$369,000	\$1,294	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	14	5407 PEMBRIDGE	46077
U2023-103	February	16	\$1,950,000	\$1,539	\$4,025	\$2,045	\$1,009	Wedgewood Building	Tyler & Cassidy Duffy	Res New	Pemberton	19	8150 MELBOURNE	46077
R2023-104	February	21	\$1,300,000	\$1,128	\$4,025	\$2,045	\$1,009	Scott Campbell Custom Homes	Tara & Curt Johnson	Res New	THE CLUB AT HOLLIDAY	C27	3780 DARTMOOR	46077
R2023-105	February	17	\$175,000	\$509	\$0	\$0	\$0	PJE Lawn Care & Landscaping	Jeremy Ciano	Res Add Pool	THE CLUB AT HOLLIDAY	14	3923 CLUB RIDGE	46077
R2023-106	February	17	\$50,000	\$0	\$0	\$0	\$0	Lawn Landscape	Louis Janeira & Jane Crawford	Res Add Deck	PLEASANTVIEW LANE	10	9219 PLEASANT	46077



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U2023-107	February	17	\$12,497	\$0	\$0	\$0	\$0	Amos Exteriors	Andrew & Anna Behrmann	Res Reroof	Crosses 4th Addition	7, 9	105 N 6TH STREET	46077
U2023-108	February	21	\$0	\$25	\$25	\$0	\$0	Bedell Plumbing	Ingrid & Andrew Schwegler	Res Sewer	Colony Woods	82	60 BLACKSTONE	46077
R2023-109	February	21	\$0	\$4,025	\$0	\$0	\$0	Indy Water Heater and	Melvine & Anna Shiver	Res Sewer	Lakeview	48	642 LAKE VIEW DRIVE	46077
R2023-110	February	21	\$0	\$4,025	\$0	\$0	\$0	Indy Water Heater and	Mark & Susan Wood	Res Sewer			665 RUSSELL	46077
13U2023-111	February	21	\$40,000	\$538	\$0	\$0	\$0	Phoenix Remodeling LLC	Angelia & Samuel Calibo	Res Remodel	HIDDEN PINES	112	3861 EVERGREEN	46077
R2023-112	February	22	\$33,694	\$75	\$0	\$0	\$0	Bone Dry Roofing	David & Kristen Myer	Res Reroof	STONEGATE	11	6125 STONEGATE	46077
R2023-113	February	22	\$0	\$905	\$0	\$0	\$0	Henke Development	Windy Hills Farms LLC	Mass Grading	Promontory	Section 1A	9825 WINDY HILLS DRIVE	46077
R2023-114	February	22	\$0	\$573	\$0	\$0	\$0	Henke Development	Windy Hills Farms LLC	Mass Grading	Promontory	Section 1B	9825 WINDY HILLS DRIVE	46077
R2023-115	February	22	\$0	\$0	\$4,025	\$0	\$0	Indy Water Heater and	Don & Judith Veatch	Res Sewer			822 EAGLEWOOD	46077
U2023-116	February	22	\$6,000	\$225	\$0	\$0	\$0	Country Garden Landscaping	Bradley Morris & Laurie Henry	Res Add	Pemberton	26	8035 TOTTON	46077
R2023-117	February	22	\$66,320	\$0	\$0	\$0	\$0	Blue Line Construction	Jason & Lauren Nephew	Res Remodel	Stonegate	318	6530 REGENTS	46077
R2023-118	February	22	\$0	\$0	\$0	\$0	\$0	Artisan Outdoor Craftsman	Andrew & Amy Smithka	Res Finish Permit	Stonegate	48	7671 ST LAWRENCE	46077
R2023-119	February	24	\$72,500	\$451	\$0	\$0	\$0	Modish Pools, LLC	Logan & Janis Buesching	Res Add Pool	THE CLUB AT HOLLIDAY	F25	10525 PETE DYE RIDGE	46077
19U2023-120	February	24	\$150,000	\$410	\$0	\$0	\$0	Indy Grills and Outdoor Living	John & Martha Conlee	Res Add			2970 SOUTH 1200 EAST	46077
R2023-121	February	24	\$94,000	\$550	\$0	\$0	\$0	Perma Pools	Michael & Lanna Guzman	Res Add Pool	Stonegate	312	6490 WESTMINSTER	46077
13U2023-122	February	27	\$12,000	\$95	\$0	\$0	\$0	Eye 4 Group	HARRIS FLP	Comm Sign	Appaloosa Crossing		3091 S US 421	46077
U2023-123	February	27	\$2,500	\$0	\$0	\$0	\$0	A Sign By Design	3K3M II LLC	Comm Sign			112 N Ninth Street	46077
U2023-124	February	27	\$0	\$0	\$0	\$0	\$0	American Sunspace	Dona & James Finley	Res Finish Permit	Old Dominion	23	1523 NORFOLK	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
U2023-125	February	28	\$8,000	\$100	\$0	\$0	\$0	Knight-N-Day	Suresh & Savita Kumar	Res Add Deck	Hampshire	115	4530 KETTERING	46077
R2023-126	February	28	\$57,000	\$356	\$0	\$0	\$0	David & Laura Gangstad	106 136 West Carmel Drive	Res Add			8250 W 96TH STREET	46077
U2023-127	February	28	\$40,000	\$100	\$0	\$0	\$0	Salsbery Brothers	Paige & Jeffrey Pitcock	Res Add	Hampshire	80	4864 DENTON	46077
R2023-128	February	28	\$0	\$0	\$4,000	\$0	\$0	Indy Water Heater and	Mack & Jenny Howell	Res Sewer			6100 EAGLEWOOD	46077
U2023-129	February	28	\$975,000	\$1,521	\$0	\$2,045	\$1,009	Homes By CM Watson	Brian & Claire Tominov	Res New	Ansley Park	8	11733 ANSLEY	46077
R2023-130	February	28	\$0	\$75	\$0	\$0	\$0	Benjamin & Erin Brewster	Benjamin & Erin Brewster	Res Electric	Stonegate	217	6756 CHAPEL	46077
R2023-131	February	28	\$100,000	\$485	\$0	\$0	\$0	Burke Pool	Tad & Emily Costerison	Res Add Pool	Round Stone	16	7190 HULL ROAD	46077
R2023-132	February	28	\$0	\$0	\$0	\$0	\$0	Sherry & Tony Mitchell	106 136 West Carmel Drive	Res Finish Permit			7085 S 200 EAST	46052
19U2023-133	February	28	\$60,000	\$0	\$0	\$0	\$0	Hendrick Pool and Lawn	Don & Lisa Richards	Res Add Pool	Vonterra	10	10303 Lemberger	46077
U2023-134	February	28	\$159,000	\$0	\$0	\$0	\$0	Worthington Design &	Andrew & Christina	Res Remodel	Austin Oaks	245	4107 OAKLEAF	46077
U2023-135	February	28	\$0	\$0	\$0	\$0	\$0	A Sign By Design	YUPGOB LLC	Comm Sign			1225 Parkway	46077



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Planning and Economic Development C of O Detail

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Total: C of O issued for the month of February: 23

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-314	Renier Construction - Brian Ritchey	RL Properties LLC	Comm New	Creekside Corporate Park	14 - Rahal Letterman	10771 CREEK WAY	46077	2023/02/10
R2021-559	Homes by Design	Peter & Lauren Sallay	Res New	THE CLUB AT HOLLIDAY	F29	10591 PETE DYE RIDGE	46077	2023/02/07
13U2021-634	Strongbox Commercial, LLC	HARRIS FLP	Comm New	Appaloosa Crossing	B-Shops	3091 S US 421	46077	2023/02/07
R2021-991	Gradison Building Corporation	Samuel & Jodi Burkholder	Res New	THE CLUB AT HOLLIDAY	K17	4455 STRATHMORE LANE	46077	2023/02/03
U2021-1126	Roger Davis	Christa & Roger Davis	Res Add Deck	Malora Dyes Addition	1	815 W OAK STREET	46077	2023/02/14
U2021-1148	Scott Herbst	Scott Herbst	Res Add	Timber Ridge	9	910 TILLSON DRIVE	46077	2023/02/28
13U2022-102	Archadeck of North Indianapolis	John, Grant and Candice Workman	Res Other	The Willows	3	3205 WILDLIFE TRAIL	46077	2023/02/27
U2022-232	Fall Creek Residential	Nancy Starke	Res Add	Hillcrest	2, 15	620 W PINE STREET	46077	2023/02/22
R2022-333	CK Design & Build	Eric & Karen Horn	Res Add	Roundstone	2	20 SMITH LANE	46077	2023/02/08
13U2022-404	Strongbox Commercial, LLC	Uncle Bills	Comm Tenant Finish	Appaloosa Crossing	Uncle Bills	3101 S US 421	46077	2023/02/01
U2022-465	Emergent Construction	Steven & Naomi Vestel	Res Add	Sugarbush	55	805 SUGARBUSH RIDGE	46077	2023/02/24
U2022-515	Tom Simmons, Inc	Michael Cole & Julie Johns-Cole	Res Add	Cobblestone Lakes	28	5108 PEBBLEPOINTE PASS	46077	2023/02/17
13U2022-767	Kirby Realty Group LLC	150 West Carmel Drive LLC & KI	Comm Remodel	Northwest Technology	2 Suite #150	6200 TECHNOLOGY CENTER DRIVE	46077	2023/02/27
U2022-772	Keymark Construction	Ryan & Gia Thompson	Res Add	Clarkston	26	11329 VALLEY MEADOW DRIVE	46077	2023/02/23
U2022-857	American Cabinets and Closets	Randal & Carol Johnson	Res Remodel	Rock Bridge	116	4357 LEDGE ROCK COURT	46077	2023/02/24
U2022-869	Indy Grills	Patrick & Emily Lenihan	Res Add	Oak Ridge	41	4730 ASHWOOD COURT	46077	2023/02/23



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2022-918	High Pointe Builders	Kevin Kennedy	Res Remodel	Crosses 4th Addition	121	485 W CEDAR STREET	46077	2023/02/10
U2022-1015	Construction by Kennard	Jolee Dawson	Res Remodel	Hampshire	230	4126 KEIGHLEY COURT	46077	2023/02/02
R2022-1018	CK Design & Build	Eric & Karen Horn	Res Add	Round Stone	2	20 SMITH LANE	46077	2023/02/08
U2023-12	Grande & Grande Inc	Billy Wells & Andrea Fonseca	Res Remodel	Laughlin, Fours, Har	2	755 W HAWTHORNE STREET	46077	2023/02/28
U2023-17	Archadeck of North Indianapolis	Matthew & Monica Prentice	Res Add	Smith Meadow	17	9675 WINTER WAY	46077	2023/02/24
13U2023-41	Chuck's Construction	Megan & Justin Raymer	Res Add Deck	HIDDEN PINES	119	3661 EVERGREEN WAY	46077	2023/02/07
U2023-64	Rachel Vining	Rachel & Aaron Vining	Res Finish Permit	Hampshire	261	8137 CARNEGIE LANE	46077	2023/02/21



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2023

Activity Report Printed 2023/03/07 12:59 PM

	Commercial/Industrial						Residential										Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	2	0	1	4	0	4	15	6	4	2	3	0	7	4	0	52	1	13	337	449	28	25
February	0	0	1	5	0	7	11	9	8	5	6	0	16	15	0	83	0	21	361	509	16	23
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	2	0	2	9	0	11	26	15	12	7	9	0	23	19	0	135	1	34	698	958	44	48



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Residential Fees	January	February											YTD
New Home Residential ILP Fees	\$25,169	\$15,276											\$40,445
All Other Residential ILP Fees	\$10,199	\$16,601											\$26,800
Residential Inspection Fees (Fees Due)	\$5,475	\$6,900											\$12,375
New Home Residential Road Impact Fees	\$14,126	\$11,099											\$25,225
New Home Residential Park Impact Fees	\$28,630	\$22,495											\$51,125
Sanitary Sewer Fees	\$52,325	\$80,500											\$132,825
Total Residential ILP, Inspection, Impact, Sewer	\$130,449	\$145,971											\$276,420
New Commercial Start ILP Fees	\$3,828	\$0											\$3,828
All Other Commercial ILPs	\$672	\$3,062											\$3,734
Commercial Inspection Fees(Fees due)	\$150	\$600											\$750
Commercial Road Impact Fees	\$11,342	\$0											\$11,342
Commercial Sanitary Sewer Fees	\$26,145	\$0											\$26,145
Total Commercial ILP, Inspection Impact Sewer	\$41,987	\$3,062											\$45,049
Combined Residential and Commercial Sewer	\$78,470	\$80,500											\$158,970
Combined Residential and Commercial Impact	\$54,098	\$33,594											\$87,692
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$172,436	\$149,033											\$321,469
Petition Filing Fees	January	February											YTD
Plan Commission													
Primary Plat Approval	\$0	\$0											\$0
Secondary Plat Approval	\$0	\$0											\$0
Re-Plat Approval	\$0	\$0											\$0
Minor Plat Approval	\$0	\$0											\$0
Zone Map Amendment	\$0	\$9,742											\$9,742
Subdivision Waiver	\$0	\$0											\$0
Development Plan	\$0	\$0											\$0
Development Plan Amendment	\$0	\$0											\$0
Ordinance Amendment	\$0	\$0											\$0
Board of Zoning Appeals													
Variance of Use	\$1,200	\$0											\$1,200
Variance of Dev Standards	\$1,425	\$1,125											\$2,550
Special Exception	\$0	\$0											\$0
TOTAL FILING FEES Plan Commission and	\$2,625	\$10,867											\$13,492
Permit Overview	January	February											YTD
New Home ILP	15	11											26
New Home Construction Cost	\$19,117,019	\$10,680,000											\$29,797,019
All Other Residential ILP	26	59											85
New Commercial Start ILP	2	0											2
All Other Commercial ILP	9	13											22
Total Permit Per Month	52	83											135
Petition Filing Quantities	January	February											YTD
Plan Commission													
Primary Plat Approval													
Secondary Plat Approval													
Re-Plat Approval	¹ Creekside Corporat												
Minor Plat Approval													
Zone Map Amendment	¹ Ophthalmology Prac	² Wild Air Planned U Froymovich Rezonin											
Subdivision Waiver													
Development Plan	² Rahal Performance Rahal Performance												
Development Plan Amendment		See Files											
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ Culver's Restaurant												
Variance of Dev Standards	See Files	See Files											
Special Exception													
TOTAL FILINGS Plan Commission and BZA	8	8											16
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$2,350	\$1,225											\$3,575
TOTAL REVENUE :(ILPs, Inspections,Petition Filing Fees)	\$50,743	\$64,173											\$114,916
TOTAL REVENUE :(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$183,311	\$178,267											\$361,578



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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
U2023-134	February	28	\$159,000	\$0	\$0	\$0	\$0	Worthington Design &	Andrew & Christina	Res Remodel	Austin Oaks	245	4107 OAKLEAF	46077
R2023-132	February	28	\$0	\$0	\$0	\$0	\$0	Sherry & Tony Mitchell	106 136 West Carmel Drive	Res Finish Permit			7085 S 200 EAST	46052
U2023-129	February	28	\$975,000	\$1,521	\$0	\$2,045	\$1,009	Homes By CM Watson	Brian & ClaireTominov	Res New	Ansley Park	8	11733 ANSLEY	46077
U2023-127	February	28	\$40,000	\$100	\$0	\$0	\$0	Salsbery Brothers	Paige & Jeffrey Pitcock	Res Add	Hampshire	80	4864 DENTON	46077
R2023-126	February	28	\$57,000	\$356	\$0	\$0	\$0	David & Laura Gangstad	106 136 West Carmel Drive	Res Add			8250 W 96TH	46077
U2023-125	February	28	\$8,000	\$100	\$0	\$0	\$0	Knight-N-Day	Suresh & Savita Kumar	Res Add Deck	Hampshire	115	4530 KETTERING	46077
U2023-124	February	27	\$0	\$0	\$0	\$0	\$0	American Sunspace	Dona & James Finley	Res Finish Permit	Old Dominion	23	1523 NORFOLK	46077
19U2023-120	February	24	\$150,000	\$410	\$0	\$0	\$0	Indy Grills and Outdoor Living	John & Martha Conlee	Res Add			2970 SOUTH	46077
R2023-118	February	22	\$0	\$0	\$0	\$0	\$0	Artisan Outdoor	Andrew & Amy Smithka	Res Finish Permit	Stonegate	48	7671 ST LAWRENCE	46077
R2023-117	February	22	\$66,320	\$0	\$0	\$0	\$0	Blue Line Construction	Jason & Lauren	Res Remodel	Stonegate	318	6530 REGENTS	46077
U2023-116	February	22	\$6,000	\$225	\$0	\$0	\$0	Country Garden	Bradley Morris & Laurie Henry	Res Add	Pemberton	26	8035 TOTTON	46077
13U2023-111	February	21	\$40,000	\$538	\$0	\$0	\$0	Phoenix Remodeling	Angelia & Samuel Calibo	Res Remodel	HIDDEN PINES	112	3861 EVERGREEN	46077
R2023-104	February	21	\$1,300,000	\$1,128	\$4,025	\$2,045	\$1,009	Scott Campbell Custom Homes	Tara & Curt Johnson	Res New	THE CLUB AT HOLLIDAY	C27	3780 DARTMOOR	46077
U2023-103	February	16	\$1,950,000	\$1,539	\$4,025	\$2,045	\$1,009	Wedgewood Building	Tyler & Cassidy Duffy	Res New	Pemberton	19	8150 MELBOURNE	46077
R2023-102	February	16	\$369,000	\$1,294	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	14	5407 PEMBRIDGE	46077
R2023-95	February	15	\$1,575,000	\$1,467	\$4,025	\$2,045	\$1,009	Wedgewood Building Co	Wedgewood Building Co	Res New	THE CLUB AT HOLLIDAY	L15	4292 HAMILTON	46077
R2023-94	February	15	\$393,000	\$1,290	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	13	5391 PEMBRIDGE	46077
R2023-93	February	14	\$1,625,000	\$1,276	\$0	\$0	\$0	Becknell Services, LLC	Zionsville IN Land Becknell	Comm Tenant Finish	267 Industrial Park	4 Suite A Chadwell	5433 S SR 267	46052



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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
U2023-91	February	14	\$0	\$125	\$0	\$0	\$0	Land Development &	Jeffrey Bray	Res Finish Permit	Inglenook of Zionsville	31	10460 LOWER	46077
13U2023-90	February	14	\$0	\$100	\$0	\$0	\$0	Kathleen Gannon	Kevin & Kathleen Wise	Res Finish Permit	The Willows	16	11503 WILDLIFE	46077
R2023-89	February	14	\$0	\$125	\$0	\$0	\$0	Cary Parker	Cary & Tami Parker	Res Finish Permit			345 S 775 East	46077
R2023-87	February	14	\$0	\$125	\$0	\$0	\$0	Country Garden	John & Jennifer Botkin	Res Finish Permit	Old Hunt Club	20	6793 OLD HUNT CLUB	46077
R2023-86	February	14	\$14,000	\$487	\$0	\$0	\$0	Grande & Grande Inc	Ryan & Elizabeth	Res Remodel	Blackstone	51	7472 INDEPENDENCE	46077
19U2023-85	February	14	\$8,000	\$410	\$0	\$0	\$0	Grande & Grande Inc	Mario Morris	Res Remodel	Vonterra	4	10308 LEMBERGER	46077
U2023-84	February	14	\$2,500,000	\$1,750	\$4,025	\$2,045	\$1,009	Duke Homes	Renee Legault	Res New	OLDFIELD	32	6743 Wellington	46077
R2023-80	February	13	\$100,000	\$410	\$0	\$0	\$0	Nested Spaces	Andrew & Rebecca	Res Remodel	Spring Hill	20	660 SPRING	46077
U2023-78	February	13	\$0	\$0	\$0	\$0	\$0	Jon & Sarah Sampson	Jon & Sarah Sampson	Res Finish Permit	Clifden Pond	27	14 STONE WALL LANE	46077
U2023-76	February	10	\$120,000	\$0	\$0	\$0	\$0	Cutting Edge Builders	John & Audrey Causa	Res Add			4950 S US 421	46077
R2023-75	February	10	\$20,000	\$253	\$0	\$0	\$0	Fischer Homes	Grand Communities	Res Add	Chelsea Park	25	11521 LANGTON	46077
R2023-74	February	10	\$275,000	\$1,057	\$4,025	\$2,045	\$1,009	Fischer Homes	Grand Communities	Res New	Chelsea Park	25	11521 LANGTON	46077
U2023-73	February	10	\$150,000	\$410	\$0	\$0	\$0	Justin Mohler	Justin & Chelsea	Res Remodel	Sugarbush Hill	83	675 MORNINGSIDE	46077
13U2023-71	February	9	\$45,000	\$443	\$0	\$0	\$0	Michael Soller	Michael Soller	Res Remodel	HIDDEN PINES	53	3615 SUGAR	46077
R2023-65	February	7	\$17,692	\$301	\$0	\$0	\$0	Blitz Builders	Jennifer Pickett	Res Add			9355 E 180 South	46077
U2023-64	February	7	\$0	\$125	\$0	\$0	\$0	Rachel Vining	Rachel & Aaron Vining	Res Finish Permit	Hampshire	261	8137 CARNEGIE	46077
R2023-63	February	7	\$0	\$125	\$0	\$0	\$0	Homes by Design	Peter & Lauren Sallay	Res Finish Permit	THE CLUB AT HOLLIDAY	F29	10591 PETE DYE RIDGE	46077
R2023-62	February	7	\$461,000	\$1,464	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	9	5388 PEMBRIDGE	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
R2023-59	February	6	\$464,000	\$1,485	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	6	5440 PEMBRIDGE	46077
R2023-54	February	1	\$418,000	\$1,281	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	15	5419 PEMBRIDGE	46077



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, February 1, 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 are scheduled for consideration:

I. Pledge of Allegiance

II. Attendance **3 of 5 members attended. (IN-PERSON: C. Lake, A. Pickell, L. Jones ABSENT: S. Mundy, K. Postlethwait)**

III. Approval of the January 4, 2023, Minutes **3 in Favor, 0 Opposed**

IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2022-71-DSV	M. Lohmeyer	880 Starkey Road Zionsville, IN 46077	Petitioner is requesting a continuance to the March 1, 2023, BZA Meeting due to a scheduling conflict. 3 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a detached garage in which: 1) Deviates from the side yard setbacks 2) Deviates from the rear yard setback in the Urban Open Land Zoning District (O-1).

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2022-66-DSV	C. Barnes	4757 Madras 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 an outdoor patio and amenities which exceeds the allowable lot coverage in the Urban Single-Family Residential Zoning District (R-SF-2).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2022-70-DSV	TriPhase - RLL	10960 Bennett Parkway 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 an incidental directional sign in which: 1) The square footage exceeds the maximum allowed 2) Deviates from the side yard setback 3) The height exceeds the maximum allowed in the Urban Office/Research/Technology Industrial Zoning District (I-ORT).
2022-72-DSV	T. Brauer	4071 & 4073 Wild Wood 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 permit two (2) lots exceeding the maximum Lot Width to Depth Ratio of 3:1 in the Rural Single-Family and Two-Family Residential Zoning District (R-2).

VII. Other Matters to be considered:

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



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION RESULTS

Tuesday, February 21, 2023

6:30 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 December Monthly Report (Informational Only – no action required)
- IV. Approval of the January 17, 2023, Regular Meeting Minutes: Approved with no changes.
- V. Continuance or Withdrawal Requests

Docket Number	Petitioner / Project Name	Address of Project	Item to be Considered
2023-01-Z	Block A, LLC (transferred from Ophthalmology Practice) / Rezoning	11695 E 550 South, Zionsville	Petitioner requested a Continuance to the March 20, 2023, Meeting. Continuance was granted. 7 in Favor 0 Opposed Petition for the Rezoning of 1.288+/- acres from the R-SF-2 Zoning District to the Urban Neighborhood Business (B-1) District, also being in the Michigan Road Overlay.

VI. Continued Business

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	Conditionally Approved with Commitments as presented & filed w/exhibits & per staff report. 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) with four (4) requested Waivers of the Subdivision Control Ordinance.

2022-54-DP	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	Conditionally Approved with Commitments as presented & filed w/exhibits & per staff report. 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) with proposed Waivers of the Subdivision Control Ordinance.
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	Approved as presented & filed w/exhibits & per staff report. 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).

VII. New Business

Docket Number	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-61-RP	4071 & 4073 Wild Wood Court	4071 & 4073 Wild Wood Court, Zionsville	Approved as presented & filed w/exhibits & per staff report. 7 in Favor 0 Opposed Petition for Approval of a Replat of Lots 49 and 50 in the Willow Ridge Subdivision to relocate the shared lot line between the two lots, being in the Rural Single and Two-family Residential (R-2) District.
2023-02-RP	Creekside Corporate Park - Lots 10 and 11	10814 and 10850 Creek Way, Zionsville	Conditionally Approved as presented & filed w/exhibits & per staff report. 7 in Favor 0 Opposed Petition for Approval of a Replat of Creekside Lots 10 and 11 to relocate the shared lot line between the two Lots, being zoned Planned Unit Development (Creekside PUD).
2023-03-DP	Rahal Performance Building – Number One	10850 Creek Way, Zionsville	Conditionally Approved as presented & filed w/exhibits, per staff report, and with approval of the Building Elevations by Subcommittee. 7 in Favor 0 Opposed Petition for Development Plan Approval a 104,568 SF commercial building on Lot 10 being zoned Planned Unit Development (Creekside PUD).

2023-04-DP	Rahal Performance Building – Number Two	10814 Creek Way, Zionsville	Conditionally Approved as presented & filed w/exhibits, per staff report, and with approval of the Building Elevations by Subcommittee. 7 in Favor 0 Opposed Petition for Development Plan Approval a 25,635 SF commercial building on Lot 11 being zoned Planned Unit Development (Creekside PUD).
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VIII. Other Matters considered

Docket Number	Name	Address of Project	Item to be Considered
ACT 2023-011	267 Industrial Park - Building 4	5433 S. State Road 32, Lebanon	Acknowledged by Plan Commission. Minor DPA: Notification from Staff of Amendments to the previously approved DP (Docket #2021-33-DP).
Plan Commission Rules of Procedure			Adopted as presented & filed w/exhibits & per staff report. 7 in Favor 0 Opposed Amendments to Plan Commission Rules of Procedure

Respectfully Submitted: Mike Dale

Director - Department of Community & Economic Development
Town of Zionsville