



Town Of Zionsville

Planning and Building Combined Permit Activity

November 2024

Total permits issued for the month of November: 71

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Permit Activity Breakdown

Commercial Permits	November 2024	November 2023	YTD 2024	YTD 2023	YTD Diff
New	2	0	34	18	16
Interior Remodel	2	3	18	30	-12
Addition	0	1	10	5	5
Sign	4	0	67	54	13
Electric	0	2	25	17	8
Other	3	4	56	50	6
Sewer	0	0	2	2	0
Commercial Totals	11	10	212	176	36
Residential Permits					
Single Family	20	13	234	147	87
Addition	13	13	148	176	-28
Remodel	6	8	79	106	-27
Electric	3	6	51	64	-13
Pool/Spa	3	1	52	62	-10
Demolition	1	0	16	15	1
Other	11	14	264	251	13
Sewer/Repairs	3	5	38	68	-30
Residential Totals	60	60	882	889	-7
Combined Totals	71	70	1094	1065	29

Building/Site Inspections: 488 Number Of Inspections: 686

Certificates Of Occupancy Issued: 64

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: 0

Number of Investigations closed this month: 12

Total number of zoning code violations to date: 16



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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
R2024-1024	November	1	\$550,000	\$1,165	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	14	9128 BRYCE CIRCLE	46077
U2024-1025	November	1	\$600	\$155	\$0	\$0	\$0	Indy's Pro Graphix	South Main Holdings LLC	Comm Sign			640 S Main Street	46077
U2024-1026	November	1	\$600	\$155	\$0	\$0	\$0	Indy's Pro Graphix	South Main Holdings LLC	Comm Sign			640 S Main Street	46077
R2024-1027	November	1	\$17,362	\$75	\$0	\$0	\$0	Universal Roofing	Linda Gray	Res Reroof	Russell Lake		667 RUSSELL	46077
U2024-1028	November	4	\$1,600,000	\$1,563	\$4,025	\$2,045	\$2,625	Viewegh Crafted Homes	Brian & Candelaria	Res New	PEMBERTON	52	8068 ABINGTON	46077
23U2024-1029	November	4	\$1,258,805	\$1,336	\$4,025	\$2,045	\$2,625	Old Town Design Group	Trenton & Debbie Torrance	Res New	THE CLUB AT HOLLIDAY	N24	4405 HAMILTON	46077
U2024-1030	November	4	\$45,000	\$200	\$0	\$0	\$0	BPI Outdoor Living	Edmund & Carol Abel	Res Add Deck	Isenhour Hills	5	480 ISENHOUR	46077
13U2024-1031	November	4	\$27,495	\$75	\$0	\$0	\$0	Bone Dry Roofing	Minghai Shao & Shuhong Zhang	Res Reroof	Willow Glen	4	3223 CIMMARON	46077
R2024-1032	November	4	\$0	\$0	\$0	\$0	\$0	STONEGAIT FARMS LLC	John Weaver	Mass Grading	Homestead		SWC E 500 South & S	46077
13U2024-1033	November	4	\$300,000	\$389	\$0	\$0	\$0	Start to Finish, Inc	Michael Stuart Morton & Amy	Res Add Pool	IRISHMAN'S RUN	48	9316 IRISHMANS	46077
23U2024-1034	November	6	\$1,007,350	\$1,329	\$4,025	\$2,045	\$2,625	Old Town Design Group	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	N13	4265 HAMILTON	46077
R2024-1035	November	6	\$550,000	\$1,101	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	36	9136 YELLOWSTONE	46077
13U2024-1036	November	6	\$18,075	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Brian & Jennifer Yerkes	Res Other	Austin Oaks	27	3261 AUTUMN	46077
U2024-1037	November	6	\$19,800	\$75	\$0	\$0	\$0	Bone Dry Roofing	Phillip & Jessica Hawley	Res Reroof	Spring Knoll	28	9670 BELLFLOWER	46077
U2024-1038	November	6	\$6,000	\$410	\$0	\$0	\$0	Burkhard Construction	Christine Price	Res Remodel	Olde Dominion	28	1528 NORFOLK	46077
R2024-1039	November	6	\$680,000	\$853	\$0	\$0	\$108,000	Becknell Services, LLC	Zionsville Indiana Land	Comm Remodel	267 Industrial Park	Suite 150 Lot 3	5301 S SR 267	46052
23U2024-1040	November	6	\$3,044,072	\$1,846	\$4,025	\$2,045	\$2,625	Scott Bates Builders, Inc	Sonal Majmundar	Res New	THE CLUB AT HOLLIDAY	R28	10495 HOLLIDAY	46077
R2024-1041	November	6	\$141,000	\$475	\$0	\$0	\$0	Pools of Fun	Jordan Coffey	Res Add Pool			1605 S 825 East	46077



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U2024-1042	November	7	\$27,651	\$75	\$0	\$0	\$0	Bone Dry Roofing	F L & F V Ridding	Res Reroof	Coventry Ridge	117	11349 CLARKSTON	46077
U2024-1043	November	7	\$74,040	\$410	\$0	\$0	\$0	Worthington Design &	Aileen Ilaria	Res Remodel	Thornhill	98	1745 CONTINENTAL	46077
R2024-1044	November	7	\$4,700	\$410	\$0	\$0	\$0	Stacy Johnson	Stacy & Audrey Johnson	Res Remodel	STONEGATE	211	7648 CARRIAGE	46077
13U2024-1045	November	7	\$200,000	\$290	\$0	\$0	\$0	New Generation Homes LLC	Martin Sweet	Res Add			3863 WILLOW	46077
13U2024-1046	November	7	\$52,670	\$410	\$0	\$0	\$0	Majestic Construction	Shantanu & Rucha Phadnis	Res Remodel	The Willows	87	11550 WEEPING	46077
R2024-1047	November	7	\$10,000	\$100	\$0	\$0	\$0	Jay Weddle	Jay & Alexandra Weddle	Res Add	Fox Run	36	2851 WOLVERINE	46077
U2024-1048	November	7	\$0	\$75	\$0	\$0	\$0	Phillip & Etelka Froymovich	Phillip & Etelka Froymovich	Res Finish Permit			970 STARKEY	46077
U2024-1049	November	7	\$71,000	\$410	\$0	\$0	\$0	Champion Window	Nicole & Colin Krupchak	Res Add	Raintree	105	205 SPRING DRIVE	46077
U2024-1050	November	7	\$50,000	\$410	\$0	\$0	\$0	Mike Mckinley	Neal & Taylor Yandell	Res Add	PRESERVE AT SPRING KNOLL	237	8865 PIN OAK DRIVE	46077
R2024-1051	November	8	\$400,000	\$498	\$0	\$0	\$0	Brad Hill Custom Builder	Patrick & Kaitlyn Brewer	Res Add			809 EAGLEWOOD	46077
23U2024-1052	November	8	\$1,000,000	\$1,491	\$4,025	\$2,045	\$2,625	Homes by Nest	Justin & Carolyn Leiberling	Res New	THE CLUB AT HOLLIDAY	S14	3644 CHERWELL	46077
R2024-1053	November	8	\$8,000	\$249	\$0	\$0	\$0	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown	46077
13U2024-1054	November	8	\$4,500,000	\$4,258	\$0	\$0	\$182,598	Mattcon General Construction Inc	HARRIS FLP	Comm New	Appaloosa Crossing	J Shell for Strip Mall	3295 S US 421	46077
R2024-1055	November	12	\$0	\$0	\$4,025	\$0	\$0	Brad Hill Custom Builder	Patrick & Kaitlyn Brewer	Res Sewer			809 EAGLEWOOD	46077
23U2024-1056	November	12	\$516,000	\$1,161	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	103	8397 LEANDER	46077
R2024-1057	November	12	\$0	\$0	\$0	\$0	\$0	Reynolds Electric LLC	Derrick & Marissa DiNucci	Res Electric			8919 E 300 South	46077
U2024-1058	November	12	\$300,000	\$687	\$0	\$0	\$0	Compendium Group LLC	Compendium Group LLC	Res Remodel	Colony Woods	182	1040 MAXWELL	46077
23U2024-1059	November	12	\$0	\$0	\$0	\$0	\$0	Homes by Design	John & Alicia Weyreter	Res Finish Permit	THE CLUB AT HOLLIDAY	R32	10460 SOMERFORD	46077



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R2024-1060	November	13	\$0	\$495	\$0	\$0	\$0	Union Woodlands	Union Woodlands	Mass Grading	Union Woodlands		11589 E 200 South	46077
U2024-1061	November	13	\$5,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Kyle & Rebecca Applegate	Res Reroof	Thornhill	21	1940 MULSANNE	46077
R2024-1062	November	14	\$200,000	\$452	\$0	\$0	\$0	PJE Lawn Care & Landscaping	David & Kristen Myer	Res Add Pool	Stonegate	10	6125 STONEGATE	46077
R2024-1063	November	14	\$45,000	\$247	\$0	\$0	\$0	PJE Lawn Care & Landscaping	David & Kristen Myer	Res Other	Stonegate	11	6125 STONEGATE	46077
R2024-1064	November	14	\$0	\$0	\$0	\$0	\$0	St James Development	RURAL PARTNERS	Res Finish Permit			8182 HUNT CLUB ROAD	46077
23U2024-1065	November	14	\$517,000	\$1,136	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	73	8417 MORGAN	46077
U2024-1066	November	14	\$0	\$150	\$0	\$0	\$0	Randy Shaffer	Little House in the Village LLC	Res Demo	Crosses 4th Addition	91, 92	75 N 4TH STREET	46077
23U2024-1067	November	14	\$530,000	\$1,178	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	89	8376 GOODWIN	46077
23U2024-1068	November	15	\$517,000	\$1,172	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	90	8354 GOODWIN	46077
R2024-1069	November	15	\$0	\$75	\$0	\$0	\$0	Bankert Boys Unlimited	Bankert Properties LLC	Res Electric			646 KAREN DRIVE	46077
23U2024-1070	November	15	\$523,000	\$1,164	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	72	8433 MORGAN	46077
23U2024-1071	November	18	\$649,000	\$1,346	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	104	8413 LEANDER	46077
U2024-1072	November	18	\$0	\$75	\$0	\$0	\$0	Electric Express	Phil Bulfer	Res Electric	Village Walk	126	25 VILLAGE WALK	46077
R2024-1073	November	18	\$62,451	\$445	\$0	\$0	\$0	MBC Pole Barns	JORDIN & SHAUN	Res Add	J Marshall Minor	2	6325 S CR 275 East	46052
23U2024-1074	November	18	\$1,925,000	\$1,480	\$4,025	\$2,045	\$2,625	Wedgewood Building	Scott & Elizabeth Farrar	Res New	THE CLUB AT HOLLIDAY	L16	4302 HAMILTON	46077
U2024-1075	November	18	\$957,600	\$0	\$0	\$0	\$0	Burnham Nationwide	PITTMAN INVESTORS	Comm Tenant Finish	The Farm	Building 7 Shake	11585 Sylo Crossing	46077
19U2024-1076	November	19	\$20,987	\$200	\$0	\$0	\$0	Platinum Deck & Patio	James DeMorest	Res Add Deck	THE ENCLAVE	107	6811 WOODHAVEN	46077
R2024-1077	November	19	\$100,000	\$618	\$0	\$0	\$0	Promontory of Zionsville, LLC	Promontory of Zionsville, LLC	Comm New	Promontory	Common Area C	9751 E 200 North	46077



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U2024-1078	November	19	\$0	\$100	\$0	\$0	\$0	Mr Quik	Gerald Wright	Res Sewer	Carters Addition	8	165 N 9TH STREET	46077
U2024-1079	November	20	\$3,000	\$184	\$0	\$0	\$0	A Sign By Design	Zionsville OMS Partners	Comm Sign	Eagle Village	3, 4	12036 N Michigan	46077
23U2024-1080	November	20	\$3,206,000	\$1,754	\$4,025	\$2,045	\$2,625	Homes by Design	Vishal & Priti Mahajan	Res New	THE CLUB AT HOLLIDAY	Q20	4360 ELMSCOTT	46077
U2024-1081	November	21	\$11,000	\$410	\$0	\$0	\$0	R&G Construction	Stephen & Diane Michael	Res Add	Village Walk	99	1432 WATERFORD	46077
U2024-1082	November	21	\$900,000	\$1,524	\$0	\$2,045	\$2,625	Westwood Properties, LLC	Ashley J Meuer	Res New	Ansley Park	10	11695 ANSLEY	46077
U2024-1083	November	21	\$15,000	\$100	\$0	\$0	\$0	Zed & Courtney Hott	Zed & Courtney Hott	Res Add Deck	Ansley Park	5	11700 ANSLEY	46077
R2024-1084	November	21	\$830,000	\$1,268	\$0	\$2,045	\$2,625	Schafer Real Estate LLC	Daniel & Christine	Res New	SCHAFER CR 500 S MINOR	2	7660 E 500 South	46077
23U2024-1085	November	21	\$1,500,000	\$0	\$0	\$0	\$0	Executive Homes	Executive Homes	Res New	THE CLUB AT HOLLIDAY	V4	10850 DARTMOOR	46077
R2024-1086	November	26	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	18	9158 BRYCE CIRCLE	46077
U2024-1087	November	26	\$75,000	\$0	\$0	\$0	\$0	BKG Properties	Rachelle & Clark Snyder	Res Add	Colony Woods	84	40 BLACKSTONE	46077
U2024-1088	November	27	\$0	\$0	\$4,025	\$0	\$0	317 Plumber	Ronald & Janet Selby	Res Sewer	Colonial Heights	4	10901 MARQUETTE	46077
19U2024-1089	November	27	\$75,000	\$410	\$0	\$0	\$0	Indy Grills	Corey & Ashley Kist	Res Add	Fieldstone	73	2517 BOYLSTON	46077
R2024-1090	November	27	\$0	\$0	\$0	\$0	\$0	Byrne & Jones Construction	Zionsville Youth Soccer Assoc	Mass Grading			5616 S 700 East	46077
U2024-1091	November	27	\$45,000	\$549	\$0	\$0	\$0	Brandon Gillen	Brandon & Amy Gillen	Res Remodel	Hampshire	123	4692 KETTERING	46077
R2024-1092	November	27	\$460,000	\$611	\$0	\$0	\$0	Worthington Design	Kyle & Nicole Frick	Res Add	DEROSSI ESTATES	12	5441 S 875 East	46077
23U2024-1093	November	27	\$1,895,000	\$1,509	\$4,025	\$2,045	\$2,625	Wedgewood Building	Gerald Eakle	Res New	THE CLUB AT HOLLIDAY	L22	4400 HAMILTON	46077
R2024-1094	November	27	\$56,137	\$0	\$0	\$0	\$0	Bone Dry Roofing	Bradley & Lindsay	Res Reroof			7702 S 775 East	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2013-41	Fischer Homes	Fischer Homes	New Res	The Willows	160	11517 Willow Bend Drive	46077	2024/11/26
R2023-406	Vishal Talwar	Puja & Vishal Talwar	Res Remodel	THE CLUB AT HOLLIDAY	F1	10982 PETE DYE RIDGE	46077	2024/11/26
R2023-451	Modish Pools, LLC	Brian & LeiLani Mullis	Res Other	THE CLUB AT HOLLIDAY	R21 SPA	10384 HOLLIDAY FARMS BLVD	46077	2024/11/06
13U2023-458	Chris Musbach	Christopher & Karrie Musbach	Res Add Deck	The Willows	134	11569 BENT TREE COURT	46077	2024/11/18
R2023-568	Dunn Contracting LLC	Jeanette Lee	Res New			3875 E 750 SOUTH	46052	2024/11/01
R2023-733	Sigma Builders, LLC	Donald & Rebecca Kimble	Res New	Promontory	B14	9535 WINDY HILLS DRIVE	46077	2024/11/07
13U2023-749	Acculevel	Michael & Amy Morton	Res Other	IRISHMAN'S RUN	48	9316 IRISHMANS RUN LANE	46077	2024/11/01
U2023-760	Dillon Construction - Audie Tarpley	RFPDI LLC	Comm New	Creekside Corporate Park	10 & 11	10814 CREEK WAY	46077	2024/11/26
R2023-819	Browning Construction	PLD/Browning Venture LLC	Comm New	Park 267	Park 267 Subaru	5190 S SR 267	46052	2024/11/04
U2023-855	Tenpenny Houseworks Inc	Kyle & Johanna Riddle	Res Add			4745 S 975 EAST	46077	2024/11/12
U2023-916	The Smart Pergola	Bradley K Smith	Res Other	Cobblestone Lakes	70	9174 WHISPER BAY CIRCLE	46077	2024/11/07
R2023-919	Modish Pools, LLC	Old Town Design Group	Res Add Pool	Promontory	A8	9760 WINDY HILLS DRIVE	46077	2024/11/19
R2023-974	Kent Shaffer	Tucker & Sier Barnhart	Res New	THE CLUB AT HOLLIDAY	F30	10611 PETE DYE RIDGE	46077	2024/11/06
R2023-995	Paul Deinlein	Paul Deinlein	Res Add	Lake View Addition	3	641 KAREN DRIVE	46077	2024/11/07
R2023-999	Mike Vanderpool	Michael & Lisa Vanderpool	Res Add	SARATOGA	21	4020 SNAFFLE BIT ROAD	46052	2024/11/14
U2023-1000	Alderson Commercial Group	MDC Coastal 6 LLC	Comm Add	Ripberger Business Park	1 security building	10301 BENNETT PKWY EXTENSION	46077	2024/11/06



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U2023-1031	Wedgewood Building Company	Joe & Cindy Fox	Res Other	Pemberton	47	8123 EASTON LANE	46077	2024/11/08
U2023-1034	AR Homes	John & Debra Hinshaw	Res New			11912 E 500 South	46077	2024/11/22
U2023-1055	Williams Comfort Air	Christopher & Mae Haviland	Res Sewer	Spring Knoll	131	9126 IRIS LANE	46077	2024/11/07
U2023-1058	AR Homes	John & Debra Hinshaw	Res Add			11912 E 500 South	46077	2024/11/22
U2023-1109	Sullivan and Fortner Roofing LLC	ELLIOTTS WAY LLC	Comm Reroof			10 & 20 N Main Street	46077	2024/11/07
R2023-1110	BPI Outdoor Living	James & Allyson Sloan	Res Other	Stonegate	263	6706 BEEKMAN PLACE WEST	46077	2024/11/08
U2023-1112	Jagadeeshwar Reddy Ayyalur	Jagadeeshwar Reddy Ayyalur	Res Other	Hampshire	265	8241 CARNEGIE LANE	46077	2024/11/04
U2023-1130	Mitch Young Construction Inc	Jeffrey & Robin Sanders	Res Add	Coventry Ridge	47	11214 BRENTWOOD AVENUE	46077	2024/11/15
U2024-39	New Generation Homes LLC	Peter Lachmann	Res Add	Bloor Woods	23	720 BLOOR LANE	46077	2024/11/06
U2024-42	Executive Homes Construction Inc	Executive Homes Construction Inc	Res New	Pemberton	57	5035 ABINGTON WAY	46077	2024/11/20
U2024-93	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	4	9735 Hoosier Village Drive	46077	2024/11/12
R2024-218	Pools by Cory	Jeffrey & April Wishek	Res Add Pool			7639 S 775 East	46077	2024/11/01
U2024-221	Gettum Assoc	Kyler Wilson	Res Remodel	Brittany Chase	85	4170 HUNTSMAN DRIVE	46077	2024/11/13
R2024-272	Christman Bros Builders, LLC	James & Amie Longest	Res Add			8617 W OAK STREET	46077	2024/11/21
23U2024-326	McKenzie Pierrot Homes LLC	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	P5	4160 HARTSWICK COURT	46077	2024/11/21
R2024-368	Modish Pools, LLC	James & Emily Kissel	Res Add Pool	Promontory	A9	9730 WINDY HILLS DRIVE	46077	2024/11/19



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23U2024-383	Fischer Homes	Grand Communities LLC	Res New	Chelsea Park	26	11529 LANGTON WALK	46077	2024/11/12
23U2024-384	Fischer Homes	Grand Communities LLC	Res Add	Chelsea Park	26	11529 LANGTON WALK	46077	2024/11/12
U2024-385	Pools by Cory	Ryan & Abigail Scott	Res Add Pool	Spring Knoll	189	4253 SEDGE COURT	46077	2024/11/01
13U2024-389	Parrales Construction LLC	Pavan & Sowjanya Boga	Res Remodel	HIDDEN PINES	132	3746 EVERGREEN WAY	46077	2024/11/12
23U2024-450	Fischer Homes	Fischer Homes	Res New	Chelsea Park	27	11541 LANGTON WALK	46077	2024/11/15
23U2024-451	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	27	11541 LANGTON WALK	46077	2024/11/12
R2024-487	Fox Pools	Jonh & Shelly Hitch	Res Add Pool	Magnolia Branch Estates	1	6901 E SR 32	46077	2024/11/08
23U2024-496	Perma Pools	John Murphy	Res Add Pool	THE CLUB AT HOLLIDAY	K14	10935 LOCHFELD DRIVE	46077	2024/11/15
13U2024-568	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL 1001-1005	3274 HAFLINGER DRIVE	46077	2024/11/14
13U2024-569	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1001 Townhome	3274 HAFLINGER DRIVE	46077	2024/11/14
13U2024-570	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1002 Townhome	3272 HAFLINGER DRIVE	46077	2024/11/14
13U2024-571	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1003 Townhome	3270 HAFLINGER DRIVE	46077	2024/11/19
13U2024-572	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1004 Townhome	3268 HAFLINGER DRIVE	46077	2024/11/12
R2024-611	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	38	9124 YELLOWSTONE WAY	46077	2024/11/08
R2024-614	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	45	9181 BRYCE CIRCLE	46077	2024/11/12
R2024-619	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	12	9120 BRYCE CIRCLE	46077	2024/11/15



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
23U2024-643	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	Devonshire	86	8420 MORGAN LANE	46077	2024/11/06
R2024-644	BJS Painting	Irma & Ezequiel Hernandez	Res Add			828 EAGLEWOOD DRIVE	46077	2024/11/07
23U2024-657	Pulte Homes	Pulte Homes	Res New	Devonshire	61	3851 MORGAN LANE	46077	2024/11/19
23U2024-674	PJE Lawn Care & Landscaping LLC	Tucker & Sier Barnhart	Res Add Pool	THE CLUB AT HOLLIDAY	F30	10611 PETE DYE RIDGE	46077	2024/11/04
U2024-681	Spectrum Landscape	Bowen Vestey Trust	Res Other			4920 WILLOW ROAD	46077	2024/11/14
R2024-700	Lukas Long	Lukas Long	Res Other	Lake View	29	622 LAKE VIEW DRIVE	46077	2024/11/27
U2024-734	Aspen Outdoor Designs, Inc	Timothy & Patricia Brimmer	Res Add Deck	Oak Ridge	20	9985 HICKORY RIDGE DRIVE	46077	2024/11/12
U2024-735	FCC Development Corp	Zionsville OMS Partners	Comm Remodel	Eagle Village	4	12036 N MICHIGAN ROAD	46077	2024/11/14
R2024-808	Arete General Contracting LLC	Michael & Hannah McLean	Res Remodel	Countrywood	17	1108 INDIAN PIPE LANE	46077	2024/11/18
23U2024-835	Vishal Gupta	Vishal & Megha Gupta	Res Other	Devonshire	54	3858 PALMETTO CIRCLE	46077	2024/11/12
U2024-863	Aspen Outdoor Designs, Inc	Ryne & Stephanie Fanning	Res Add Deck	SUGARBUSH HILL SEC 3	76	682 MORNINGSIDE DRIVE	46077	2024/11/08
R2024-894	Absolute Renovations Group	Meng Zhao & Fei Dong	Res Remodel	Blackstone	47	6460 BLACKSTONE DRIVE	46077	2024/11/08
U2024-942	Michael Dilullo	BHI Senior Living, Inc	Comm Electric	Hoosier Village		9835 Hoosier Village Drive Common Area	46077	2024/11/08
23U2024-1001	Christopher Scott Inc	Jeremy Ciano	Res Finish Permit	THE CLUB AT HOLLIDAY	J4	3923 CLUB RIDGE ESTATES	46077	2024/11/12
U2024-1005	Indy Decorative Concrete	Troy & Marisa Willard	Res Other	ASHBURN	53	5439 PEACHTREE ROAD	46077	2024/11/20
R2024-1023	Adam Lark	Adam & Sarah Lark	Res Other	Royal Run	621	6553 YORKSHIRE CIRCLE	46077	2024/11/04



Town Of Zionsville

Planning and Building Permit Activity

Year: 2024

Activity Report

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	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	2	6	1	2	10	6	5	8	1	2	12	5	0	61	0	12	342	535	25	35
February	3	0	1	2	2	1	26	16	6	6	2	1	15	6	0	87	1	11	346	513	12	37
March	2	0	2	6	1	5	13	13	15	2	8	3	25	7	0	102	0	15	431	680	26	78
April	0	2	1	7	2	9	11	15	9	3	5	0	42	1	0	107	0	11	404	555	12	55
May	6	0	2	3	2	5	18	15	10	3	4	2	25	1	1	97	1	13	409	637	67	69
June	5	5	1	9	3	4	29	14	8	6	12	0	31	2	0	129	0	9	422	597	14	61
July	1	1	2	5	0	4	34	12	4	5	5	4	23	3	0	103	0	26	419	634	16	73
August	3	2	3	10	4	7	22	20	5	5	2	1	34	1	0	119	1	12	492	733	22	73
September	5	0	0	6	6	4	30	14	6	6	6	1	21	5	1	111	0	10	468	649	14	55
October	6	0	2	9	4	12	21	10	5	4	4	1	25	4	0	107	1	19	519	737	27	67
November	2	0	2	4	0	3	20	13	6	3	3	1	11	3	0	71	0	18	488	686	18	64
December																						
Totals	34	10	18	67	25	56	234	148	79	51	52	16	264	38	2	1094	4	156	4740	6956	253	667



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Town Of Zionsville

Advanced Structural Component Use

2024/11/01-2024/11/30

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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
23U2024-1093	November	27	\$1,895,000	\$0	\$0	\$0	\$0	Wedgewood Building	Gerald Eakle	Res New	THE CLUB AT HOLLIDAY	L22	4400 HAMILTON	46077
R2024-1092	November	27	\$460,000	\$0	\$0	\$0	\$0	Worthington Design	Kyle & Nicole Frick	Res Add	DEROSS ESTATES	12	5441 South 875 East	46077
U2024-1091	November	27	\$45,000	\$549	\$0	\$0	\$0	Brandon Gillen	Brandon & Amy Gillen	Res Remodel	Hampshire	123	4692 KETTERING	46077
19U2024-1089	November	27	\$75,000	\$410	\$0	\$0	\$0	Indy Grills	Corey & Ashley Kist	Res Add	Fieldstone	73	2517 BOYLSTON	46077
U2024-1087	November	26	\$75,000	\$0	\$0	\$0	\$0	BKG Properties	Rachelle & Clark Snyder	Res Add	Colony Woods	84	40 BLACKSTONE	46077
R2024-1086	November	26	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	18	9158 BRYCE	46077
23U2024-1085	November	21	\$1,500,000	\$0	\$0	\$0	\$0	Executive Homes	Executive Homes	Res New	THE CLUB AT HOLLIDAY	V4	10850 DARTMOOR	46077
R2024-1084	November	21	\$830,000	\$1,268	\$0	\$2,045	\$2,625	Schafer Real Estate LLC	Daniel & Christine	Res New	SCHAFER CR 500 S MINOR	2	7660 E 500 South	46077
U2024-1082	November	21	\$900,000	\$1,524	\$0	\$2,045	\$2,625	Westwood Properties, LLC	Ashley J Meuer	Res New	Ansley Park	10	11695 ANSLEY	46077
U2024-1081	November	21	\$11,000	\$410	\$0	\$0	\$0	R&G Construction	Stephen & Diane Michael	Res Add	Village Walk	99	1432 WATERFORD	46077
23U2024-1080	November	20	\$3,206,000	\$1,754	\$4,025	\$2,045	\$2,625	Homes by Design	Vishal & Priti Mahajan	Res New	THE CLUB AT HOLLIDAY	Q20	4360 ELMSCOTT	46077
R2024-1077	November	19	\$100,000	\$618	\$0	\$0	\$0	Promontory of Zionsville, LLC	Promontory of Zionsville, LLC	Comm New	Promontory	Common Area C	9751 East 200 North	46077
U2024-1075	November	18	\$957,600	\$0	\$0	\$0	\$0	Burnham Nationwide	PITTMAN INVESTORS	Comm Tenant Finish	The Farm	Building 7 Shake	11585 Sylo Crossing	46077
23U2024-1074	November	18	\$1,925,000	\$1,480	\$4,025	\$2,045	\$2,625	Wedgewood Building	Scott & Elizabeth	Res New	THE CLUB AT HOLLIDAY	L16	4302 HAMILTON	46077
R2024-1073	November	18	\$62,451	\$445	\$0	\$0	\$0	MBC Pole Barns	JORDIN & SHAUN	Res Add	J Marshall Minor	2	6325 S CR 275 East	46052
23U2024-1071	November	18	\$649,000	\$1,346	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	Devonshire	104	8413 LEANDER	46077
23U2024-1070	November	15	\$523,000	\$1,164	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	72	8433 MORGAN	46077
23U2024-1068	November	15	\$517,000	\$1,172	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	Devonshire	90	8354 GOODWIN	46077



Town Of Zionsville

Advanced Structural Component Use

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
23U2024-1067	November	14	\$530,000	\$1,178	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	89	8376 GOODWIN	46077
23U2024-1065	November	14	\$517,000	\$1,136	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	73	8417 MORGAN	46077
R2024-1064	November	14	\$0	\$0	\$0	\$0	\$0	St James Development	RURAL PARTNERS	Res Finish Permit			8182 HUNT CLUB	46077
R2024-1063	November	14	\$45,000	\$247	\$0	\$0	\$0	PJE Lawn Care & Landscaping	David & Kristen Myer	Res Other	Stonegate	11	6125 STONEGATE	46077
23U2024-1059	November	12	\$0	\$0	\$0	\$0	\$0	Homes by Design	John & Alicia Weyreter	Res Finish Permit	THE CLUB AT HOLLIDAY	R32	10460 SOMERFORD	46077
U2024-1058	November	12	\$300,000	\$687	\$0	\$0	\$0	Compendium Group LLC	Compendium Group LLC	Res Remodel	Colony Woods	182	1040 MAXWELL	46077
23U2024-1056	November	12	\$516,000	\$1,161	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	103	8397 LEANDER	46077
13U2024-1054	November	8	\$4,500,000	\$4,008	\$0	\$0	\$182,598	Mattcon General	HARRIS FLP	Comm New	Appaloosa Crossing	J Shell for Strip Mall	3295 S US 421	46077
23U2024-1052	November	8	\$1,000,000	\$1,491	\$4,025	\$2,045	\$2,625	Homes by Nest	Justin & Carolyn	Res New	THE CLUB AT HOLLIDAY	S14	3644 CHERWELL	46077
R2024-1051	November	8	\$400,000	\$498	\$0	\$0	\$0	Brad Hill Custom Builder	Patrick & Kaitlyn Brewer	Res Add			809 EAGLEWOOD	46077
U2024-1050	November	7	\$50,000	\$410	\$0	\$0	\$0	Mike Mckinley	Neal & Taylor Yandell	Res Add	PRESERVE AT SPRING	237	8865 PIN OAK DRIVE	46077
U2024-1049	November	7	\$71,000	\$410	\$0	\$0	\$0	Champion Window	Nicole & Colin Krupchak	Res Add	Raintree	105	205 SPRING	46077
U2024-1048	November	7	\$0	\$75	\$0	\$0	\$0	Phillip & Etelka Froymovich	Phillip & Etelka Froymovich	Res Finish Permit			970 STARKEY	46077
R2024-1047	November	7	\$10,000	\$100	\$0	\$0	\$0	Jay Weddle	Jay & Alexandra	Res Add	Fox Run	36	2851 WOLVERINE	46077
13U2024-1046	November	7	\$52,670	\$410	\$0	\$0	\$0	Majestic Construction	Shantanu & Rucha Phadnis	Res Remodel	The Willows	87	11550 WEEPING	46077
13U2024-1045	November	7	\$200,000	\$290	\$0	\$0	\$0	New Generation	Martin Sweet	Res Add			3863 WILLOW	46077
R2024-1044	November	7	\$4,700	\$410	\$0	\$0	\$0	Stacy Johnson	Stacy & Audrey Johnson	Res Remodel	STONEGATE	211	7648 CARRIAGE	46077
U2024-1043	November	7	\$74,040	\$410	\$0	\$0	\$0	Worthington Design &	Aileen Ilaria	Res Remodel	Thornhill	98	1745 CONTINENTAL	46077



Town Of Zionsville

Advanced Structural Component Use

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
23U2024-1040	November	6	\$3,044,072	\$1,846	\$4,025	\$2,045	\$2,625	Scott Bates Builders, Inc	Sonal Majmundar	Res New	THE CLUB AT HOLLIDAY	R28	10495 HOLLIDAY	46077
R2024-1039	November	6	\$680,000	\$853	\$0	\$0	\$108,000	Becknell Services, LLC	Zionsville Indiana Land	Comm Remodel	267 Industrial Park	Suite 150 Lot 3	5301 S SR 267	46052
U2024-1038	November	6	\$6,000	\$410	\$0	\$0	\$0	Burkhard Construction	Christine Price	Res Remodel	Olde Dominion	28	1528 NORFOLK	46077
R2024-1035	November	6	\$550,000	\$1,101	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	36	9136 YELLOWSTONE	46077
23U2024-1034	November	6	\$1,007,350	\$1,329	\$4,025	\$2,045	\$2,625	Old Town Design Group	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	N13	4265 HAMILTON	46077
23U2024-1029	November	4	\$1,258,805	\$1,336	\$4,025	\$2,045	\$2,625	Old Town Design Group	Trenton & Debbie	Res New	THE CLUB AT HOLLIDAY	N24	4405 HAMILTON	46077
U2024-1028	November	4	\$1,600,000	\$1,563	\$4,025	\$2,045	\$2,625	Viewegh Crafted Homes	Brian & Candelaria	Res New	PEMBERTON	52	8068 ABINGTON	46077
R2024-1024	November	1	\$550,000	\$1,165	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	14	9128 BRYCE	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, November 6, 2024

6:30 PM (Local Time)

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT THE
ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL
CHAMBERS).**

Members of the public shall have the right to attend Board of Zoning Appeals Public
Meetings

via the following forms of electronic communication:

Please click the following link to join the webinar:

[https://us02web.zoom.us/j/83237327620?
pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09](https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09)

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

+1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

The following items are scheduled for consideration:

- I. **Pledge Of Allegiance**
- II. **Attendance**
- III. **Approval Of Minutes**

1. Minutes From The October 2, 2024 Board Of Zoning Appeals Meeting: Approved (3 In Favor, 0 Opposed)

Documents:

[10.2.24 APPROVED BZA MINUTES.PDF](#)

IV. Continuance Or Withdrawal Requests

1. 2024-35-DSV: Withdraw Request Approved (3 In Favor, 0 Opposed)

Brant Hile	480 Isenhour Hills Drive, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.047 (C)(5) to exceed the maximum lot coverage in the Single-Family Residential (R-SF-2) zoning district.
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Documents:

[2024-35-DSV BRANT HILE - CONTINUANCE REQUEST.PDF](#)
[2024-35-DSV BRANT HILE - LETTER OF SUPPORT.PDF](#)
[2024-35-DSV BRANT HILE - STAFF REPORT AND EXHIBITS.PDF](#)
[2024-35-DSV BRANT HILE - INITIAL SUBMITTAL.PDF](#)
[2024-35-DSV BRANT HILE - PLAN REVIEW COMMENTS.PDF](#)
[2024-35-DSV BRANT HILE - PROJECT NARRATIVE \(RECEIVED 8.1.24\).PDF](#)
[2024-35-DSV BRANT HILE - SITE PLAN \(RECEIVED 8.1.24\).PDF](#)
[2024-35-DSV BRANT HILE - REQUEST TO WITHDRAW \(10.30.24\).PDF](#)

2. 2024-41-DSV: Continued To The December 4, 2024 Meeting. Approved (3 In Favor, 0 Opposed)

Casey Good	8662 E 200 South, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.082 to exceed the 3:1 lot depth-to-width ratio in the Rural Single and Two Family Residential (R-2) zoning district.
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Documents:

[2024-41-DSV CASEY GOOD - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 4 - PROPOSED PLAT.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 5 - PETITIONERS FINDINGS OF
FACT.PDF](#)
[2024-41-DSV CASEY GOOD - PROPOSED MINOR RESIDENTIAL
SUBDIVISION.PDF](#)
[2024-41-DSV CASEY GOOD - INITIAL FILING.PDF](#)

V. Continued Business

VI. New Business

1. 2024-44-DSV: Approved (3 In Favor, 0 Opposed)

Paul Kite	320 South Fourth Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.052 to reduce the side yard setback in the Urban Village Residential (R-V)
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zoning district.

Documents:

[2024-44-DSV PAUL KITE - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-44-DSV PAUL KITE - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-44-DSV PAUL KITE - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2024-44-DSV PAUL KITE - EXHIBIT 4 - SITE PLAN.PDF](#)
[2024-44-DSV PAUL KITE - EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2024-44-DSV PAUL KITE - INITIAL FILING.PDF](#)
[2024-44-DSV - EXECUTED FINDINGS OF FACT.PDF](#)
[2024-44-DSV - LETTER OF GRANT.PDF](#)

2. 2024-43-DSV: Conditionally Approved (3 In Favor, 0 Opposed)

Troy Roberson	3511 Willow Road, Zionsville, IN 46077 (Lot 2)	Development Standards Variance pursuant to Section 194.082 Table 3 to eliminate the required road frontage and allow for a gated entrance to Willow Road in the Rural Single and Two-Family Residential (R-2) zoning district.
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Documents:

[2024-43-DSV TROY ROBERSON - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-43-DSV TROY ROBERSON - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-43-DSV TROY ROBERSON - EXHIBIT 3 - PETITIONERS
NARRATIVE.PDF](#)
[2024-43-DSV TROY ROBERSON - EXHIBIT 4 - SITE PLAN.PDF](#)
[2024-43-DSV TROY ROBERSON - EXHIBIT 5 - PETITIONERS FINDINGS OF
FACT.PDF](#)
[2024-43-DSV TROY ROBERSON - EXHIBIT 6 - PRIVATE ACCESS
EASEMENT AS ROAD FRONTAGE.PDF](#)
[2024-43-DSV TROY ROBERSON - INITIAL FILING.PDF](#)
[ROBERSON, 2024-43-DSV FINAL SUBMITTAL.PDF](#)
[2024-43-DSV - EXECUTED FINDINGS OF FACT.PDF](#)
[2024-43-DSV - LETTER OF GRANT.PDF](#)

3. 2024-45-DSV: Conditionally Approved (3 In Favor, 0 Opposed)

Anne M. Carsson Trust	3511 Willow Road, Zionsville, IN 46077 (Lot 1)	Development Standards Variance pursuant to Section 194.082 Table 3 to eliminate the required road frontage and allow for a gated entrance to Willow Road in the Rural Single and Two-Family Residential (R-2) zoning district.
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Documents:

[2024-45-DSV ANNE M. CARLSSON TRUST - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-45-DSV ANNE M. CARLSSON TRUST - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-45-DSV ANNE M. CARLSSON TRUST - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2024-45-DSV ANNE M. CARLSSON TRUST - EXHIBIT 4 - SITE PLAN.PDF](#)
[2024-45-DSV ANNE M. CARLSSON TRUST - EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2024-45-DSV ANNE M. CARLSSON TRUST - EXHIBIT 6 - PRIVATE ACCESS EASEMENT AS ROAD FRONTAGE.PDF](#)
[2024-45-DSV ANNE M. CARLSSON TRUST - INITIAL FILLING.PDF](#)
[CARLSSON, 2024-45-DSV FINAL SUBMITTAL.PDF](#)
[2024-45-DSV - EXECUTED FINDINGS OF FACT.PDF](#)
[2024-45-DSV - LETTER OF GRANT.PDF](#)

4. 2024-46-DSV: Conditionally Approved (3 In Favor, 0 Opposed)

Troy Roberson	3511 Willow Road, Zionsville, IN 46077 (Lot 3)	Development Standards Variance pursuant to Section 194.082 Table 3 to eliminate the required road frontage and allow for a gated entrance to Willow Road in the Rural Single and Two-Family Residential (R-2) zoning district.
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Documents:

[2024-46-DSV TROY ROBERSON - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-46-DSV TROY ROBERSON - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-46-DSV TROY ROBERSON - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2024-46-DSV TROY ROBERSON - EXHIBIT 4 - SITE PLAN.PDF](#)
[2024-46-DSV TROY ROBERSON - EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2024-46-DSV TROY ROBERSON - EXHIBIT 6 - PRIVATE ACCESS EASEMENT AS ROAD FRONTAGE.PDF](#)
[2024-46-DSV TROY ROBERSON - INITIAL FILING.PDF](#)
[ROBERSON, 2024-46-DSV FINAL SUBMITTAL.PDF](#)
[2024-46-DSV - EXECUTED FINDINGS OF FACT.PDF](#)
[2024-46-DSV - LETTER OF GRANT.PDF](#)

5. 2024-47-DSV: Conditionally Approved (3 In Favor, 0 Opposed)

Samuel H. Ballard and Swati Singh	3680 Willow Road, Zionsville, IN 46077 (Lot 4)	Development Standards Variance pursuant to Section 194.082 Table 3 to eliminate the required road frontage and allow for a gated entrance to Willow Road in the Rural Single and Two-Family Residential (R-2) zoning district.
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Documents:

2024-47-DSV SAMUEL H. BALLARD AND SWATI SINGH - EXHIBIT 1 - STAFF REPORT.PDF
2024-47-DSV SAMUEL H. BALLARD AND SWATI SINGH - EXHIBIT 2 - LOCATION MAP.PDF
2024-47-DSV SAMUEL H. BALLARD AND SWATI SINGH - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF
2024-47-DSV SAMUEL H. BALLARD AND SWATI SINGH - EXHIBIT 4 - SITE PLAN.PDF
2024-47-DSV SAMUEL H. BALLARD AND SWATI SINGH - EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF
2024-47-DSV SAMUEL H. BALLARD AND SWATI SINGH - EXHIBIT 6 - PRIVATE ACCESS EASEMENT AS RD FRONTAG.PDF
2024-47-DSV SAMUEL H BALLARD AND SWATI SINGH - INITIAL FILING.PDF
BULLARD, SINGH, 2024-47-DSV FINAL SUBMITTAL.PDF
2024-47-DSV - EXECUTED FINDINGS OF FACT.PDF
2024-47-DSV - LETTER OF GRANT.PDF

VII. **Other Matters To Be Considered**

1. 2025 Board Of Zoning Appeals Calendar: Approved (3 In Favor, 0 Opposed)

Documents:

2025 BZA DATES AND DEADLINES - APPROVED.PDF

2. Rules And Procedures For The Board Of Zoning Appeals: Continued To The December 4, 2024 BZA Meeting

Documents:

REDLINE BOARD OF ZONING APPEALS RULES AND PROCEDURES - 2024 RULES - DRAFT.PDF

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

Respectfully Submitted: Mike Dale, AICP

Director - Planning & Building Department

Town of Zionsville

**ADDITIONAL INSTRUCTIONS
FOR ONSITE AND ELECTRONIC REGULAR MEETINGS OF
THE ZIONSVILLE BOARD OF ZONING APPEALS**

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjlPUnpEMC92QT09>

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

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+1 253 215 8782 or +1 346 248 7799

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at jsmith@zionsville-in.gov.

1. If a member of the public would like to attend a Board of Zoning Appeals Public Meeting but cannot utilize any of the access methods described above, please contact Jonathan Smith at 463-209-9188 or jsmith@zionsville-in.gov.
2. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.
3. The Board of Zoning Appeals will continually revisit and refine the procedures in this Annex to address public accessibility to meetings.



MEETING RESULTS
Monday, November 18, 2024
6:30 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT THE
ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL CHAMBERS).**

The following items were addressed:

- I. Pledge of Allegiance
- II. Attendance: David Franz, Josh Fedor, Jim Hurst, Mary Grabianowski, Kendrick Davis, and Nick Plopper attended in person. Cindy Madrick attended virtually via Zoom.
- III. Approval of Plan Commission Minutes:
 - A. October 21, 2024, Regular Meeting – Approved
 - B. October 28, 2024, Special Meeting - Approved
- IV. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Petitions
2024-62-Z: Staff Report and Exhibits	ZCS Rezoning - #6	1469 S 1100 East	Petitioner has submitted a Withdrawal Request of this Petition. The Petition was continued from the October 28, 2024, Plan Commission Meeting. Withdrawal acknowledged. Rezoning of 25.13 acres from the Rural General Agriculture (AG) classification to the Urban Special Use District One (SU-1).
2024-50-Z: Initial Filing; PUD Ordinance (2024-08-27) Draft Commitments (2024-08-27) Letters of Interest	Pittman Partners / The Reserve at Union Woodlands PUD Rezoning	11201 & 10801 E. 200 South and 2475 S. U.S. 421, Zionsville, IN	Petition was continued from the September 16, 2024, and October 16, 2024 Plan Commission Meetings. Petitioner submitted a Continuance Request for this Petition to the December 16, 2024, meeting. This must be continued as Legal Notice has not yet been sent to interested parties. Continuance approved. 7 in Favor 0 Opposed Rezoning of 147.4± acres from the Rural General Agriculture (AG) district to the Planned Unit Development (PUD) district for a mixed use development including single-family, townhomes, multi-family residential, and commercial uses.

2024-74-Z: Initial Filing	RFPDI LLC / Creekside Corporate Park Rezoning - Signage in Subarea E	10814 and 10850 Creek Way Zionsville, IN	Petitioner has submitted a Continuance Request for this Petition to the December 16, 2024, meeting. Continuance approved. 7 in Favor 0 Opposed Rezoning to amend Section 1.20, M, of the Creekside Corporate Park PUD regarding wall signage regulations in Subarea E.
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V. Continued Business heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-53-MP: Initial Filing	Timothy & Jody Davis / Davis Minor Subdivision - Primary Plat	6905 S. S.R. 267 Lebanon, IN	Petition was continued from the October 16, 2024 Plan Commission Meeting. Waiver not to install sidewalks approved 4 in Favor 3 Opposed Primary Plat Approved 7 in Favor 0 Opposed Subdivision of ten (10) acres into two (2) lots for a Minor Residential Subdivision in the Rural Residential Single-family (R1) district. A Waiver not to install sidewalks is requested.
2024-66-PP: Initial Filing Letters of Interest	Bradley Ridge Development, LLC / Bradley Ridge - Primary Plat	1310 US Highway 421 Zionsville, IN	Petition was continued from the October 16, 2024 Plan Commission Meeting. Waiver #1 to exceed cul-de-sac length approved 7 in Favor 0 Opposed Waiver #2 for driveway locations approved 7 in Favor 0 Opposed Waiver #3 for perimeter sidewalks withdrawn by Petitioner Primary Plat Conditionally Approved 7 in Favor 0 Opposed Primary Plat for the approval of 282 residential lots on 345 acres in the Planned Unit Development (PUD) district. Three Waivers of the Subdivision Control Ordinance are requested: 1) 193.052(B)(14) Cul-de-sac length; 2) 193.052(B)(18)(b) 75' driveway intersection; and 3) 193.053(A) perimeter sidewalks.

VI. New Business heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-75-DPA: Staff Report and Exhibits	Brent Roberts / Appaloosa Crossing Lot "J" - Pergola Addition	3311 S. U.S. Highway 421 Zionsville, IN	Development Plan Amendment Approved 7 in Favor 0 Opposed Development Plan Amendment for the addition of a pergola over a proposed outdoor dining area at the south end of the building to be constructed on Lot "J" of Appaloosa Crossing being zoned Rural General Business (GB) and within the Rural Michigan Road Overlay.

VII. Other Matters considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Items Considered
			None

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