



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

March 2017

Total permits issued for the month of March: 87

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Permit Activity Breakdown

Commercial Permits	March 2017	March 2016	YTD 2017	YTD 2016	YTD Diff
New	0	0	0	0	0
Interior Remodel	2	3	7	8	-1
Addition	0	0	0	1	-1
Sign	3	8	5	21	-16
Electric	2	2	3	5	-2
Other	10	1	13	9	4
Sewer	0	0	0	0	0
Commercial Totals	17	14	28	44	-16
Residential Permits					
Single Family	20	14	49	25	24
Addition	6	6	19	18	1
Remodel	9	6	25	20	5
Electric	3	3	8	6	2
Pool/Spa	7	4	8	6	2
Demolition	2	2	5	8	-3
Other	23	13	43	23	20
Sewer/Repairs	0	0	4	4	0
Residential Totals	70	48	161	110	51
Combined Totals	87	62	189	154	35

Building/Site Inspections: 348 Number Of Inspections: 466

Certificates Of Occupancy Issued: 41

Easement Encroachments Authorized: 1 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: 2

Number of Investigations closed this month: 4

Total number of zoning code violations to date: 17



Town Of Zionsville

Planning and Economic Development Permit Detail

March 2017

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CombinedPermit 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
R2017-103	March	1	\$10,000	\$410	\$0	\$0	\$0	Dave Yaraschefski	Dave Yaraschefski	Res Remodel	THE ENCLAVE	47	6822 WOODHAVEN	46077
U2017-104	March	1	\$50,000	\$410	\$0	\$0	\$0	Gatchel Remodeling	Chip & Carrie Barnes	Res Remodel	Buttontown Farms	19	4757 MADRAS	46077
R2017-105	March	1	\$145,000	\$1,080	\$0	\$1,221	\$1,009	North Homes Inc.	Michael North	Res New			8659 E 125 SOUTH	46077
R2017-106	March	2	\$0	\$75	\$0	\$0	\$0	Johnson Electric	Corban Properties	Res Electric			9670 PINE RIDGE N	46077
R2017-107	March	2	\$0	\$75	\$0	\$0	\$0	Johnson Electric	Corban Properties	Res Electric			9646 PINE RIDGE N	46077
R2017-108	March	2	\$320,000	\$1,461	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	BROOKHAVEN	198	11133 GLEN AVON WAY	46077
U2017-109	March	2	\$39,601	\$90	\$0	\$0	\$0	Bone Dry Roofing	Town of Zionsville	Comm Reroof	N.T.	Fire Station 91	100 N FORD ROAD	46077
R2017-110	March	2	\$7,816	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Michael & Ashley	Res Reroof	Royal Run	92	6508 AMHERST	46077
U2017-111	March	3	\$11,555	\$75	\$0	\$0	\$0	Republic Roofing	Jeff Swiatek	Res Reroof	CENTURE OAKS SEC 1	6	581 CENTURY	46077
U2017-112	March	3	\$0	\$100	\$0	\$0	\$0	Elevation Excavation Inc.	Willow Road Ventures LLC	Res Demo			3863 WILLOW	46077
13U2017-113	March	3	\$6,000	\$125	\$0	\$0	\$0	The Masters Mark Builders	Kristin & Andrew Bargeron	Res Remodel	The Willows	43	11514 WILLOW	46077
R2017-114	March	3	\$3,000	\$410	\$0	\$0	\$0	Tyler Loeffelholz	Tyler & Laura Loeffelholz	Res Remodel	Royal Run	362	6263 LANCASTER	46077
U2017-115	March	6	\$2,500	\$61	\$0	\$0	\$0	Sign Craft Industries	Michael Bradley	Comm Sign	N.T.	Stifel	1620 W OAK STREET	46077
R2017-116	March	6	\$8,900	\$410	\$0	\$0	\$0	Posha Construction	James & Barbara Cohen	Res Remodel	Blackstone	1	6337 BLACKSTONE	46077
13U2017-117	March	6	\$486,000	\$3,632	\$0	\$1,221	\$1,009	Wedgewood Building Co	Wedgewood Building Co	Res New	The Willows	232	11492 GOLDEN	46077
U2017-118	March	6	\$8,000	\$75	\$0	\$0	\$0	ABC Roofing	Jeremy & Laura Wilmot	Res Reroof	Bloor Woods	19	753 BLOOR WOODS	46077
U2017-119	March	6	\$12,380	\$75	\$0	\$0	\$0	Home Value Renovation	Larry & Kathleen Gibson	Res Reroof	Spring Knoll	124	9183 IRIS LANE	46077
R2017-120	March	7	\$9,101	\$75	\$0	\$0	\$0	Bone Dry Roofing	Ying Shi	Res Reroof	Royal Run	643	6559 HUNTERS	46077



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R2017-121	March	7	\$13,184	\$75	\$0	\$0	\$0	Bone Dry Roofing	David & Laura Gangstad	Res Reroof			8250 W 96TH STREET	46077
13U2017-122	March	7	\$396,000	\$1,370	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	87	11450 EVERGREEN	46077
U2017-123	March	7	\$644,170	\$1,372	\$4,025	\$1,221	\$1,009	Executive Homes	Executive Homes	Res New	Pleasant View Estates	5	9840 EQUESTRIAN	46077
R2017-124	March	7	\$375,000	\$410	\$0	\$0	\$0	D-K Construction	Steve & Debbie Bluestein	Res Remodel	N.T.		9570 HUNT CLUB ROAD	46077
U2017-125	March	7	\$39,000	\$75	\$0	\$0	\$0	Home Value Renovation	South Main Holdings LLC	Res Reroof	OP ZIONSVILLE		70 E HAWTHORNE	46077
R2017-126	March	7	\$1,640	\$78	\$0	\$0	\$0	Indianapolis Sign Works	Boone County Tennis Center	Comm Sign		Boone County	4560 S 875 EAST	46077
U2017-127	March	8	\$35,000	\$410	\$0	\$0	\$0	Innovative Homes &	Michael & Diana Powell	Res Add	CROSSES		360 W LINDEN	46077
U2017-128	March	8	\$11,100	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	David Mills	Res Reroof	Ravinia	21	4610 SUMMERSONG	46077
R2017-129	March	10	\$11,843	\$75	\$0	\$0	\$0	Above the Cut Restoration	William & Christa Luke	Res Reroof	THE ENCLAVE	74	6541 BRIARWOOD	46077
R2017-130	March	10	\$57,000	\$520	\$0	\$0	\$0	Mudslingers Pool & Patio	Steve & Brittany Shaver	Res Add Pool	PLEASANTVIEW LANE	3	9625 PLEASANT	46077
R2017-131	March	10	\$0	\$75	\$0	\$0	\$0	Barry Smith	Eagle Standard LLC	Res Electric			8750 OAK STREET	46077
R2017-132	March	10	\$5,800	\$75	\$0	\$0	\$0	SkyTech Roofing	Elaine Crabtree	Res Reroof	Royal Run	286	6281 BRIARGATE	46077
13U2017-133	March	14	\$2,100,000	\$1,693	\$0	\$1,221	\$1,009	Hoss Building Group	Sharon Sponseller	Res New	N.T.		3938 WILLOW	46077
R2017-134	March	14	\$6,100	\$75	\$0	\$0	\$0	Fairchild Services	Brian Anciaux	Res Reroof	Royal Run	480	6473 GLENWOOD	46077
R2017-135	March	14	\$120,000	\$100	\$0	\$0	\$0	FBI Buildings Inc	John Artman	Res Add			8145 E 200 NORTH	46075
R2017-136	March	15	\$11,000	\$100	\$0	\$0	\$0	Indianapolis Concrete	George & Kourtney Hester	Res Other	Stillwater	1	2997 STILLWATER	46077
U2017-137	March	15	\$7,000	\$410	\$0	\$0	\$0	Lisa Hackman	Lisa Hackman	Res Remodel	OLIVERS		130 N MAPLE	46077
U2017-138	March	16	\$11,442	\$75	\$0	\$0	\$0	Bone Dry Roofing	Barry Wanser	Res Reroof	Cedar Bend	14	10090 WILDWOOD	46077



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R2017-139	March	16	\$15,233	\$75	\$0	\$0	\$0	Bone Dry Roofing	Margaret Daniels	Res Reroof			145 S 775 EAST	46077
13U2017-140	March	16	\$456,000	\$1,505	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	90	3448 CONIFER	46077
U2017-141	March	16	\$50,000	\$410	\$0	\$0	\$0	Z & P Remodeling	Daniel & Stacie Kaar	Res Remodel	Spring Knoll	125	9191 IRIS LANE	46077
R2017-142	March	17	\$10,900	\$75	\$0	\$0	\$0	Storm Guard	Trang Nguyen	Res Reroof	Royal Run	685	6754 WOODCLIFF	46077
R2017-143	March	17	\$10,388	\$75	\$0	\$0	\$0	Storm Guard	Phillip & Paula Saks	Res Reroof	Royal Run	665	6785 WOODCLIFF	46077
R2017-144	March	17	\$725,000	\$1,613	\$0	\$1,221	\$1,009	Gregg Montgomery	William & Elizabeth	Res New	DEROSSI ESTATES	1	4909 S 875 EAST	46077
R2017-145	March	17	\$0	\$140	\$0	\$0	\$0	Neer Development	Neer Development	Comm Trailer			6355 S 950 EAST	46077
U2017-146	March	17	\$0	\$90	\$0	\$0	\$0	Curtis Riffey	J&T Properties	Comm Electric	CROSSES		76 S MAIN STREET	46077
13U2017-147	March	17	\$446,000	\$1,441	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	70	11341 DURANGO	46077
R2017-148	March	20	\$800,000	\$1,525	\$0	\$1,221	\$1,009	J. Huston & Associates	Benjamin & Lori Meyer	Res New	Stonegate	332	6486 W DEERFIELD	46077
U2017-149	March	20	\$17,000	\$90	\$0	\$0	\$0	Eagle Home Restorations	J & T Properties LLC	Comm Reroof	CROSSES		76 S MAIN STREET	46077
U2017-150	March	21	\$13,943	\$75	\$0	\$0	\$0	Bone-Dry Roofing	David & Linda Alms	Res Reroof	Brittany Chase	4	4410 BRITTANY	46077
R2017-151	March	21	\$7,612	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Timothy & Lauren Kniola	Res Reroof	Royal Run	319	6288 CANTERBURY	46077
U2017-152	March	22	\$12,500	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Matthew & Robin Eggers	Res Reroof	Smith Meadow	15	9691 WINTER	46077
U2017-153	March	22	\$0	\$100	\$0	\$0	\$0	BGW Construction,	Jack & Leisel Urbanski	Res Demo	CROSSES	46	190 W WALNUT	46077
U2017-154	March	22	\$80,000	\$330	\$0	\$0	\$0	BGW Construction,	Jack & Leisel Urbanski	Res Add	CROSSES	46	190 W WALNUT	46077
U2017-155	March	22	\$6,000	\$90	\$0	\$0	\$0	Triumph Construction	William Reid	Comm Reroof			5580 W 96TH STREET	46077
U2017-156	March	22	\$1,500,000	\$1,925	\$4,025	\$1,221	\$1,009	Homes by Design	John & Debra Coll	Res New	OLDFIELDS	9	6885 Oldfields	46077



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13U2017-157	March	22	\$398,000	\$1,442	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	79	3769 CONIFER	46077
R2017-158	March	23	\$0	\$90	\$0	\$0	\$0	Telecom Placement	bright house	Comm Electric	Vonterra	29	5843 MUSCADINE	46077
13U2017-159	March	23	\$977,000	\$1,461	\$0	\$1,221	\$1,009	G & G Custom Homes Inc	Mitch & Amy Stayer	Res New	Willow Ridge	1MM	3898 Willow Brook Lane	46077
R2017-160	March	23	\$65,000	\$418	\$0	\$0	\$0	Bob's Construction	Hugh Mclean	Res Add			6845 S STATE RD	46052
U2017-161	March	24	\$21,200	\$90	\$0	\$0	\$0	Holt Construction	Reserve at Williams Glen	Comm Reroof	Reserve at William's Glen		2201 WILLIAMS	46077
U2017-162	March	24	\$11,820	\$90	\$0	\$0	\$0	Holt Construction	Quail Run	Comm Reroof	Quail Run		1365 ROBERT DR	46077
U2017-163	March	24	\$11,820	\$90	\$0	\$0	\$0	Holt Construction	Quail Run	Comm Reroof	Quail Run		1377 ROBERT DR	40677
U2017-164	March	24	\$20,298	\$90	\$0	\$0	\$0	Holt Construction	Quail Run	Comm Reroof	Quail Run		127 KEVIN DR	40677
U2017-165	March	24	\$110,060	\$0	\$0	\$0	\$0	Nu-Tec Roofing Contractors,	Zionsville Comm. School	Comm Reroof	Pleasant View Elemen		4700 S 975 E	46077
R2017-166	March	24	\$7,103	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Matthew & Elizabeth Swan	Res Reroof	Royal Run	431	6539 ROXBURY	46077
R2017-167	March	24	\$12,867	\$75	\$0	\$0	\$0	Storm Guard	Irene Adams	Res Reroof	Royal Run		6763 WOODCLIFF	46077
R2017-168	March	24	\$5,460	\$75	\$0	\$0	\$0	Storm Guard	Jose Porcayo & Eva Olascoaga	Res Reroof	Royal Run		6684 WIMBLEDON	46077
R2017-169	March	24	\$76,000	\$617	\$0	\$0	\$0	Terry Pool Company	Dale Kennedy	Res Add Pool	Cooper Heights	7	8300 COOPER	46077
R2017-170	March	27	\$250,000	\$1,253	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	28	5835 MUSCADINE	46077
R2017-171	March	27	\$65,000	\$577	\$0	\$0	\$0	Barton Pool Company	Farley & Sarah Schalk	Res Add Pool			10801 E 100 NORTH	
U2017-172	March	29	\$15,000	\$3,828	\$0	\$0	\$0	Jim Adams	DeAndra LLC	Comm Remodel			10899 DeAndra	46077
U2017-173	March	30	\$42,000	\$410	\$0	\$0	\$0	Connor Home Renovations	Benjamin & Ahsleigh	Res Remodel	Rock Bridge	162	3630 MOSSY	46077
R2017-174	March	30	\$210,000	\$1,165	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	32	242 ASPEN DRIVE	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
R2017-175	March	30	\$218,000	\$1,130	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	30	226 ASPEN DRIVE	46077
R2017-176	March	30	\$318,000	\$1,118	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	11	1719 ARBOR WAY	46077
R2017-177	March	30	\$65,000	\$454	\$0	\$0	\$0	Pools of Fun	Andrew & Amanda Vektor	Res Add Pool	Stillwater	4	2994 E STILLWATER	46077
R2017-178	March	30	\$65,000	\$577	\$0	\$0	\$0	Fox Pools	Bradley & Julie Laughlin	Res Add Pool	Cheval De Salle	5	7998 CHEVAL	46077
U2017-179	March	30	\$50,000	\$525	\$0	\$0	\$0	Fox Pools	Brody & Julie Ring	Res Add Pool	Thornhill	52	630 SILVER WRAITH	46077
R2017-180	March	30	\$0	\$0	\$0	\$0	\$0	CalAtlantic Homes of	CalAtlantic Homes of	Grading	Vonterra	Mass Grading	10150 Zionsville	46077
R2017-181	March	30	\$56,600	\$464	\$0	\$0	\$0	The Pool Shop	Stanley & Janet Thompson	Res Add Pool	BROOKHAVEN	260	2496 STILL CREEK	46077
R2017-182	March	30	\$375,300	\$1,424	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	BROOKHAVEN	248	11330 STILL CREEK	46077
13U2017-183	March	30	\$436,000	\$1,389	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	40	11294 CANOPY	46077
R2017-184	March	31	\$175,000	\$1,222	\$0	\$0	\$0	Integrity Property	Jaquie Bols	Comm Remodel		Finley Creek	795 S US 421	46077
U2017-185	March	31	\$2,500	\$68	\$0	\$0	\$0	Sign Services	Ford Center Assoc	Comm Sign	Ford Centre	Domino's	1486 W OAK STREET	46077
U2017-186	March	31	\$11,197	\$100	\$0	\$0	\$0	Decks by Design	James Peters & Heather	Res Add Deck	Coventry Ridge	46	11224 BRENTWOOD	46077
13U2017-187	March	31	\$5,300	\$100	\$0	\$0	\$0	Decks by Design	Abbie Robinson	Res Add Deck	HIDDEN PINES	59	3731 SUGAR PINE	46077
U2017-188	March	31	\$1,726,000	\$1,980	\$4,025	\$1,221	\$1,009	Madison Custom Homes	Shong DeMattos	Res New	OLDFIELDS	8	6933 OLDFIELDS	46077
U2017-189	March	31	\$7,858	\$75	\$0	\$0	\$0	Bone Dry Roofing	Jill Pack	Res Reroof	Cedar Bend	107	10107 WILDWOOD	46077



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Planning and Economic Development C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2015-688	Steve Stum	Stephen Kern	Res Add			8385 E 100 North	46075	2017/03/02
R2015-816	HW Gunn	Bruce & Debbie Johnson	Res New	Pleasant View Lane	13	9306 PLEASANTVIEW Lane	46077	2017/03/15
R2016-19	Kenneth & Michelle Stark	Kenneth & Michelle Stark	Res Remodel			11920 E 200 South	46077	2017/03/03
U2016-59	Neal & Julie Hagen	Neal & Julie Hagen	Res Other	Rock Bridge	90	3850 STONINGTON PLACE	46077	2017/03/22
U2016-67	Jim Russell Plumbing	Centerpoint Wealth Management	Res Sewer	CROSSES		56 N MAIN STREET	46077	2017/03/03
U2016-299	Tom Simmons	Benjamin & Kelly Schutt	Res Remodel	OLIVERS		275 N MAPLE STREET	46077	2017/03/03
U2016-306	Central Indiana Carpentry	David Wilkinson	Res Add	ZIONSVILLE BUS. PARK SEC		615 N ELM STREET	46077	2017/03/15
13U2016-358	Homes by McKenzie	Homes by McKenzie	Res New	THE WILLOWS	77	11585 WEEPING WILLOW DRIVE	46077	2017/03/13
R2016-391	Graber Post Buildings	Gary & Kim Irvin	Res Add			125 S 1100 East	46077	2017/03/23
R2016-395	Hans Schmitter	Hans Schmitter	Res Other			4225 S 875 East	46077	2017/03/09
13U2016-398	Wedgewood Building Company	Wedgewood Building Company	Res New	THE WILLOWS	233	11478 GOLDEN WILLOW DRIVE	46077	2017/03/23
R2016-509	Black & Veatch agent for AT & T	Crown Castle	Comm Cell Tower			7379 S FORD ROAD	46077	2017/03/09
13U2016-558	Homes by McKenzie	Homes by McKenzie	Res New	THE WILLOWS	120	11603 WEEPING WILLOW COURT	46077	2017/03/13
R2016-583	Mathews Brothers	Kurt Strueh	Res Add			535 N US 421	46077	2017/03/22
U2016-632	The Deck Store	David Moeckly	Res Add Deck	COBBLESTONE LAKES OF	366	8768 W COBBLESTONE DR	47066	2017/03/21
U2016-683	M/I Homes	M/I Homes	Res New	SANCTUARY AT 121ST STREET	31	11815 AVEDON DRIVE	46077	2017/03/22



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2016-785	M/I Homes	M/I Homes	Res New	The Sanctuary	48	11960 Avedon Way	46077	2017/03/22
13U2016-923	Case Design	Shaun & Carolyn McDonald	Res Add	THE WILLOWS	133	11573 BENT TREE COURT	46077	2017/03/03
R2016-924	John Border	Morris Coats	Res Add			8225 OAK STREET	46077	2017/03/06
13U2016-988	CMH Builders	Ryan & Christina Owings	Res Remodel	THE WILLOWS	42	11510 WILLOW BEND DRIVE		2017/03/08
U2016-997	Sigma Builders, LLC	Sigma Capital, LLC (AKA Dave)	Res Other	SIXTH & SYCAMORE		575 Sycamore Street	46077	2017/03/10
U2016-1005	CFH Enterprises	MCDONALDS CORPORATION	Comm Other		McDonalds	50 Brendon Way	46077	2017/03/10
U2016-1015	Kent Esra	Main Steet Partners	Comm Remodel	OP ZIONSVILLE	Cobblestone Grill	160 S MAIN STREET	46077	2017/03/24
U2016-1021	Crew 2	Carol Schmidt	Res Remodel	Mulberry Place	8	773 HANOVER CLOSE	46077	2017/03/06
R2017-2	Jeff Shively	Jeff Shively	Res Remodel	Blackstone	6	7564 BLACKSTONE COURT	46077	2017/03/24
U2017-60	Design & Construction LLC	Southpark Investments	Comm Remodel	ZIONSVILLE BUS. PARK SEC	Evergreen Counseling	1155 PARKWAY DRIVE	46077	2017/03/17
U2017-67	Backyard Living	Sherman & Paula Whitfield	Res Add Deck	Austin Oaks	4	4574 WINTERSPRING	46077	2017/03/06
U2017-91	Chuck's Construction	Ryan & Emily Elmore	Res Add	COBBLESTONE LAKES OF	258	9001 WINDPOINTE PASS	46077	2017/03/24
U2017-93	Gilliatte General Contractors	Interactive Academy	Comm Remodel		Interactive Academy	3795 S US 421	46077	2017/03/21
U2017-96	Mitch Young/Young's	Roland & Claire McGrath	Res Remodel	Colony Woods	91	1115 PARK PLACE	46077	2017/03/24
R2017-106	Johnson Electric	Corban Properties	Res Electric			9670 PINE RIDGE N DRIVE	46077	2017/03/06
R2017-107	Johnson Electric	Corban Properties	Res Electric			9646 PINE RIDGE N DRIVE	46077	2017/03/06



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13U2017-113	The Masters Mark Builders	Kristin & Andrew Bargeron	Res Remodel	The Willows	43	11514 WILLOW BEND DRIVE	46077	2017/03/16
U2017-119	Home Value Renovation	Larry & Kathleen Gibson	Res Reroof	Spring Knoll	124	9183 IRIS LANE	46077	2017/03/10
U2017-125	Home Value Renovation	South Main Holdings LLC	Res Reroof	OP ZIONSVILLE		70 E HAWTHORNE STREET	46077	2017/03/27
U2017-128	Community Exteriors, Inc.	David Mills	Res Reroof	Ravinia	21	4610 SUMMERSONG ROAD	46077	2017/03/13
R2017-139	Bone Dry Roofing	Margaret Daniels	Res Reroof			145 S 775 EAST	46077	2017/03/30
U2017-153	BGW Construction, LLC	Jack & Leisel Urbanski	Res Demo	CROSSES	46	190 W WALNUT STREET	46077	2017/03/31
R2017-158	Telecom Placement	bright house	Comm Electric	Vonterra	29	5843 MUSCADINE WAY	46077	2017/03/27
R2017-166	Bone-Dry Roofing	Matthew & Elizabeth Swan	Res Reroof	Royal Run	431	6539 ROXBURY PLACE	46077	2017/03/30
R2017-167	Storm Guard	Irene Adams	Res Reroof	Royal Run		6763 WOODCLIFF CIR	46077	2017/03/30



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2017

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Activity Report

	Commercial/Industrial						Residential									Sewer Reporting		Summary Of Field Activity				
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	0	0	1	2	0	0	14	4	10	4	0	3	5	3	0	46	0	7	182	287	5	22
February	0	0	4	0	1	3	15	9	6	1	1	0	15	1	0	56	0	5	241	377	2	25
March	0	0	2	3	2	10	20	6	9	3	7	2	23	0	0	87	0	7	348	466	5	41
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	0	0	7	5	3	13	49	19	25	8	8	5	43	4	0	189	0	19	771	1130	12	88

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MARCH 2017

Planning

Intake

- The Department reviewed / issued 87 building permits, issued 3 sign permits, and conducted 466 inspections (as detailed in the attached pages)
- The Department accepted six (6) petitions for review by the Board of Zoning Appeals

Meetings

- Attended the March 6, 2017 Town Council meeting
- Attended the March 14, 2017 meeting of the Board of Zoning Appeals
- Attended the March 17, 2017 Town Leadership meeting
- Attended the March 20, 2017 meeting of the Town Council
- Attended the March 20, 2017 meeting of the Plan Commission
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended regularly occurring Town Hall progress meetings
- Facilitated / conducted pre-construction meetings associated with various projects on various dates
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: The Current and The Zionsville Times Sentinel
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings

Reporting / Documentation

- Prepared four (4) staff reports for the March 14, 2017 Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/_03142017-703
- Prepared four (4) staff report/project memorandums for the March 20, 2017 Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/_03202017-704
- Prepared the Department's March 2017 month-end report

Communications

- Conducted various communications with applicants for the March Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the March Plan Commission meeting (agenda attached)
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications regarding BZA findings as well as draft commitments associated with approved matters
- Conducted communications regarding Plan Commission findings, draft commitments, and other documents
- Conducted communications with representatives of 200 West regarding status of project
- Conducted communications with various sign contractors regarding the monument sign for Town Hall Center development
- Conducted communications with WTH related to integration of the 2017 fee schedule updates as well as upgrades to the permit tracking software (creation of platform associated with waste water infrastructure inspection program)

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Review proposed legislation related to local government (planning & zoning)
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- Conducted various sign removal efforts (signs located in the right-of-way)
- 2017 Fee Schedule implementation
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Document scanning / preparation for relocation of records
- Finalized Job Description and Rating for new building inspector / FOG program specialist

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MARCH 2017

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 106th Street TIF District
- Met with various individuals regarding interest in development within the Oak Street TIF District
- Met with various individuals regarding interest in development along SR 32 and also US 421
- Met with various parties to discuss the implementation of a Fats Oils & Grease (FOG) program
- Met with various parties regarding interest in relocating commercial entities to Zionsville
- Attended the March 1, 2017 and March 15, 2017 Town infrastructure progress meetings
- Attended a March 23, 2017 economic development team meeting regarding current efforts and programs
- Attended a March 23, 2017 team meeting regarding Bennett Parkway extension
- Attended the March 27, 2017 regular meeting of the Redevelopment Commission (RDC)
- Attended the March 28, 2017 regular meeting of the Zionsville Architectural Review Committee (ZARC)

Reporting / Documentation

- Prepared the March TIF Report
- Prepared the RDC's February 2017 memorandum as well as the agenda for the March RDC meeting

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding marketing opportunities associated with Creekside Corporate Park
- Conducted communications regarding the Town's participation in Broadband Ready programming
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding site preparation and installation of Metro Fiber Net's communication hut
- Conducted communications with the IRS regarding CDC's tax liability
- Conducted communications regarding confirmation of Jadam's achievement of satisfying criteria to cause disbursement of incentive monies (CDC)

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Review proposed legislation related to local government
- Contract Management: Creekside Schematic Design
- Contract Management: Creekside Infrastructure
- Contract Development: Creekside Listing Agreement
- Contract Development: Bennett Parkway extension
- Attended the Citizens Energy Group Contractor Training event (March 3, 2017)
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Reviewed documents associated with the implementation of the MetroNet TIF District
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MARCH 2017

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
Creekside Corporate Park development (HWC/ CBBEL/ REA/ internal)
Creekside Corporate Park construction (Sub-Surface)
Creekside Corporate Park inspections (HWC / REA / Internal)
Creekside Corporate Park platting (HWC / Internal)
Creekside Corporate Park CCR's (Internal)
Creekside Corporate Park tenancy (Rockland / internal)
Creekside Corporate Park marketing (internal)
Zoning Ordinance maintenance (American Legal Publication / Internal)
FOG program
Building Inspector Job Description / recruiting efforts
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Unsafe Buildings – board up / seal 9753 Lakewood Drive (ongoing internal monitoring)
Unsafe Buildings - 7485 South SR 267 (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Oak Street TIF (Internal)
700E TIF (Internal)
Community Development Corporation – IRS / tax liability (B&T / Internal)
Town Hall / Government Center – site development / vertical construction progress (Internal)
WTH-Fee schedule
WTH-Upgrades / FOG



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS April 11, 2017

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled Tuesday, April 11, 2017 at 6:30 p.m. in the Bev Harves Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the March 14, 2017 Meeting Minutes
- IV. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2017-05-DSV	Estridge Homes	Oxford Woods Subdivision	Continued from March 14, 2017 meeting Petition for Development Standards variance in order to provide for or permit single family homes which: 1) Exceed the required lot coverage of 20%, to 24% for lots 2, 3, 4, 5, 6, 7, 14, & 15 within the Oxford Woods subdivision in the (R-SF-2), Residential Single Family Zoning District.
2017-04-AP	H. Smith	2140 S US 421	Continued from March 14, 2017 meeting Petition for Administrative Appeal of staff's assessment of the Town of Zionsville Zoning Ordinance: 1) Work requiring an Improvement Location Permit (ILP) commencing without an ILP, shall be assessed five (5) times the applicable amount stated in Ordinance No. 2000-16 in the (AG), Agricultural Zoning District.

V. New Business

Docket Number	Name	Address of Project	Item to be considered
2017-07-DSV	D. Mikell	165 N Maple Street	Petition for Development Standards variance in order to provide for an addition to a single family home to: 1) Exceed the required lot coverage of 35%, to 41.5% 2) Deviate from the required side yard setback 3) Deviate from the required aggregate side yard setback 4) Deviate from the required rear yard setback in the (R-V), Residential Village Zoning District.

2017-08-DSV	Preserve of Spring Knoll	4402 Greenthread Drive & SE Corner of 875 East & 400 South	Petition for Development Standards variance in order to allow for subdivision signage which: 1) Exceeds the allowed square footage 2) Deviates from the allowed location of signage within the Preserve of Spring Knoll subdivision in the (R-SF-2), Residential Single Family Zoning District.
2017-09-DSV	D. Small	4392 Creekside Pass	Petition for Development Standards variance in order to provide for an addition of accessory use to a single family home to: 1) Deviate from the required side yard setback in the (R-SF-2), Residential Single Family Zoning District.
2017-10-DSV	Stonegate Signage	6885 W Stonegate Drive (Common Areas T & U)	Petition for Development Standards variance in order to allow for two (2) integrated center signs (one permitted), which: 1) Exceeds the allowed square footage 2) Exceeds the allowed height 3) Is proposed to be installed zero (0) feet from the front yard setback all within the Stonegate subdivision in the (PB), Rural Professional Business Zoning District.
2017-11-DSV	Fischer Homes	Ansley Park Subdivision	Petition for Development Standards variance in order to provide for or permit single family homes which: 1) Exceed the required lot coverage of 20%, to 33% 2) Deviate from the Maximum Building Height to permit Primary Buildings of up to forty-two (42) feet within the Ansley Park subdivision in the (R-SF-2), Residential Single Family Zoning District.
2017-12-DSV	Beazer Homes	Hampshire Subdivision	Petition for Development Standards variance in order to allow model homes and single family homes which: 1) Exceed the number of allowed model homes within the R-SF-2 zoning district (requesting six (6) model homes within a platted subdivision; variance #2014-12-DSV provided for up to three (3)) 2) Deviate from the Maximum Building Height to permit Primary Buildings up to forty-four (44) feet within the Hampshire subdivision in the (R-SF-2), Residential Single Family Zoning District.

VI. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			None at this time

Respectfully Submitted:

Wayne DeLong AICP
Town of Zionsville
Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Monday April 17, 2017**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday April 17, 2017, at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.
The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 17, 2017, and March 20, 2017 Plan Commission Meeting Minutes
- IV. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2017-04-DP	Automotive Dealership	6408 Crane Drive	Continued from the March 20, 2017 Meeting, to the April 17, 2017 Plan Commission Meeting Petition for Development Plan approval to provide for an approximately 45,200 S. F. Commercial Automotive Dealership Structure in the (GB) Rural General Business Zoning District

V. New Business

Docket Number	Name	Address of Project	Item to be Considered
2016-12-PP 2016-27-DP 2016-33-SP	Courtyards of Zionsville	6355 S. 950 East	Status Update

VII: Other Matters to be Considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

Respectfully Submitted:
Wayne DeLong, AICP
Director of Planning and Economic Development
Town of Zionsville

April 3, 2017