



Town Of Zionsville

Planning and Building Combined Permit Activity

April 2024

Total permits issued for the month of April: 107

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Permit Activity Breakdown

Commercial Permits	April 2024	April 2023	YTD 2024	YTD 2023	YTD Diff
New	0	2	6	7	-1
Interior Remodel	1	5	6	12	-6
Addition	2	0	2	0	2
Sign	7	2	21	18	3
Electric	2	5	6	9	-3
Other	9	4	17	17	0
Sewer	0	1	0	2	-2
Commercial Totals	21	19	58	65	-7
Residential Permits					
Single Family	11	6	60	43	17
Addition	15	15	50	53	-3
Remodel	9	10	35	33	2
Electric	3	5	19	18	1
Pool/Spa	5	5	16	23	-7
Demolition	0	1	6	3	3
Other	42	13	94	65	29
Sewer/Repairs	1	7	19	36	-17
Residential Totals	86	62	299	274	25
Combined Totals	107	81	357	339	18

Building/Site Inspections: 402 Number Of Inspections: 553

Certificates Of Occupancy Issued: 56

Easement Encroachments Authorized: 3 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 9

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

Number of Investigations closed this month: 10

Total number of zoning code violations to date: 0



Town Of Zionsville

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April 2024

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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
23U2024-251	April	1	\$471,000	\$1,142	\$4,025	\$2,045	\$1,009	Pulte Homes	Pulte Homes of Indiana, LLC	Res New	Devonshire	87	8410 MORGAN	46077
23U2024-252	April	1	\$519,000	\$1,174	\$4,025	\$2,045	\$1,009	Pulte Homes	Pulte Homes	Res New	Devonshire	29	8518 LEANDER	46077
23U2024-253	April	1	\$55,000	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Alok Kumar & Leah Gupta	Res Add	THE CLUB AT HOLLIDAY	F6	10880 PETE DYE RIDGE	46077
R2024-254	April	1	\$33,808	\$75	\$0	\$0	\$0	Feazel Roofing	Doug & Sandra McClain	Res Reroof			11602 E SR 32	46077
U2024-255	April	1	\$6,000	\$75	\$0	\$0	\$0	Nefta Garcia/Garcia	James McKee	Res Reroof	Schick's Add	32, 33	865 W PINE STREET	46077
13U2024-256	April	1	\$19,000	\$508	\$0	\$0	\$0	Grande & Grande Inc	Jackson & Megan Dean	Res Remodel	HIDDEN PINES	42	11404 FOXTAIL	46077
R2024-257	April	2	\$0	\$125	\$0	\$0	\$0	Hoss Building Group	Scott Fitzgerald	Res Finish Permit		HOUSE	11425 E 550 South	46077
R2024-258	April	2	\$0	\$100	\$0	\$0	\$0	Hoss Building Group	Scott Fitzgerald	Res Finish Permit		Detached Garage	11425 E 550 South	46077
U2024-259	April	2	\$45,000	\$250	\$0	\$0	\$0	New Generation Homes LLC	MICHAEL & CAROLYN	Res Remodel	Crosses 4th Addition	14	120 S 6TH STREET	46077
U2024-260	April	2	\$23,870	\$75	\$0	\$0	\$0	Moss Roofing	Barbara Horine	Res Reroof	Cobblestone Lakes	5	8775 W COBBLESTONE	46077
R2024-261	April	2	\$76,450	\$396	\$0	\$0	\$0	Precision Outdoors	Andre & Almeida Freitas	Res Add Pool	Stonegate	336	7684 DEERFIELD	46077
23U2024-262	April	3	\$673,000	\$1,062	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Tom & Wendy Cornwell	Res New	THE CLUB AT HOLLIDAY	N15	4285 HAMILTON	46077
23U2024-263	April	3	\$50,000	\$100	\$0	\$0	\$0	Oasis Outdoor Living &	James & Mandy McGovern	Res Other	THE CLUB AT HOLLIDAY	A25	10725 HOLLIDAY	46077
U2024-264	April	3	\$15,526	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Jason & Amanda Confer	Res Other	Cobblestone Lakes	103	4752 PEBBLEPOINTE	46077
R2024-265	April	3	\$0	\$0	\$0	\$0	\$0	Whitehead Signs	C & V FARM LLC	Comm Sign			6419 E Whitestown	46075
R2024-266	April	3	\$0	\$0	\$0	\$0	\$0	Whitehead Signs	C & V FARM LLC	Comm Sign			6419 E Whitestown	46075
R2024-267	April	3	\$0	\$0	\$0	\$0	\$0	Whitehead Signs	C & V FARM LLC	Comm Sign			6419 E Whitestown	46075
13U2024-268	April	3	\$0	\$90	\$0	\$0	\$0	Luminaire Service	Pulte Homes	Comm Electric	The Towns at Appaloosa	near Lot 2201	Common Area	46077



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13U2024-269	April	4	\$25,000	\$410	\$0	\$0	\$0	Archadeck of Northern	John & Mary Thieme	Res Add	The Willows	228	11512 GOLDEN	46077
R2024-270	April	4	\$13,000	\$0	\$0	\$0	\$0	Raber Storage Barns	Lori & Jeffrey Abbott	Res Add			7855 East 200 South	46077
U2024-271	April	4	\$80,000	\$265	\$0	\$0	\$0	R&G Construction	Sean & Keri Katzenberger	Res Add	Colony Woods	148	1140 MAXWELL	46077
R2024-272	April	4	\$181,192	\$330	\$0	\$0	\$0	Christman Bros Builders, LLC	James & Amie Longest	Res Add			8617 W OAK STREET	46077
R2024-273	April	4	\$0	\$0	\$0	\$0	\$0	Mister Quik Home Services	Brian & Jennifer Egan	Res Electric	Cheval De Salle	13	7877 CHEVAL	46077
R2024-274	April	5	\$22,652	\$75	\$0	\$0	\$0	Bone Dry Roofing	Larry & Martha Randel	Res Reroof			815 EAGLEWOOD	46077
U2024-275	April	5	\$15,760	\$75	\$0	\$0	\$0	Bone Dry Roofing	Scott & Kristen Williams	Res Reroof	Rock Bridge	33	3633 FLAGSTONE	46077
U2024-276	April	9	\$0	\$125	\$0	\$0	\$0	Sigma Builders, LLC	Ian & Cecilia Borgerhoff	Res Finish Permit	THE CLUB AT HOLLIDAY	Q7	4375 ELMSCOTT	46077
R2024-277	April	10	\$2,500,000	\$1,905	\$4,025	\$2,045	\$1,009	Rise Builders LLC	Rise Builders LLC	Res New	Promontory	A10	9700 WINDY HILLS DRIVE	46077
23U2024-278	April	10	\$0	\$125	\$0	\$0	\$0	Sigma Builders, LLC	Andrew & Magdalena Seitz	Res Finish Permit	THE CLUB AT HOLLIDAY	L13	4270 HAMILTON	46077
U2024-279	April	10	\$50,000	\$465	\$0	\$0	\$0	Hendrick Pool and Lawn	Steven & Christie Crider	Res Add Pool	OLDFIELD	12	8835 FOXLAND	46077
U2024-280	April	10	\$1,000,000	\$1,504	\$4,025	\$2,045	\$1,009	Viewegh Crafted Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	44	8083 EASTON	46077
R2024-281	April	10	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	John Holmes	Res Electric	Hunt Country Preserv	2	7960 HUNT COUNTRY	46077
U2024-282	April	10	\$241,000	\$523	\$0	\$0	\$0	Central Construction	Lawrence & Heather Mitchell	Res Add	Raintree	32	780 EAGLE CREEK	46077
U2024-283	April	11	\$175,000	\$410	\$0	\$0	\$0	Nicholas Design Build	Jeffrey & Amanda	Res Remodel	Oak Ridge	29	10087 OAK RIDGE	46077
23U2024-284	April	11	\$0	\$125	\$0	\$0	\$0	AR Homes	Carla Kilgore	Res Finish Permit	THE CLUB AT HOLLIDAY	F4	10920 PETE DYE RIDGE	46077
13U2024-285	April	11	\$44,434	\$236	\$0	\$0	\$0	The Smart Pergola	Todd & Bonnie Skare	Res Other	The Willows	128	11568 BENT TREE	46077
23U2024-286	April	11	\$0	\$140	\$0	\$0	\$0	Outdoor Environments	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 CLUB RIDGE	46077



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23U2024-287	April	11	\$0	\$140	\$0	\$0	\$0	Outdoor Environments	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 CLUB RIDGE	46077	
23U2024-288	April	11	\$0	\$140	\$0	\$0	\$0	Outdoor Environments	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 CLUB RIDGE	46077	
U2024-289	April	11	\$13,000	\$100	\$0	\$0	\$0	Harish Rawat	Harish Rawat	Res Other	Hampshire	157	8071 ROSLIN STREET	46077	
U2024-290	April	11	\$40,000	\$100	\$0	\$0	\$0	Country Garden Landscaping	Steven & Stephanie Cottle	Res Add	ASHBURN	59	5392 ROSE DRIVE	46077	
U2024-291	April	12	\$15,000	\$100	\$0	\$0	\$0	Ravi Kumar Chechani	Ravi Kumar & Priyanka	Res Other	Hampshire	301	8145 SHALDON	46077	
U2024-292	April	12	\$0	\$25	\$0	\$0	\$0	Williams Comfort Air	Vu & Thuy Tran	Res Sewer	Spring Knoll	345	4208 HONEYSUCKLE	46077	
U2024-293	April	12	\$138,800	\$90	\$0	\$0	\$0	Quality Roofing Services, Inc	Boone Village Shopping	Comm Reroof	Boone Village	37-75 North Leg	1200 W OAK STREET	46077	
23U2024-294	April	15	\$513,000	\$1,173	\$4,025	\$2,045	\$2,045	Pulte Homes	Pulte Homes	Res New	Devonshire	59	3823 MORGAN	46077	
R2024-295	April	16	\$58,808	\$75	\$0	\$0	\$0	Universal Roofing	Neil & Stacy Alldredge	Res Reroof			1485 South 900 East	46077	
U2024-296	April	17	\$97,000	\$426	\$0	\$0	\$0	Pools of Fun	Robert Strickland	Res Add Pool	Buttondown Farms	43	4616 ST JOHNS	46077	
U2024-297	April	17	\$14,810	\$75	\$0	\$0	\$0	Blue Anchor Roofing and	Diane Moreau	Res Reroof	Cobblestone Lakes	394	8870 STONEWICK	46077	
U2024-298	April	17	\$0	\$125	\$0	\$0	\$0	Christopher Scott Homes	Daniel Towriss	Res Finish Permit	Lost Run Farms	20R	20 LOST RUN LANE	46077	
23U2024-299	April	17	\$0	\$125	\$0	\$0	\$0	Christopher Scott Homes	Jeffrey & Jennifer Weber	Res Finish Permit	THE CLUB AT HOLLIDAY	F24	10505 PETE DYE RIDGE	46077	
U2024-300	April	17	\$0	\$0	\$0	\$0	\$0	REI for Life LLC	Stacy & Lezlee Dieckman	Res Other	Cedar Bend	80	9764 LAKEWOOD	46077	
R2024-301	April	18	\$0	\$100	\$0	\$0	\$0	Jay Davis	Jay & Jessica Davis	Res Finish Permit			8150 E 550 South	46077	
R2024-302	April	18	\$1,400,000	\$1,580	\$0	\$0	\$0	Bespoke Construction	Jill Wilson	Res Add	Stonegate	2	6250 STONEGATE	46077	
U2024-303	April	18	\$21,053	\$75	\$0	\$0	\$0	Bone Dry Roofing	Alexander & Megan	Res Reroof	Austin Oaks	137	4676 AUSTIN TRACE	46077	
U2024-304	April	18	\$85,000	\$467	\$0	\$0	\$0	Perma Pools	Matthew & Kim Bedwell	Res Add Pool	Cobblestone Lakes	33	5032 PEBBLEPOINTE	46077	



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U2024-305	April	18	\$683,000	\$410	\$0	\$0	\$0	Brian Hill Contracting,	Gregory & Kimberly Storen	Res Add	Storen Estates	2	125 N ELM STREET	46077
U2024-306	April	18	\$14,500	\$100	\$0	\$0	\$0	John Lasley Outdoor	Lori Smitheram	Res Other	Cobblestone Lakes	370	8759 W COBBLESTONE	46077
U2024-307	April	19	\$6,824	\$100	\$0	\$0	\$0	Ryan Bemiller	Ryan & Katherine	Res Other	The Preserve at Spri	133	9106 IRIS LANE	46077
R2024-308	April	19	\$0	\$0	\$0	\$0	\$0	S.A. Coffey & Sons	Douglas & Patricio	Res Finish Permit			9195 E SR 32	46077
R2024-309	April	19	\$21,980	\$75	\$0	\$0	\$0	Robert Stevens Roofing	David & Robby Westenkirchner	Res Reroof	Mallard Pond	5	9180 MALLARD	46077
R2024-310	April	19	\$0	\$275	\$0	\$0	\$0	Harco Construction	Jonathan & Mallory	Res Finish Permit	Sycamore Bend	4	912 CARDINAL	46077
R2024-311	April	19	\$80,000	\$355	\$0	\$0	\$0	Joe DeHaai	Joseph & Kirsten Dehaai	Res Add	Bolinger Minor	2	2331 S 900 East	46077
13U2024-312	April	19	\$15,000	\$511	\$0	\$0	\$0	Daniel Birtwhistle	Daniel & Julie Birtwhistle	Res Remodel	Fox Hollow	20	7469 FOX HOLLOW	46077
23U2024-313	April	19	\$498,000	\$1,165	\$4,025	\$2,045	\$1,009	Pulte Homes	Pulte Homes	Res New	Devonshire	63	3879 MORGAN	46077
23U2024-314	April	19	\$321,000	\$1,049	\$4,025	\$2,045	\$1,009	Fischer Homes	Fischer Homes	Res New	Chelsea Park	31	11575 LANGTON	46077
23U2024-315	April	19	\$20,000	\$253	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	31	11575 LANGTON	46077
U2024-316	April	22	\$2,538	\$75	\$0	\$0	\$0	Bone Dry Roofing	Robert & Melanie Haskell	Res Reroof	Iron Gate	88	1570 SAYLOR	46077
U2024-317	April	22	\$12,500	\$0	\$0	\$0	\$0	Eric & Jacqueline	Eric & Jacqueline	Res Remodel	COBBLESTONE LAKES OF	212	8802 WINDPOINTE	46077
R2024-318	April	22	\$0	\$0	\$0	\$0	\$0	Turnkey Design & Build	Kyle & Nicole Frick	Res Finish Permit	DEROSSI ESTATES	12	5441 S 875 East	46077
R2024-319	April	22	\$0	\$145	\$0	\$0	\$0	ALDI Inc	C & V FARM LLC	Mass Grading		ALDI	6695 Center Drive	46075
U2024-320	April	22	\$10,000	\$0	\$0	\$0	\$0	Circle City Lighting	RFPDI LLC	Comm Sign			10850 Creek Way	46077
U2024-321	April	22	\$12,000	\$0	\$0	\$0	\$0	Circle City Lighting	RFPDI LLC	Comm Sign			10850 Creek Way	46077
U2024-322	April	22	\$5,000	\$0	\$0	\$0	\$0	Circle City Lighting	RFPDI LLC	Comm Sign			10850 Creek Way	46077



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R2024-323	April	22	\$0	\$0	\$0	\$0	\$0	One 26 Construction	Kyle & Nicole Frick	Res Finish Permit	DEROSSI ESTATES	12 Barn	5441 S 875 East	46077
U2024-324	April	23	\$55,000	\$0	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Res Remodel	Hoosier Village	13	10052 Fair Oaks Drive	46077
13U2024-325	April	23	\$13,006	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	M'Lisa Cavanaugh	Res Reroof	The Willows	81	11573 WEEPING	46077
23U2024-326	April	23	\$750,000	\$1,249	\$4,025	\$2,045	\$1,009	McKenzie Pierrot Homes	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	P5	4160 HARTSWICK	46077
23U2024-327	April	23	\$0	\$100	\$0	\$0	\$0	Hendrick Pool and Lawn	Daniel & Kathleen	Res Finish Permit	THE CLUB AT HOLLIDAY	A15	10736 HOLLIDAY	46077
23U2024-328	April	23	\$0	\$100	\$0	\$0	\$0	Hendrick Pool and Lawn	Benjamin & Juliana Anthony	Res Finish Permit	THE CLUB AT HOLLIDAY	G12	4189 ALDERBOROUGH	46077
U2024-329	April	23	\$19,188	\$75	\$0	\$0	\$0	Moss Roofing	Diana Weir	Res Reroof	Cobblestone Lakes	374	8789 W COBBLESTONE	46077
13U2024-330	April	23	\$158,568	\$524	\$0	\$0	\$0	CMH Builders	Ralph Ford III	Res Remodel	HIDDEN PINES	97	3696 CONIFER	46077
U2024-331	April	24	\$2,000	\$200	\$0	\$0	\$0	Jesse Kurth	Jesse & Noel Kurth	Res Add Deck	Hampshire	174	4494 OAKLEY	46077
23U2024-332	April	24	\$0	\$0	\$0	\$0	\$0	MAP Holliday Farms, LLC	The Club at Holliday Farms	Mass Grading	THE CLUB AT HOLLIDAY	Comm Lot P	3675 Marketplace	46077
R2024-333	April	24	\$445,619	\$0	\$0	\$0	\$0	Bestside Construction	Chad & Michele Back	Res Add			8170 E 300 South	46077
23U2024-334	April	24	\$579,000	\$1,310	\$4,025	\$2,045	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	26	8476 LEANDER	46077
R2024-335	April	24	\$4,568,520	\$140	\$0	\$0	\$0	Clay Linich	PLD/Browning Venture LLC	Comm Add	Park 267	1	5190 South SR 267	46077
U2024-336	April	24	\$51,500	\$0	\$0	\$0	\$0	Preferred Custom	Allison Crayne	Res Remodel	Thornhill	177	1604 CRICKLEWOOD	46077
U2024-337	April	25	\$115,000	\$455	\$0	\$0	\$0	Indy Pool Pros	Brett Kriebel	Res Add Pool	PRESERVE AT SPRING KNOLL	22	8951 SHELBURNE	46077
13U2024-338	April	25	\$26,192	\$75	\$0	\$0	\$0	Bone Dry Roofing	Cari Layne Kline	Res Reroof	Fox Hollow	43	7055 BEAUMONT	46077
U2024-339	April	25	\$21,000	\$140	\$0	\$0	\$0	Sooner Construction	MMACK LLC	Comm Other	Cross's Second Addition	23	91 S MAIN STREET	46077
U2024-340	April	26	\$8,000	\$75	\$0	\$0	\$0	Cochran Exteriors	CHUNSHENG LI & WEI WANG	Res Reroof	Austin Oaks	44	4388 RIVERBIRCH	46077



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U2024-341	April	26	\$0	\$75	\$0	\$0	\$0	Mr Quik	Robert Lehnen & Jennifer	Res Electric	Hunt Club Village	50	39 SORREL COURT	46077
R2024-342	April	26	\$0	\$0	\$0	\$0	\$0	Compass Commercial	C & V FARM LLC	Comm Trailer		2 - Crew Carwash	6419 E WHITESTOWN	46075
U2024-343	April	26	\$0	\$60	\$0	\$0	\$0	CSI Signs	Ford Center Assoc c/o	Comm Sign			1486 West Oak	46077
U2024-344	April	26	\$1,150,000	\$1,333	\$0	\$2,045	\$1,009	Executive Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	33	8140 HANLEY	46077
R2024-345	April	26	\$0	\$0	\$0	\$0	\$0	Omni Electric LLC	C & V FARM LLC	Comm Electric		2 - Crew Car Wash	6419 E WHITESTOWN	46075
U2024-346	April	29	\$20,000	\$0	\$0	\$0	\$0	Jason Godby	Jason & Molly Godby	Res Remodel	Colony Woods	86	155 GOVERNORS	46077
U2024-347	April	29	\$20,000	\$0	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm Other	Hoosier Village	Garden Shed	9646 Highbush	46077
R2024-348	April	29	\$26,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Michael & Jennifer Einterz	Res Reroof	Stonegate	143	7620 THE COMMONS	46077
U2024-349	April	29	\$5,000	\$0	\$0	\$0	\$0	Roman Catholic Diocese of	ROMAN CATHOLIC	Comm Add			1870 W OAK STREET	46077
U2024-350	April	29	\$30,000	\$75	\$0	\$0	\$0	Home Value Renovation	NIKESH I ARDESHNA	Res Reroof	Hunter Glen Townhome	93	11900 RILEY DR UNIT 1	46077
U2024-351	April	29	\$30,000	\$75	\$0	\$0	\$0	Home Value Renovation	Jerry & Tang Lu	Res Reroof	Hunter Glen Townhome	94	11900 RILEY DR Unit 2	46077
U2024-352	April	29	\$30,000	\$75	\$0	\$0	\$0	Home Value Renovation	Yan Qun Chen	Res Reroof	Hunter Glen Townhome	95	11900 RILEY DRIVE Unit 3	46077
U2024-353	April	29	\$30,000	\$75	\$0	\$0	\$0	Home Value Renovation	Stanley Tang	Res Reroof	Hunter Glen Townhome	96	11900 RILEY DRIVE Unit 4	46077
U2024-354	April	29	\$30,000	\$75	\$0	\$0	\$0	Home Value Renovation	Thorayy Hamed	Res Reroof	Hunter Glen Townhome	97	11900 RILEY DRIVE Unit 5	46077
R2024-355	April	30	\$35,000	\$0	\$0	\$0	\$0	Carpenter's Crew, Inc	JOSEPH & SHANNON	Res Add	Stonegate	234	7647 BISHOPS	46077
R2024-356	April	30	\$150,000	\$0	\$0	\$0	\$0	Jeffrey & Carolyn	Jeffrey & Carolyn	Res Add	Sycamore Bend	32	534 NUTHATCH	46077
U2024-357	April	30	\$152,661	\$705	\$0	\$0	\$0	Hokanson Companies	G&E Healthcare Reit Medical PO	Comm Remodel		Suite 207 Psychiatrist	1650 W OAK STREET	46077



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Planning and Building C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2022-236	Peace Water Pools LLC	David & Michal Owens	Res Add Pool	DEROSS ESTATES	11	5371 S 875 East	46077	2024/04/22
R2022-727	Sigma Builders, LLC	Ian & Cecilia Borgerhoff	Res New	THE CLUB AT HOLLIDAY	Q7	4375 ELMSCOTT RIDGE	46077	2024/04/26
R2022-998	Peace Water Pools LLC	Scott & Jessica Gallagher	Res Add Pool	THE CLUB AT HOLLIDAY	A7	10918 Holliday Farms Blvd	46077	2024/04/10
U2023-34	Accent Landscape	Chase Flashman	Res Add	Lost Run Farms	14	14 LOST RUN LANE	46077	2024/04/29
R2023-40	Old Town Design Group	Martin & Denise Van Doren	Res New	THE CLUB AT HOLLIDAY	K32	4250 STRATHMORE LANE	46077	2024/04/26
R2023-43	HDGroup, Inc	The Club at Holliday Farms	Comm New	THE CLUB AT HOLLIDAY	A Kiddie Academy	3650 MARKETPLACE DRIVE	46077	2024/04/02
R2023-95	Wedgewood Building Company	Wedgewood Building Co	Res New	THE CLUB AT HOLLIDAY	L15	4292 HAMILTON RUN	46077	2024/04/26
U2023-125	Knight-N-Day	Suresh & Savita Kumar	Res Add Deck	Hampshire	115	4530 KETTERING PLACE	46077	2024/04/04
R2023-142	Homes by Design	Denver & Kristen Skaggs	Res Finish Permit	THE CLUB AT HOLLIDAY	F46	11004 PETE DYE RIDGE	46077	2024/04/12
U2023-179	Artisan Outdoor Craftsman	Dedric & Alicia Day	Res Add Deck	Benderfield	10	455 BENDERFIELD DRIVE	46077	2024/04/19
U2023-205	Knight-N-Day	Suresh & Savita Kumar	Res Add	Hampshire	115	4530 KETTERING PLACE	46077	2024/04/04
R2023-212	John Hitch	John & Shelly Hitch	Res Add	Magnolia Branch Estates	1	6901 E SR 32	46075	2024/04/23
13U2023-293	Mattingly Concrete Inc	Rodney & Angela Miller	Res Other	The Willows	156	11527 WILLOW BEND DRIVE	46077	2024/04/04
U2023-294	Cruz Concrete	Jacob & Kiersten Richardson	Res Other	Hampshire	97	4695 HASTINGS DRIVE	46077	2024/04/04
13U2023-301	David Wang	HARRIS FLP	Comm Remodel	Appaloosa Crossing	B Shops NAIL SALON	3191 S US 421	46077	2024/04/17
U2023-308	Mattingly Concrete Inc	Timothy & Jeanette White	Res Other	AUSTIN OAKS	200	11820 CREEKSTONE WAY	46077	2024/04/04



Town Of Zionsville

Planning and Building C of O Detail

April 2024

Total: C of O issued for the month of April: 56

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2023-310	SDM Real Estate Inc Sarah Moore	Dustin & Megan Albright	Res Remodel	Colony Acres	5	725 MULBERRY STREET	46077	2024/04/11
R2023-316	Old Town Design Group	Brian & Pamela Norman	Res New	THE CLUB AT HOLLIDAY	L14	4282 HAMILTON RUN	46077	2024/04/29
U2023-337	Cutting Edge Hardscapes	Bryan & Jenna Sheward	Res Other	Huntington Woods	82	1161 HUNTINGTON WOODS POINT	46077	2024/04/01
13U2023-349	Gradison Building Corporation	Anne Buford-Abbott Family Trust	Res New	The Willows	72	3240 POLO TRAIL	46077	2024/04/05
R2023-368	Wedgewood Building Co	Steven & Pamela Schankerman	Res New	THE CLUB AT HOLLIDAY	L9	4230 HAMILTON RUN	46077	2024/04/26
R2023-408	Bolden's Cleaning & Restoration	Michael Miller	Res Remodel	Sycamore Bend	29	919 WARBLER WAY	46077	2024/04/10
U2023-447	Jill Fiur	Jill Fiur	Res Add Deck	Raintree	41	60 SPRING DRIVE	46077	2024/04/23
U2023-471	Executive Homes Construction Inc	Prentice Stovall Jr	Res New	Pemberton	39	8086 HANLEY LANE	46077	2024/04/30
U2023-479	The Skillman Corporation	Zionsville Community Schools	Comm Remodel			4700 S 975 East	46077	2024/04/17
R2023-485	Homes by Design	Robert & Linda Chinsky	Res Add Pool	THE CLUB AT HOLLIDAY	G2	4172 ALDERBOROUGH	46077	2024/04/19
U2023-587	Noble Mycle	Noble & Joanne Mycle	Res Other	Hampshire	127	4830 ABERDEEN DRIVE	46077	2024/04/23
R2023-727	Homes by Design	Kyle & Fenny Gehres	Res Finish Permit	THE CLUB AT HOLLIDAY	G4	4222 ALDERBOROUGH	46077	2024/04/26
13U2023-755	Pulte Homes	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	502	10906 MORAB DRIVE	46077	2024/04/10
13U2023-756	Pulte Homes	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	503	10912 MORAB DRIVE	46077	2024/04/10
13U2023-757	Pulte Homes	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	504	10918 MORAB DRIVE	46077	2024/04/10
13U2023-758	Pulte Homes	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	505	10924 MORAB DRIVE	46077	2024/04/10



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2023-759	Pulte Homes	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	506	10930 MORAB DRIVE	46077	2024/04/12
U2023-830	Cedar Street Builders	Jarad & Nina Winget	Res Remodel	Laughlin, Fours, Har	48, 49	330 S FOURTH STREET	46077	2024/04/01
U2023-839	Matt Praed	Anthony & Amanda Nefouse	Res Add	Rock Bridge	180	8888 MOSSY ROCK DRIVE	46077	2024/04/01
R2023-882	Ultimate Designs LLC	Victor Manuel Velazquez	Res Add	Fishback Creek	1	5486 S 700 East	46075	2024/04/10
19U2023-899	Indy Grills and Outdoor Living	Steven & Susan Sitkowski	Res Add	Brookhaven	38	11348 ABERCAIRN COURT	46077	2024/04/24
R2023-911	Pulte Homes	Pulte Homes	Res New	Devonshire	31	8610 LEANDER AVENUE	46077	2024/04/18
U2023-955	Viewegh Crafted Homes	John & Suzan Thomas	Res Remodel	Inglenook of Zionsville	44	5711 UPPER GARDEN WAY	46077	2024/04/18
U2023-961	Tom Simmons, Inc	Scott & Jamison Rozzi	Res Add	Colony Woods	293	315 HOLIDAY COURT	46077	2024/04/01
R2023-966	Fischer Homes	Fischer Homes	Res New	Chelsea Park	21	11485 LANGTON WALK	46077	2024/04/04
R2023-1008	Pulte Homes	Pulte Homes	Res New	Devonshire	58	3809 MORGAN LANE	46077	2024/04/16
U2023-1010	Back Yard Living	Robert & Valerie Brennan	Res Other			625 BLOOR LANE	46077	2024/04/10
R2023-1068	Pulte Homes	Pulte Homes	Res New	Devonshire	75	3808 MORGAN LANE	46077	2024/04/19
R2023-1114	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	Devonshire	69	8471 MORGAN LANE	46077	2024/04/18
U2024-85	Grande & Grande Inc	Kevin & Angela Nelson	Res Remodel	ASHBURN	09	5220 ROSE DRIVE	46077	2024/04/05
R2024-174	Stephan & Judith Alsmeyer	Stephen & Judith Alsmeyer	Res Finish Permit			7965 S 1000 East	46077	2024/04/05
R2024-211	Best Side Construction	Harold Huffman II	Res Other	Royal Run	194	6762 WIMBLEDON DRIVE	46077	2024/04/03



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2024-214	RF Contracting	Zachary Wingerter	Res Remodel	Willow Glen	82	3232 CIMMARON ASH DRIVE	46077	2024/04/18
19U2024-236	Indy Decorative Concrete	Keegan & Scott Osman	Res Other	THE ENCLAVE	83	6558 BAINBRIDGE WAY	46077	2024/04/29
13U2024-248	Back Yard Living	Andrew & Brianna Johnson	Res Other	Willow Glen	57	3251 AUTUMN ASH DRIVE	46077	2024/04/23
19U2024-249	Vibrant Outdoors	John & Dana McConnaughey	Res Other	Vonterra	58	5915 MUSCADINE WAY	46077	2024/04/11
23U2024-263	Oasis Outdoor Living & Landscape	James & Mandy McGovern	Res Other	THE CLUB AT HOLLIDAY	A25	10725 HOLLIDAY FARMS BLVD	46077	2024/04/17
23U2024-278	Sigma Builders, LLC	Andrew & Magdalena Seitz	Res Finish Permit	THE CLUB AT HOLLIDAY	L13	4270 HAMILTON RUN	46077	2024/04/11
23U2024-327	Hendrick Pool and Lawn Service	Daniel & Kathleen Houlihan	Res Finish Permit	THE CLUB AT HOLLIDAY	A15	10736 HOLLIDAY FARMS BLVD	46077	2024/04/30
23U2024-328	Hendrick Pool and Lawn Service	Benjamin & Juliana Anthony	Res Finish Permit	THE CLUB AT HOLLIDAY	G12	4189 ALDERBOROUGH	46077	2024/04/30

 Town Of Zionsville Planning and Building Permit Activity Year: 2024																						
Activity Report																		Printed 2024/05/02 07:58 AM				
	Commercial/Industrial						Residential										Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	1	0	2	6	1	2	10	6	5	8	1	2	12	5	0	61	0	12	341	534	25	35
February	3	0	1	2	2	1	26	16	6	6	2	1	15	6	0	87	1	11	347	514	12	38
March	2	0	2	6	1	5	13	13	15	2	8	3	25	7	0	102	0	13	431	680	26	78
April	0	2	1	7	2	9	11	15	9	3	5	0	42	1	0	107	0	10	402	553	13	56
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	6	2	6	21	6	17	60	50	35	19	16	6	94	19	0	357	1	46	1521	2281	76	207





MEETING RESULTS FOR THE ZIONSVILLE BOARD OF ZONING APPEALS

Thursday, April 11, 2024

6:30 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:

The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance – Attended in person: Kathi Postlethwait, Steve Mundy, Chris Lake, Josh Fedor, Jocelyn Hinshaw
- III. Approval of the [March 6, 2024, Minutes](#) – **5 in Favor, 0 Opposed.**
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Appeals to be considered
2024-05-DSV Staff Report and Materials Formal Withdraw Request	Zionsville Presbyterian Church	4775 W 116 th Street Zionsville, IN 46077	Withdrawn. 5 in Favor, 0 Opposed. Development Standards Variance pursuant to Section 194.078 (J) to deviate from the suitability of building materials in the Urban Office Business (B-O) zoning district.
2024-04-UV Staff Report and Materials Letters of Interest Continuance Request	D. Katz	9855 E 100 South Zionsville, IN 46077	Continued from the April 11, 2024 Board of Zoning Appeals meeting to the May 1, 2024, meeting. 5 in Favor, 0 Opposed. Use Variance pursuant to Section 194.082 to permit a large kennel facility in the Rural Single and Two Family Residential (R-2) zoning district.

V. Continued Business

Docket Number	Name	Address of Project	Appeals to be considered
			NONE.

VI. New Business

Docket Number	Name	Address of Project	Appeals to be considered
2024-06-DSV Staff Report and Materials Adopted Findings of Fact	Zann Real Estate Group	7031 Mayflower Park Dr, Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed. Development Standards Variance pursuant to Section 194.105 (E) and Section 194.070 (C)(3)(b) for an existing office building in the Urban General Industrial (I-2) zoning district, that: 1. Reduces the required 20-foot side yard setback along the south property line. 2. Reduces the required 20-foot side yard setback along the east property line. 3. Reduces the required number of on-site parking spaces.
2024-07-DSV Staff Report and Materials Letters of Interest Adopted Findings of Fact	D. Decker	25 Colony Ct Zionsville, IN 46077	Denied. 5 in Favor, 0 Opposed. Development Standards Variance pursuant to Section 194.095 (C) to permit an additional accessory building resulting in accessory use square footage exceeding 50% of the primary use in the Urban Single-Family Residential (R-2) zoning district.
2024-08-DSV Staff Report and Materials Adopted Findings of Fact	Ronald R. Clark Revocable Trust	7281 E 550 South Whitestown, IN 46075	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed. Development Standards Variance pursuant to Section 194.082 Table 3 to permit a proposed subdivision of a lot resulting in two lots exceeding the 3:1 depth-to-width ratio in the Rural Single-Family Residential (R-1) zoning district.

2024-10-AP Exhibits and Petitioners Materials Adopted Findings of Fact	R. Strickland	4616 St. John Circle Zionsville, IN 46077	The administrative determination was reversed. 5 in Favor, 0 Opposed. Administrative Appeal pursuant to Section 194.216 (C)(3) to appeal a determination made by Staff concerning the issuance of an improvement location permit for property located in the Urban Single-Family Residential (R-SF-2) zoning district.
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VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
BZA Rules of Procedure	Planning Staff		Discussion on the BZA Rules of Procedure

Respectfully Submitted: Mike Dale, AICP
Director – Planning and Building Department
Town of Zionsville



ZIONSVILLE PLAN COMMISSION

MEETING RESULTS

Monday, April 15, 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: Josh Fedor, Jim Hurst, Chris Lake, Cindy Madrick, and Nick Plopper attended in person. Mary Grabianowski joined the meeting in person at approximately 6:40PM
- III. Planning & Economic Development (Informational Only – no action required)
- IV. Approval of the March 18, 2024, Regular Meeting Minutes: Approved
- V. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Petitions
2023-39-DP: Initial Filing	Stohler Roofing Office Building	5898 S. 700 East	Continued from the October 16, 2023, February 20, 2024, and March 18, 2024, Meetings. Staff requested a continuance to the May 20, 2024 Meeting, which was approved. 5 in Favor 0 Opposed Development Plan Approval for the expansion of a parking area for a roofing business being in the Rural Single-family Residential (R-1) District.
2023-57-DPA: Continuance Request Letter	Henke Development / Promontory Pond and Berms	9825 Windy Hills Drive, Zionsville	Continued from the January 16, 2024, February 20, 2024, and March 18, 2024, Meetings. Petitioner, upon the recommendation from Staff, requested a continuance to the May 20, 2024 Meeting, which was approved. 5 in Favor 0 Opposed Development Plan Amendment to permit additional berms and a reduction in size of a pond being zoned Planned Unit Development (Promontory PUD).

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
			None

April 16, 2024

VII. New Business to be heard

Docket Number & Link	Petitioner/ Project Name	Address of Project	Petitions
2024-22-MPR: Staff Report with Exhibits	Zionsville Redevelopment Commission / Sentry Senior Living EDA	South U.S. 421 Holliday Farms EDA Area	Approved as presented. 6 in Favor 0 Opposed Adoption of Declaratory Resolution regarding the establishment of an Economic Development Area (EDA) and approval of Economic Development Plan (EDP) for Holliday Farms Sentry Senior Living PUD.
2024-16-Z: Staff Report with Exhibits	Simon and Katherine Katz / Katz Rezoning	900 Starkey Road	Favorable recommendation to the Town Council as presented and discussed at the meeting. 6 in Favor 0 Opposed Rezoning of 3.38± acres from Urban Open Land (O-1) and Urban Multi-Family Residential (R-MF-2) Districts to the Urban Single-Family Residential (R-SF-2) District to allow a new single-family residence and to maintain an existing residence on separate lots.
2024-21-Z: Staff Report with Exhibits	Town of Zionsville / South Village PUD	The area is generally south of the Village Business District and incorporates the Creekside and Dow project areas.	Petitioner requested a continuance to the May 20, 2024 Meeting, which was approved. 6 in Favor 0 Opposed Rezoning of 169± acres from the Village Business District (VBD), Urban General Business District (B-2), Rural Single- and Two-Family Residential (R-2), Dow Park PUD, and Creekside PUD to the Planned Unit Development District (South Village PUD).
2024-17-PP: Staff Report with Exhibits	Eagle Office, LLC - Larry Mitchell / Eagle Building Commercial Subdivision	1455 W. Oak Street	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 6 in Favor 0 Opposed Commercial Primary Plat to divide a 2.23± acre parcel into 2 commercial lots in the Urban General Business (B-2) District.
2024-18-MP: Staff Report with Exhibits	Stonegait Farm, LLC / Weaver Minor Residential Subdivision	7925 E. 500 South	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 6 in Favor 0 Opposed Minor Residential Plat to divide a 23.41± acre parcel into 3 residential lots in the Urban Single-Family Residential (R-SF-2) District.
2024-19-PP: Staff Report with Exhibits	Sentry Development / Holliday Farms - East Primary Plat	1310 S. U.S. 421	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 6 in Favor 0 Opposed Commercial Primary Plat to divide a 23.959± acre parcel into 1 Lot and 2 Blocks in the Holliday Farms Planned Unit Development (PUD) District.
2024-20-DP: Staff Report with Exhibits	Sentry Development / Sentry Senior Living Facility DP	1310 S. U.S. 421	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 6 in Favor 0 Opposed Development Plan Approval of a 155-unit assisted senior living facility with private drive and associated site amenities in the Holliday Farms Planned Unit Development (PUD) District.

2024-15-DPA: Staff Report with Exhibits	K&M Holdings, Inc.	478 N. 1100 East	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 6 in Favor 0 Opposed Development Plan Amendment for a 3,200 sq. ft. building on a 10.08± acre parcel being in the Rural General Industrial (Rural I-2) district.
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VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
	Town Planning Staff		Staff introduced Items within the Plan Commission’s Rules of Procedure and the Current Zoning Ordinance for consideration of revisions.

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