



Town Of Zionsville

Planning and Building Combined Permit Activity

September 2024

Total permits issued for the month of September: 111

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Permit Activity Breakdown

Commercial Permits	September 2024	September 2023	YTD 2024	YTD 2023	YTD Diff
New	5	1	26	15	11
Interior Remodel	0	4	14	24	-10
Addition	0	1	10	4	6
Sign	6	6	54	40	14
Electric	6	0	21	15	6
Other	4	3	41	38	3
Sewer	1	0	2	2	0
Commercial Totals	22	15	168	138	30
Residential Permits					
Single Family	30	9	193	121	72
Addition	14	22	125	148	-23
Remodel	6	15	68	86	-18
Electric	6	9	44	51	-7
Pool/Spa	7	9	46	56	-10
Demolition	1	3	14	11	3
Other	20	28	227	215	12
Sewer/Repairs	5	4	31	60	-29
Residential Totals	89	99	748	748	0
Combined Totals	111	114	916	886	30

Building/Site Inspections: 470 Number Of Inspections: 651

Certificates Of Occupancy Issued: 56

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 19

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

Number of Investigations closed this month: 13

Total number of zoning code violations to date: 11



Town Of Zionsville

Planning and Building Permit Detail

September 2024

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Combined Permit Activity Detail

Page: 1

Printed 2024/10/03 14:19 PM

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
R2024-806	September	3	\$400,000	\$912	\$0	\$0	\$0	Marver Remodeling	Magaly Perez & Oscar Pedrah	Res Add			7980 ROYAL AVENUE	46077
19U2024-807	September	4	\$0	\$125	\$0	\$0	\$0	David & Esther Liddicoat	David & Esther Liddicoat	Res Finish Permit	Brookhaven	94	2715 BENMORE	46077
R2024-808	September	5	\$20,000	\$423	\$0	\$0	\$0	Arete General Contracting LLC	Michael & Hannah McLean	Res Remodel	Countrywood	17	1108 INDIAN PIPE LANE	46077
R2024-809	September	5	\$550,000	\$1,149	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	35	9140 YELLOWSTONE	46077
R2024-810	September	5	\$29,880	\$75	\$0	\$0	\$0	Amos Exteriors	JEFFREY & MICHELLE	Res Reroof	Mallard Pond	2	9062 MALLARD	46077
13U2024-811	September	5	\$0	\$0	\$0	\$0	\$0	Mattcon General Construction Inc	HARRIS FLP	Comm Trailer	Appaloosa Crossing	J	3295 S US 421	46077
R2024-812	September	5	\$12,000	\$245	\$0	\$0	\$0	A Sign By Design	Stakkd TSIN, LLC	Comm Sign			7283 S 650 East	46075
R2024-813	September	5	\$12,000	\$245	\$0	\$0	\$0	A Sign By Design	Stakkd TSIN, LLC	Comm Sign			7283 S 650 East	46075
U2024-814	September	5	\$900,000	\$1,163	\$0	\$0	\$0	Randy Shaffer Custom Homes	Thomas & Andrea Peters	Res New	Cross Forth	91, 92	75 N 4TH STREET	46077
U2024-815	September	5	\$2,700	\$0	\$0	\$0	\$0	Donald Pearson II	Donald Pearson II	Res Other	Coventry Ridge	81	4575 BAYBERRY	46077
U2024-816	September	5	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	Denise Thornberry	Res Electric	RAVINA	32	4621 SUMMERSONG	46077
U2024-817	September	5	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	Richard & Pamela Gross	Res Electric			663 N US 421	46077
23U2024-818	September	6	\$400,000	\$507	\$0	\$0	\$0	Homes by Design	Stephen & Kara Ritter	Res Add Pool	THE CLUB AT HOLLIDAY	Q13	4525 ELMSCOTT	46077
U2024-819	September	6	\$24,741	\$75	\$0	\$0	\$0	Amos Exteriors	Carol Milli	Res Reroof	Iron Gate	38	110 LEXINGTON	46077
U2024-820	September	6	\$83,000	\$505	\$0	\$0	\$0	Timber Ridge Pools	William & Julie Spitz	Res Add Pool	SUGARBUSH HILL SEC 3	59	630 MORNINGSIDE	46077
U2024-821	September	6	\$11,560	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Ryan & Ashlie Bardach	Res Other	Hampshire	188	8176 OXFORD	46077
U2024-822	September	6	\$110,000	\$447	\$0	\$0	\$0	C-Ray Pools LLC	Drew & Kimberly Gore	Res Add Pool	Thornhill	47	1927 CAMARGUE	46077
U2024-823	September	6	\$270,000	\$410	\$0	\$0	\$0	John Pataky Construction	Timothy & Cami Hovda	Res Add	Thornhill	60	613 SILVER WRAITH	46077



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Page: 2

Printed 2024/10/03 14:19 PM

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R2024-824	September	6	\$5,800	\$100	\$0	\$0	\$0	Mark & Andrea Mayfield	Mark & Andrea Mayfield	Res Add	SARATOGA	17	3260 PADDOCK	46052
R2024-825	September	6	\$5,700	\$100	\$0	\$0	\$0	Donald & Tracie Anderson	Donald & Tracie Anderson	Res Other	SARATOGA	16	3265 PADDOCK	46052
U2024-826	September	9	\$0	\$100	\$0	\$0	\$0	Williams Comfort Air	Lin & Wei Li	Res Sewer	COLONY SQUARE SEC 1	30	981 FRANKLIN	46077
R2024-827	September	9	\$0	\$90	\$0	\$0	\$0	Promontory of Zionsville, LLC	Promontory of Zionsville, LLC	Comm Electric	Promontory	A15	9500 WINDY HILLS DRIVE	46077
R2024-828	September	9	\$0	\$90	\$0	\$0	\$0	Promontory of Zionsville, LLC	Promontory of Zionsville, LLC	Comm Electric	Promontory	A12	9650 WINDY HILLS DRIVE	46077
R2024-829	September	9	\$30,000	\$75	\$0	\$0	\$0	Coomer Roofing Company	Donald & Elizabeth	Res Reroof	Stonegate	34	6691 CHAPEL	46077
R2024-830	September	9	\$0	\$90	\$0	\$0	\$0	Promontory of Zionsville, LLC	Promontory of Zionsville, LLC	Comm Electric	Promontory	A8	9760 WINDY HILLS DRIVE	46077
R2024-831	September	10	\$7,233	\$75	\$0	\$0	\$0	Moss Roofing	Robert & Tammy	Res Reroof			9641 Pine Ridge South	46077
U2024-832	September	10	\$0	\$100	\$0	\$0	\$0	Indy Water Heater and	Daniel & Melissa Longbottom	Res Sewer	Sugarbush Hill	47	885 SUGARBUSH	46077
R2024-833	September	10	\$800,000	\$1,567	\$0	\$2,045	\$2,625	KSM Homes, LLC	Jesse Ma & Lizzie Wang	Res New	Ma Minor	1	1990 N 1100 East	46069
R2024-834	September	10	\$105,000	\$375	\$0	\$0	\$0	Collect Towers II, LLC	BOYS & GIRLS CLUB	Comm Cell Tower			5964 S 700 East	46077
23U2024-835	September	11	\$12,000	\$100	\$0	\$0	\$0	Vishal Gupta	Vishal & Megha Gupta	Res Other	Devonshire	54	3858 PALMETTO	46077
U2024-836	September	11	\$25,000	\$436	\$0	\$0	\$0	Case Design and Remodeling	Brian & Christine Melvin	Res Remodel	Raintree Place	88	345 RAINTREE	46077
U2024-837	September	11	\$20,865	\$75	\$0	\$0	\$0	OpenBox Roofing &	Paul & Tracey McCoy	Res Reroof	Laughlin, Fours, Har	59	555 W SYCAMORE	46077
U2024-838	September	11	\$0	\$100	\$0	\$0	\$0	Hope Plumbing	Kyle & Kathryn Hoff	Res Sewer	Thornhill	167	1413 CRICKLEWOOD	46077
R2024-839	September	11	\$550,000	\$1,114	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	29	6891 ACADIA LANE	46077
23U2024-840	September	11	\$501,000	\$1,142	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	23	8414 LEANDER	46077
U2024-841	September	12	\$0	\$100	\$0	\$0	\$0	Renascent Inc	BHI Senior Living, Inc	Res Demo			5375 W OLD 106TH	46077



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CombinedPermit Activity Detail Page: 3 Printed 2024/10/03 14:19 PM

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13U2024-842	September	12	\$356,000	\$657	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1602 Townhome	3306 MORAB DRIVE	46077
U2024-843	September	13	\$18,500	\$100	\$0	\$0	\$0	Country Garden Landscaping	Mark & Linda Moriarty	Res Add Deck	Mulberry Place	3	723 HANOVER	46077
13U2024-844	September	13	\$0	\$950	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL 1601-1604	3308 MORAB DRIVE	46077
R2024-845	September	13	\$160,000	\$512	\$0	\$0	\$0	Hines Construction	William & Cheryl Bailey	Res Add	Magnolia Branch Estates	3	100 S 700 EAST	46077
R2024-846	September	13	\$0	\$90	\$0	\$0	\$0	Brand Electric	Epcon Russell Oaks LLC	Comm Electric	Courtyards of Russell Oaks		Common Area 1-2	46077
13U2024-847	September	13	\$356,000	\$657	\$0	\$941	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	The Towns at Appaloosa	1603	3304 MORAB DRIVE	46077
13U2024-848	September	13	\$360,000	\$675	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1604	3302 MORAB DRIVE	46077
13U2024-849	September	13	\$381,000	\$654	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1601	3308 MORAB DRIVE	46077
R2024-850	September	13	\$0	\$75	\$0	\$0	\$0	Rinder Electric	THE WECHTER GROUP LLC	Res Electric			15 N 1100 East	46077
U2024-851	September	16	\$85,634	\$410	\$0	\$0	\$0	Booher Remodeling	Barry & Erin Cleary	Res Remodel	Cobblestone Lakes	77	4891 S COBBLESTONE	46077
U2024-852	September	16	\$9,412	\$100	\$0	\$0	\$0	CHS Energy Savers Inc DBA	Tyler & Taylor Owensby	Res Add Deck	Spring Knoll	293	8834 PIN OAK DRIVE	46077
R2024-853	September	16	\$0	\$220	\$0	\$0	\$0	Old Town Companies, LLC	Old Town Companies, LLC	Mass Grading	Wild Air	Multifamily	Marysville Road	46077
U2024-854	September	17	\$699,413	\$1,347	\$4,025	\$0	\$0	Schumacher Homes of	Abigail & John Noble	Res New	Laughlin, Fours, Har	5	435 W SYCAMORE	46077
19U2024-855	September	17	\$70,000	\$439	\$0	\$0	\$0	Vive Exterior Design	Trent & Michelle Gray	Res Add Pool	Shannon Springs	12	6363 MONTANA	46077
U2024-856	September	17	\$0	\$0	\$0	\$0	\$0	Gilliatte General Contractors	PITTMAN INVESTORS	Comm Electric	The Farm	Common Area	11812 Sylo Crossing	46077
U2024-857	September	18	\$32,850	\$75	\$0	\$0	\$0	Bone Dry Roofing	Mark & Julie Thune	Res Reroof	Thornhill	85	2125 MULSANNE	46077
U2024-858	September	18	\$0	\$125	\$0	\$0	\$0	Andrew & Rebecca	Andrew & Rebecca	Res Finish Permit	Spring Hill	20	660 SPRING HILLS DRIVE	46077
23U2024-859	September	19	\$70,000	\$0	\$0	\$0	\$0	Lawn Landscape	Pearl Koshy	Res Add Deck	Chelsea Park	8	5406 PEMBRIDGE	46077



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Page: 4

Printed 2024/10/03 14:19 PM

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19U2024-860	September	19	\$30,000	\$496	\$0	\$0	\$0	Vive Exterior Design	Christopher & Rachelle Amick	Res Add Pool	Shannon Springs	5	6650 MONTANA	46077
R2024-861	September	19	\$0	\$0	\$4,025	\$0	\$0	317 Plumber	Michael & Angela Wulber	Res Sewer	Sycamore Bend	31	532 NUTHATCH	46077
U2024-862	September	19	\$875	\$138	\$0	\$0	\$0	Signarama	Center Point Capital Ventures	Comm Sign	Cross's Second Addition	9	56 N Main Street	46077
U2024-863	September	19	\$30,000	\$0	\$0	\$0	\$0	Aspen Outdoor Designs, Inc	Ryne & Stephanie	Res Add Deck	SUGARBUSH HILL SEC 3	76	682 MORNINGSIDE	46077
U2024-864	September	20	\$0	\$75	\$0	\$0	\$0	Frye Electric Inc	Gordon & Teresa Hall	Res Electric	NORHERN MEADOWS	9	1104 BECKER	46077
R2024-865	September	20	\$8,500	\$190	\$0	\$0	\$0	A Sign By Design	EJC 6400, LLC	Comm Sign	Northwest Technology	8	6400 Technology	46077
R2024-866	September	20	\$0	\$75	\$0	\$0	\$0	BRS Field Ops, LLC	David S Lyon	Res Electric			7750 S 200 East	46052
23U2024-867	September	23	\$18,500	\$100	\$0	\$0	\$0	Wedgewood Building	Wedgewood Building	Res Other	THE CLUB AT HOLLIDAY	A21	10534 Holliday	46077
U2024-868	September	24	\$2,700	\$136	\$0	\$0	\$0	A Sign By Design	SOUTH ZIONSVILLE	Comm Sign			640 S Main Street	46077
U2024-869	September	24	\$10,000	\$410	\$0	\$0	\$0	Pink Hard Hat LLC	Rebecca Hawksmith	Res Remodel			5555 W OLD 106TH Street	46077
U2024-870	September	24	\$26,000	\$75	\$0	\$0	\$0	Dry By Design	Berry Harris	Res Reroof	The Sanctuary	5	11926 AVEDON	46077
U2024-871	September	24	\$20,000	\$90	\$0	\$0	\$0	Dry By Design	Francis Cassady	Comm Reroof	Cross's second addit	1	5 N MAIN STREET	46077
R2024-872	September	24	\$250,000	\$100	\$0	\$0	\$0	MAD Construction	Stonegait Farm, LLC	Res Add			7681 E 500 SOUTH	46077
R2024-873	September	24	\$40,000	\$0	\$0	\$0	\$0	Epcon Russell Oaks LLC	Epcon Russell Oaks LLC	Comm Sign			9085 Oak Street	46077
23U2024-874	September	25	\$86,000	\$433	\$0	\$0	\$0	Hendrick Pool and Lawn	Alex & Esther Palou	Res Add Pool	THE CLUB AT HOLLIDAY	K4	4275 STRATHMORE	46077
R2024-875	September	25	\$252,000	\$425	\$0	\$0	\$0	Wildwood Home Co	Donald & Tracy Baker	Res Remodel			2285 S 950 EAST	46077
U2024-876	September	25	\$13,629	\$75	\$0	\$0	\$0	Big Sky Roofing	John Clyne	Res Reroof	Irongate	29	1635 IRONGATE	46077
U2024-877	September	25	\$0	\$100	\$0	\$0	\$0	Williams Comfort Air	Jeffrey & Olga Rolland	Res Sewer	Spring Knoll	106	9260 BLACKBERRY	46077



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Page: 5														
Printed 2024/10/03 14:19 PM														
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
U2024-878	September	25	\$543,000	\$1,252	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	65	3909 MORGAN	46077
U2024-879	September	26	\$0	\$100	\$0	\$0	\$0	Gene Walkup	Barbara Harris FLP	Comm Sewer	OP ZIONSVILLE	6	156 S 1ST STREET	46077
U2024-880	September	26	\$6,000	\$0	\$0	\$0	\$0	Benjamin Carr	Benjamin & Amanda Carr	Res Add	Countrywood	24	270 LARKSPUR	46077
R2024-881	September	26	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	20	9170 BRYCE CIRCLE	46077
23U2024-882	September	27	\$646,000	\$1,333	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	24	8450 LEANDER	46077
23U2024-883	September	27	\$1,250,000	\$1,827	\$4,025	\$2,045	\$2,625	Hoss Building Group	Katrina Stallings	Res New	THE CLUB AT HOLLIDAY	K26	4380 STRATHMORE	46077
19U2024-884	September	27	\$126,000	\$254	\$0	\$0	\$0	Vive Exterior Design	Trent & Michelle Gray	Res Add	Shannon Springs	12	6363 MONTANA	46077
19U2024-885	September	27	\$180,000	\$232	\$0	\$0	\$0	Vive Exterior Design	Christopher & Rachelle Amick	Res Add Pool	Shannon Springs	5	6650 MONTANA	46077
23U2024-886	September	27	\$508,000	\$1,109	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	105	8427 LEANDER	46077
R2024-887	September	27	\$419,000	\$0	\$0	\$0	\$0	Schafer Custom Homes, LLC	Steve Archer	Comm New	Stonegate	269B	6673 BEEKMAN	46077
R2024-888	September	27	\$70,000	\$235	\$0	\$0	\$0	Property Pros LM	John & Jennifer Huber	Res Add			3285 S 975 East	46077
R2024-889	September	27	\$0	\$90	\$0	\$0	\$0	Luminaire Service	Epcon Communities	Comm Electric	Courtyards of Russell Oaks	Common Area Pond	6903 ACADIA LANE	46077
R2024-890	September	27	\$650,000	\$768	\$0	\$0	\$0	JA Yancey & Associates	Jacob & Alisa Olson	Res Add			1822 S 900 East	46077
U2024-891	September	27	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Bryan & Cheryl Miller	Res Finish Permit	OLDFIELD	29	6807 WELLINGTON	46077
R2024-892	September	27	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	RURAL PARTNERS	Res Finish Permit			8182 HUNT CLUB ROAD	46077
R2024-893	September	30	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Matthew Callen	Res Finish Permit	Harbridge Woods	4	9780 SOARING	46077
R2024-894	September	30	\$21,500	\$410	\$0	\$0	\$0	Absolute Renovations	Meng Zhao & Fei Dong	Res Remodel	Blackstone	47	6460 BLACKSTONE	46077
R2024-895	September	30	\$1,500	\$100	\$0	\$0	\$0	Shaun Gordon	Shaun & Jaime Gordon	Res Add	Sycamore Bend	22	523 PHEASANT	46077



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R2024-896	September	30	\$0	\$75	\$0	\$0	\$0	Joshua Crouch	Jeffrey Hopper	Res Electric			6360 W 96TH STREET	46077
R2024-897	September	30	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Sandra & Robert French	Res Finish Permit			9030 HUNT CLUB ROAD	46077
13U2024-898	September	30	\$0	\$1,150	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Comm New	The Towns at Appaloosa	1801 - 1806	3299 NORIKER	46077
13U2024-899	September	30	\$383,000	\$666	\$0	\$941	\$2,625	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1801	3299 NORIKER	46077
13U2024-900	September	30	\$0	\$1,050	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	2201 SHELL	10971 BELGIAN	46077
13U2024-901	September	30	\$380,000	\$643	\$0	\$941	\$2,625	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1802	3301 NORIKER	46077
13U2024-902	September	30	\$380,000	\$647	\$0	\$941	\$2,625	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1803	3303 NORIKER	46077
13U2024-903	September	30	\$380,000	\$721	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2201	10971 BELGIAN	46077
13U2024-904	September	30	\$380,000	\$643	\$0	\$941	\$2,625	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1804	3305 NORIKER	46077
13U2024-905	September	30	\$380,000	\$721	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2202	10965 BELGIAN	46077
13U2024-906	September	30	\$380,000	\$643	\$0	\$941	\$2,625	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1805	3307 NORIKER	46077
R2024-907	September	30	\$8,200	\$75	\$0	\$0	\$0	Robert Stevens Roofing	JMS Investment Properties	Res Reroof	Lake View	32	628 LAKE VIEW DRIVE	46077
13U2024-908	September	30	\$380,000	\$723	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2204	10953 BELGIAN	46077
13U2024-909	September	30	\$380,000	\$721	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2203	10959 BELGIAN	46077
13U2024-910	September	30	\$380,000	\$667	\$0	\$941	\$2,625	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1806	3309 NORIKER	46077
13U2024-911	September	30	\$0	\$950	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL (Units)	10977 MORAB	46077
13U2024-912	September	30	\$380,000	\$646	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1701	10977 MORAB	46077
13U2024-913	September	30	\$380,000	\$648	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1702	10971 MORAB	46077



Town Of Zionsville

Planning and Building Permit Detail

September 2024

Total Combined permits issued for the month of September: 111

CombinedPermit Activity Detail				Page: 7				Printed 2024/10/03 14:19 PM						
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13U2024-914	September	30	\$380,000	\$648	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1703	10965 MORAB	46077
13U2024-915	September	30	\$380,000	\$667	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1704	10959 MORAB	46077
13U2024-916	September	30	\$380,000	\$719	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2205	10947 BELGIAN	46077



Town Of Zionsville

Planning and Building C of O Detail

September 2024

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

C of O Detail

Page: 1

Printed 2024/10/03 14:19 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2023-67	Shiel Sexton	The Farm at Zionsville JV, LLC	Comm Trailer	The Farm		11819 SYCAMORE STREET	46077	2024/09/17
19U2023-133	Hendrick Pool and Lawn Service	Don & Lisa Richards	Res Add Pool	Vonterra	10	10303 Lemberger Blvd	46077	2024/09/30
U2023-500	CP Construction LLC	Nelly Chacon	Res New	Ansley Park	1	11620 ANSLEY COURT	46077	2024/09/30
R2023-657	Old Town Design Group	Old Town Design Group	Res New	Promontory	A8	9760 WINDY HILLS DRIVE	46077	2024/09/09
R2023-672	G & G Custom Homes Inc	G & G Custom Homes Inc	Res New	Promontory	B16	9475 WINDY HILLS DRIVE	46077	2024/09/09
U2023-692	Reinking Renovations LLC	Douglas & Loretta Stafford	Res Add	Raintree	51	720 FOREST BLVD	46077	2024/09/09
R2023-706	Modish Pools, LLC	G & G Custom Homes Inc	Res Add Pool	Promontory	B16	9475 WINDY HILLS DRIVE	46077	2024/09/17
U2023-709	Pools of Fun	David & Holly Dimmett	Res Add Pool	Cobblestone Lakes	9	4994 S COBBLESTONE	46077	2024/09/16
U2023-770	Viewegh Crafted Homes	Randall & Mary Tatlock	Res Remodel	Inglenook of Zionsville	36	10492 ST ANNE DRIVE	46077	2024/09/05
R2023-782	Gradison Building Corp.	Phillip & Michelle Nunn	Res New	THE CLUB AT HOLLIDAY	S18	3724 CHERWELL DRIVE	46077	2024/09/20
R2023-785	Rise Builders LLC	Timothy & Raleigh Streets	Res New			8191 E 50 South	46077	2024/09/26
R2023-789	Wedgewood Building Company	Wedgewood Building Co	Res New	Promontory	A9	9730 WINDY HILLS DRIVE	46077	2024/09/04
R2023-840	Rise Builders LLC	Cynthia Beasley	Res Add			11505 E 100 North	46069	2024/09/09
13U2023-865	Fox Pools of Indianapolis	Sandra & Jason Germani	Res Add Pool	The Willows	161	11513 WILLOW BEND DRIVE	46077	2024/09/26
R2023-940	Drees Homes	Cody & Rachel Earl	Res New			11931 E 100 North	46069	2024/09/16
U2023-954	Sigma Builders, LLC	David & Rebecca Thuma	Res New	OLDFIELD	31	6761 WELLINGTON CIRCLE	46077	2024/09/26



Town Of Zionsville

Planning and Building C of O Detail

September 2024

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

C of O Detail

Page: 2

Printed 2024/10/03 14:19 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2023-962	Wedgewood Building Company	Wedgewood Building Company	Res New	THE CLUB AT HOLLIDAY	A21	10534 HOLLIDAY FARMS BLVD	46077	2024/09/27
13U2023-1076	Drees Homes	Arpit & Bhupendra Patel	Res New	The Willows	167	3267 SUNRISE COURT	46077	2024/09/05
R2023-1111	Homes by McKenzie	Paul & Julie Brinkworth	Res New	THE CLUB AT HOLLIDAY	L20	4368 HAMILTON RUN	46077	2024/09/10
U2023-1116	Staley Construction	Lorraine Fischer-Smith	Res New	Inglenook of Zionsville	42	5717 UPPER GARDEN WAY	46077	2024/09/03
23U2024-102	Fischer Homes	Grand Communities LLC	Res New	Chelsea Park	30	11565 LANGTON WALK	46077	2024/09/05
R2024-230	William Maltby	SGWM Properties, Inc	Res Add			8280 E 250 South	46077	2024/09/12
U2024-279	Hendrick Pool and Lawn Service	Steven & Christie Crider	Res Add Pool	OLDFIELD	12	8835 FOXLAND RUN	46077	2024/09/17
R2024-308	S.A. Coffey & Sons Construction	Douglas & Patricio Shoemaker	Res Finish Permit			9195 E SR 32	46077	2024/09/09
R2024-311	Joe DeHaai	Joseph & Kirsten Dehaai	Res Add	Bolinger Minor	2	2331 S 900 East	46077	2024/09/16
23U2024-314	Fischer Homes	Fischer Homes	Res New	Chelsea Park	31	11575 LANGTON WALK	46077	2024/09/26
23U2024-315	Fischer Homes	Fischer Homes	Res Add	Chelsea Park	31	11575 LANGTON WALK	46077	2024/09/26
23U2024-334	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	Devonshire	26	8476 LEANDER AVENUE	46077	2024/09/04
23U2024-392	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	Devonshire	80	3878 MORGAN LANE	46077	2024/09/19
R2024-409	Paul Yearling	Paul & Susan Yearling	Res Add	SELIGS	1	7520 E 550 South	46077	2024/09/27
U2024-411	Surroundings By Natureworks	Thomas & Sandy Diercks	Res Other	Hampshire	224	4034 CARNEGIE LANE	46077	2024/09/11
U2024-442	Brian & Danielle Tucker	Brian & Danielle Tucker	Res Remodel	Malora Dyes Addition	24	950 W PINE STREET	46077	2024/09/13



Town Of Zionsville

Planning and Building C of O Detail

September 2024

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

C of O Detail

Page: 3

Printed 2024/10/03 14:19 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2024-456	Oasis Outdoor Living & Landscape	Girish & June Kunapareddy	Res Add Pool	Promontory	B8	9715 WINDY HILLS DRIVE	46077	2024/09/10
19U2024-464	CMH Builders	Aaron & Laura Schnur	Res Remodel	Brookhaven	84	11254 E HIGH GROVE CIRCLE	46077	2024/09/04
23U2024-473	Timber Ridge Pools	James & Amy Bergstrom	Res Add Pool	THE CLUB AT HOLLIDAY	K5	4295 STRATHMORE LANE	46077	2024/09/12
R2024-486	Carpenter's Crew, Inc	Jerry & Jean Abbott	Res Add			2400 E 750 South	46052	2024/09/04
U2024-492	John Pataky Construction	Timothy & Cami Hovda	Res Remodel	Thornhill	60	613 SILVER WRAITH COURT	46077	2024/09/12
U2024-527	Start to Finish Inc	Daniel & Pamela Skiba	Res Add Deck	Thornhill	97	1755 CONTINENTAL DRIVE	46077	2024/09/17
R2024-536	David Graziosi	David & Susan Graziosi	Res Electric			7005 S 475 East	46052	2024/09/12
R2024-540	Concrete Indy	Michael & Danielle Kalwat	Res Other	Royal Run	527	6534 OXFORD DRIVE	46077	2024/09/24
U2024-543	Worthington Design & Remodel	Mark & Connie Gapinski	Res Remodel	Austin Oaks	163	11534 TRAIL RIDGE PLACE	46077	2024/09/20
U2024-545	AIS Construction Services	JRRJ, LLC	Comm Remodel	BENNETT TECHNOLOGY	9B	5100 CHARLES COURT	46077	2024/09/13
13U2024-550	Pools by Cory	Neilson & Sarah Baxter	Res Add Pool	HIDDEN PINES	99	3744 CONIFER DRIVE	46077	2024/09/12
23U2024-557	Gradison Building Corporation	Samuel & Jodi Burkholder	Res Remodel	THE CLUB AT HOLLIDAY	K17	4455 STRATHMORE LANE	46077	2024/09/06
U2024-638	Rustic Sheds and Cabins	Seth Alt	Res Add	DEROSS ESTATES	4	8916 WHITESTOWN ROAD	46077	2024/09/25
U2024-641	Back Yard Living	Michael & Denise Pierce	Res Add Deck	Ravinia	34	4629 SUMMERSONG ROAD	46077	2024/09/06
U2024-649	Roehm Works LLC	Jerry & Elizabeth Rushton	Res Add Deck	Austin Oaks	117	11961 CREEKSTONE WAY	46077	2024/09/04
R2024-668	Perma Pools	Gregory & Kelly Davidson	Res Add Pool	Stonegate	167	6601 WESTMINSTER DRIVE	46077	2024/09/26



Town Of Zionsville

Planning and Building C of O Detail

September 2024

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

C of O Detail

Page: 4

Printed 2024/10/03 14:19 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2024-669	Blitz Builders	Jennifer Pickett	Res Add			9355 E 180 SOUTH	46077	2024/09/19
U2024-731	ProDeck LLC	Ernest & Wendy Barbour-Mudis	Res Add Deck	FIELDSTONE	2	2993 STONE CREEK DRIVE	46077	2024/09/03
R2024-784	Aaron & Kristen Davis	Aaron & Kristen Davis	Res Other			79 S 775 East	46077	2024/09/20
U2024-821	Indy Decorative Concrete	Ryan & Ashlie Bardach	Res Other	Hampshire	188	8176 OXFORD TRACE	46077	2024/09/30
R2024-825	Donald & Tracie Anderson	Donald & Tracie Anderson	Res Other	SARATOGA	16	3265 PADDOCK ROAD	46052	2024/09/27
U2024-838	Hope Plumbing	Kyle & Kathryn Hoff	Res Sewer	Thornhill	167	1413 CRICKLEWOOD WAY	46077	2024/09/17
U2024-841	Renascent Inc	BHI Senior Living, Inc	Res Demo			5375 W OLD 106TH STREET	46077	2024/09/20
23U2024-867	Wedgewood Building Company	Wedgewood Building Company	Res Other	THE CLUB AT HOLLIDAY	A21	10534 Holliday Farms Blvd	46077	2024/09/27



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	347	514	12	38
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	56
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	421	596	14	61
July	1	1	2	5	0	4	34	12	4	5	5	4	23	3	0	103	0	26	419	634	16	74
August	3	2	3	10	4	7	22	20	5	5	2	1	34	1	0	119	1	11	490	732	22	72
September	5	0	0	6	6	4	30	14	6	6	7	1	20	5	1	111	0	9	470	651	14	56
October																						
November																						
December																						
Totals	26	10	14	54	21	41	193	125	68	44	46	14	227	31	2	916	3	117	3733	5534	208	539



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Residential Fees	January	February	March	April	May	June	July	August	September				YTD
New Home Residential ILP Fees	\$16,872	\$26,178	\$17,696	\$14,066	\$21,342	\$29,862	\$40,233	\$25,844	\$25,758				\$217,851
All Other Residential ILP Fees	\$7,493	\$11,255	\$18,944	\$16,377	\$13,337	\$18,417	\$10,659	\$11,327	\$11,434				\$119,243
Residential Inspection Fees (Fees Due)	\$3,900	\$4,050	\$4,575	\$4,150	\$4,950	\$4,075	\$4,875	\$5,250	\$4,200				\$40,025
New Home Residential Road Impact Fees	\$10,090	\$29,261	\$12,105	\$11,099	\$32,697	\$76,096	\$89,216	\$49,856	\$70,848				\$381,268
New Home Residential Park Impact Fees	\$20,450	\$39,922	\$24,540	\$22,495	\$31,290	\$40,537	\$62,906	\$32,231	\$34,239				\$308,610
Sanitary Sewer Fees	\$48,300	\$44,275	\$60,375	\$44,275	\$52,325	\$36,225	\$104,650	\$44,275	\$36,225				\$470,925
Total Residential ILP, Inspection, Impact, Sewer	\$103,205	\$150,891	\$133,660	\$108,312	\$150,991	\$201,137	\$307,664	\$167,098	\$178,504				\$1,501,462
New Commercial Start ILP Fees	\$1,623	\$2,425	\$8,000	\$0	\$9,696	\$2,750	\$1,150	\$27,525	\$4,100				\$57,269
All Other Commercial ILPs	\$2,060	\$947	\$3,068	\$3,356	\$4,059	\$11,134	\$5,087	\$9,552	\$2,189				\$41,452
Commercial Inspection Fees(Fees due)	\$450	\$750	\$150	\$0	\$600	\$1,350	\$450	\$300	\$600				\$4,650
Commercial Road Impact Fees	\$22,472	\$0	\$21,306	\$0	\$222,388	\$0	\$0	\$50,244	\$0				\$316,410
Commercial Sanitary Sewer Fees	\$0	\$5,900	\$0	\$0	\$4,025	\$0	\$0	\$483	\$0				\$10,408
Total Commercial ILP, Inspection Impact Sewer	\$26,155	\$9,272	\$32,374	\$3,356	\$240,168	\$16,945	\$6,237	\$108,679	\$6,289				\$449,475
Combined Residential and Commercial Sewer	\$48,300	\$50,175	\$60,375	\$44,275	\$56,350	\$36,225	\$104,650	\$44,758	\$36,225				\$481,333
Combined Residential and Commercial Impact	\$53,012	\$69,183	\$57,951	\$33,594	\$286,375	\$119,694	\$152,122	\$156,771	\$105,087				\$1,033,789
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$129,360	\$160,163	\$166,034	\$111,668	\$391,159	\$218,082	\$313,901	\$275,777	\$184,793				\$1,950,937
Petition Filing Fees	January	February	March	April	May	June	July	August	September				YTD
Plan Commission													
Primary Plat Approval	\$1,020	\$2,015	\$0	\$0	\$0	\$0	\$0	\$0	\$2,410				\$5,445
Secondary Plat Approval	\$400	\$0	\$0	\$610	\$610	\$0	\$800	\$0	\$0				\$2,420
Re-Plat Approval	\$500	\$0	\$0	\$0	\$600	\$0	\$500	\$0	\$0				\$1,600
Minor Plat Approval	\$0	\$345	\$0	\$0	\$0	\$0	\$345	\$1,010	\$345				\$2,045
Zone Map Amendment	\$6,360	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000				\$8,160
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Development Plan	\$5,942	\$1,752	\$0	\$3,325	\$1,682	\$0	\$625	\$875	\$725				\$14,926
Development Plan Amendment	\$1,453	\$0	\$0	\$3,823	\$18,716	\$0	\$675	\$0	\$4,521				\$29,188
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Board of Zoning Appeals													
Variance of Use	\$600	\$0	\$0	\$0	\$0	\$400	\$0	\$0	\$0				\$1,000
Variance of Dev Standards	\$1,812	\$2,000	\$1,425	\$2,600	\$1,800	\$2,250	\$2,650	\$0	\$1,135				\$15,672
Special Exception	\$0	\$0	\$0	\$2,800	\$1,400	\$700	\$700	\$0	\$0				\$5,600
TOTAL FILING FEES Plan Commission and	\$18,087	\$6,912	\$1,725	\$15,073	\$24,808	\$3,350	\$6,295	\$1,885	\$10,686				\$88,821
Permit Overview	January	February	March	April	May	June	July	August	September				YTD
New Home ILP	10	26	13	11	18	29	34	22	30				193
New Home Construction Cost	\$20,366,083	\$30,353,863	\$16,174,891	\$8,974,000	\$16,551,655	\$24,930,044	\$27,398,341	\$23,412,354	\$14,653,413				\$182,814,644



Town Of Zionsville

Advanced Structural Component Use

2024/09/01-2024/09/30

Total: 60

Page: 1

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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
13U2024-916	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2205	10947 BELGIAN	46077
13U2024-915	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1704	10959 MORAB	46077
13U2024-914	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1703	10965 MORAB	46077
13U2024-913	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1702	10971 MORAB	46077
13U2024-912	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1701	10977 MORAB	46077
13U2024-911	September	30	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL (Units)	10977 MORAB	46077
13U2024-910	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1806	3309 NORIKER	46077
13U2024-909	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2203	10959 BELGIAN	46077
13U2024-908	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2204	10953 BELGIAN	46077
13U2024-906	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1805	3307 NORIKER	46077
13U2024-905	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2202	10965 BELGIAN	46077
13U2024-904	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1804	3305 NORIKER	46077
13U2024-903	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2201	10971 BELGIAN	46077
13U2024-902	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1803	3303 NORIKER	46077
13U2024-901	September	30	\$380,000	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1802	3301 NORIKER	46077
13U2024-900	September	30	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	2201 SHELL	10971 BELGIAN	46077
13U2024-899	September	30	\$383,000	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	The Towns at Appaloosa	1801	3299 NORIKER	46077
13U2024-898	September	30	\$0	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Comm New	The Towns at Appaloosa	1801 - 1806	3299 NORIKER	46077



Town Of Zionsville

Advanced Structural Component Use

2024/09/01-2024/09/30

Total: 60

Page: 2

Printed 2024/10/01 07:08 AM

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
R2024-897	September	30	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Sandra & Robert French	Res Finish Permit			9030 HUNT CLUB	46077
R2024-895	September	30	\$1,500	\$100	\$0	\$0	\$0	Shaun Gordon	Shaun & Jaime Gordon	Res Add	Sycamore Bend	22	523 PHEASANT	46077
R2024-894	September	30	\$21,500	\$410	\$0	\$0	\$0	Absolute Renovations	Meng Zhao & Fei Dong	Res Remodel	Blackstone	47	6460 BLACKSTONE	46077
R2024-893	September	30	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Matthew Callen	Res Finish Permit	Harbridge Woods	4	9780 SOARING	46077
R2024-892	September	27	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	RURAL PARTNERS	Res Finish Permit			8182 HUNT CLUB	46077
U2024-891	September	27	\$0	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Bryan & Cheryl Miller	Res Finish Permit	OLDFIELD	29	6807 WELLINGTON	46077
R2024-890	September	27	\$650,000	\$768	\$0	\$0	\$0	JA Yancey & Associates	Jacob & Alisa Olson	Res Add			1822 S 900 East	46077
R2024-888	September	27	\$70,000	\$235	\$0	\$0	\$0	Property Pros LM	John & Jennifer Huber	Res Add			3285 S 975 East	46077
R2024-887	September	27	\$419,000	\$0	\$0	\$0	\$0	Schafer Custom	Steve Archer	Comm New	Stonegate	269B	6673 BEEKMAN	46077
23U2024-886	September	27	\$508,000	\$1,109	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	105	8427 LEANDER	46077
19U2024-884	September	27	\$126,000	\$254	\$0	\$0	\$0	Vive Exterior Design	Trent & Michelle Gray	Res Add	Shannon Springs	12	6363 MONTANA	46077
23U2024-883	September	27	\$1,250,000	\$1,827	\$4,025	\$2,045	\$2,625	Hoss Building Group	Katrina Stallings	Res New	THE CLUB AT HOLLIDAY	K26	4380 STRATHMORE	46077
23U2024-882	September	27	\$646,000	\$1,333	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	24	8450 LEANDER	46077
R2024-881	September	26	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	20	9170 BRYCE	46077
U2024-880	September	26	\$6,000	\$0	\$0	\$0	\$0	Benjamin Carr	Benjamin & Amanda Carr	Res Add	Countrywood	24	270 LARKSPUR	46077
U2024-878	September	25	\$543,000	\$1,252	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	Devonshire	65	3909 MORGAN	46077
R2024-875	September	25	\$252,000	\$425	\$0	\$0	\$0	Wildwood Home Co	Donald & Tracy Baker	Res Remodel			2285 S 950 EAST	46077
R2024-872	September	24	\$250,000	\$100	\$0	\$0	\$0	MAD Construction	Stonegait Farm, LLC	Res Add			7681 E 500 SOUTH	46077



Town Of Zionsville

Advanced Structural Component Use

2024/09/01-2024/09/30

Total: 60

Page: 3

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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
U2024-869	September	24	\$10,000	\$410	\$0	\$0	\$0	Pink Hard Hat LLC	Rebecca Hawksmith	Res Remodel			5555 W OLD 106TH	46077
U2024-858	September	18	\$0	\$125	\$0	\$0	\$0	Andrew & Rebecca	Andrew & Rebecca	Res Finish Permit	Spring Hill	20	660 SPRING	46077
U2024-854	September	17	\$699,413	\$1,347	\$4,025	\$0	\$0	Schumacher Homes of	Abigail & John Noble	Res New	Laughlin, Fours, Har	5	435 W SYCAMORE	46077
U2024-851	September	16	\$85,634	\$410	\$0	\$0	\$0	Booher Remodeling	Barry & Erin Cleary	Res Remodel	Cobblestone Lakes	77	4891 S COBBLESTONE	46077
13U2024-849	September	13	\$381,000	\$604	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1601	3308 MORAB	46077
13U2024-848	September	13	\$360,000	\$625	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1604	3302 MORAB	46077
13U2024-847	September	13	\$356,000	\$607	\$0	\$941	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	The Towns at Appaloosa	1603	3304 MORAB	46077
R2024-845	September	13	\$160,000	\$512	\$0	\$0	\$0	Hines Construction	William & Cheryl Bailey	Res Add	Magnolia Branch Estates	3	100 S 700 EAST	46077
13U2024-844	September	13	\$0	\$950	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL 1601-1604	3308 MORAB	46077
U2024-843	September	13	\$18,500	\$100	\$0	\$0	\$0	Country Garden	Mark & Linda Moriarty	Res Add Deck	Mulberry Place	3	723 HANOVER	46077
13U2024-842	September	12	\$356,000	\$607	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1602 Townhome	3306 MORAB	46077
23U2024-840	September	11	\$501,000	\$1,142	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	Devonshire	23	8414 LEANDER	46077
R2024-839	September	11	\$550,000	\$1,114	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	29	6891 ACADIA	46077
U2024-836	September	11	\$25,000	\$436	\$0	\$0	\$0	Case Design and	Brian & Christine	Res Remodel	Raintree Place	88	345 RAINTREE	46077
R2024-833	September	10	\$800,000	\$1,567	\$0	\$2,045	\$2,625	KSM Homes, LLC	Jesse Ma & Lizzie Wang	Res New	Ma Minor	1	1990 N 1100 East	46069
R2024-825	September	6	\$5,700	\$100	\$0	\$0	\$0	Donald & Tracie	Donald & Tracie	Res Other	SARATOGA	16	3265 PADDOCK	46052
R2024-824	September	6	\$5,800	\$100	\$0	\$0	\$0	Mark & Andrea Mayfield	Mark & Andrea Mayfield	Res Add	SARATOGA	17	3260 PADDOCK	46052
U2024-823	September	6	\$270,000	\$410	\$0	\$0	\$0	John Pataky Construction	Timothy & Cami Hovda	Res Add	Thornhill	60	613 SILVER WRAITH	46077



Town Of Zionsville
Advanced Structural Component Use
2024/09/01-2024/09/30

Total: 60

Page: 4

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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
U2024-815	September	5	\$2,700	\$0	\$0	\$0	\$0	Donald Pearson II	Donald Pearson II	Res Other	Coventry Ridge	81	4575 BAYBERRY	46077
U2024-814	September	5	\$900,000	\$1,163	\$0	\$0	\$0	Randy Shaffer Custom Homes	Thomas & Andrea Peters	Res New	Cross Forth	91, 92	75 N 4TH STREET	46077
R2024-809	September	5	\$550,000	\$1,149	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	35	9140 YELLOWSTONE	46077
R2024-808	September	5	\$20,000	\$423	\$0	\$0	\$0	Arete General Contracting	Michael & Hannah	Res Remodel	Countrywood	17	1108 INDIAN	46077
19U2024-807	September	4	\$0	\$125	\$0	\$0	\$0	David & Esther Liddicoat	David & Esther Liddicoat	Res Finish Permit	Brookhaven	94	2715 BENMORE	46077
R2024-806	September	3	\$400,000	\$912	\$0	\$0	\$0	Marver Remodeling	Magaly Perez & Oscar	Res Add			7980 ROYAL	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, September 4, 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

1. BZA Members

	KATHI POSTLETHWAIT (CHAIR)	JOSH FEDOR (VICE CHAIR)	STEVE MUNDY	JOCELYN HINSHAW	JIM HURST
PRESENT	X	X	X		
ABSENT				X	X

III. Approval Of Minutes

1. August 7, 2024 Board Of Zoning Appeals Meeting Minutes
August 7, 2024 Board of Zoning Appeals meeting minutes

Documents:

[AUGUST 7 BZA MEETING MINUTES.PDF](#)

IV. Continuance Or Withdrawal Requests

V. Continued Business

1. 2024-33-DSV: Continued To October 2, 2024 Board Of Zoning Appeals Meeting.

RFPDI, LLC.	10814 and 10850 Creek Way, Zionsville, IN 46077	Development Standards Variance pursuant to Sections 1.20 (M.1) and (M.2) to exceed the maximum size for signs in the Creekside Corporate Park PUD.
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Documents:

[2024-33-DSV RFPDI LLC - 1ST CONTINUANCE REQUEST \(AUGUST MEETING\).PDF](#)

[2024-33-DSV RFPDI - INITIAL FILING.PDF](#)

[2024-33-DSV RFPDI - SIGN DETAILS OF EXTERIOR ELEVATIONS.PDF](#)

[2024-33-DSV RFPDI LLC - STAFF REPORT AND EXHIBITS.PDF](#)

2. 2024-34-DSV: Continued To October 2, 2024 Board Of Zoning Appeals Meeting.

Lisa Rollins	4603 South Cobblestone 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:

[2024-34-DSV LISA ROLLINS - INITIAL FILING.PDF](#)

[2024-34-DSV LISA ROLLINS - STAFF REPORT AND EXHIBITS.PDF](#)

VI. New Business

1. 2024-39-SE: Approved. (3 In Favor, 0 Opposed)

SW Concessions LLC	7885 Royal Avenue, Zionsville, IN 46077	Special Exception pursuant to Section 194.082 to provide for single-family residential use in the General Agricultural (AG) zoning
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Documents:

[2024-39-SE SW CONCESSIONS - UPDATED SUBMITTAL \(RECEIVED 8.22.24\).PDF](#)
[2024-39-SE SW CONCESSIONS LLC - STAFF REPORT AND EXHIBITS.PDF](#)
[2024-39-SE SW CONCESSIONS - EXECUTED FINDINGS OF FACT.PDF](#)
[2024-39-SE - LETTER OF GRANT.PDF](#)

2. 2024-40-DSV: Approved. (3 In Favor, 0 Opposed)

SW Concessions LLC	7885 Royal Avenue, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.082 to reduce the front and side yard setback requirements in the General Agricultural (AG) zoning district.
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Documents:

[2024-40-DSV SW CONCESSIONS - UPDATED SITE PLAN \(RECEIVED 8.5.24\).PDF](#)
[2024-40-DSV SW CONCESSIONS - UPDATED SUBMITTAL \(RECEIVED 8.22.24\).PDF](#)
[2024-40-DSV SW CONCESSIONS - STAFF REPORT AND EXHIBITS.PDF](#)
[2024-40-DSV SW CONCESSIONS - EXECUTED FINDINGS OF FACT.PDF](#)
[2024-40-DSV - LETTER OF GRANT.PDF](#)

3. 2024-35-DSV: Continued To The October 2, 2024 Board Of Zoning Appeals Meeting.

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 - INITIAL SUBMITTAL.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 - PLAN REVIEW COMMENTS.PDF](#)
[2024-35-DSV BRANT HILE - LETTER OF SUPPORT.PDF](#)
[2024-35-DSV BRANT HILE - STAFF REPORT AND EXHIBITS.PDF](#)

4. 2024-36-DSV: Approved. (3 In Favor, 0 Opposed)

John Noble	435 West Sycamore Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.052 (C)(5)(c) to reduce the required aggregate side yard of 15-feet in the Urban
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**Village Residential (R-V)
zoning district.**

Documents:

[2024-36-DSV JOHN NOBLE - INITIAL SUBMITTAL.PDF](#)
[2024-36-DSV JOHN NOBLE - UPDATED SITE PLAN.PDF](#)
[2024-35-DSV JOHN NOBLE - STAFF REPORT AND EXHIBITS.PDF](#)
[2024-35-DSV JOHN NOBLE - LETTER OF INTEREST.PDF](#)
[2024-36-DSV JOHN NOBLE - EXECUTED FINDINGS OF FACT.PDF](#)
[2024-36-DSV - LETTER OF GRANT.PDF](#)

5. 2024-37-DSV: Continued To The October 2, 2024 Board Of Zoning Appeals Meeting.

John and Jill Sima	7740 E 400 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:

[2024-37-DSV JOHN AND JILL SIMA - FINAL SUBMITTAL \(RECEIVED
8.27.24\).PDF](#)
[2024-37-DSV JOHN AND JILL SIMA - STAFF REPORT AND EXHIBITS.PDF](#)

6. 2024-38-DSV: Variance 1 - Denied (3 In Favor, 0 Opposed). Variances 2 And 3 -
Conditionally Approved (3 In Favor, 0 Opposed)

Epcon Russell Oaks, LLC	8901 and 9085 E Oak Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.169 to exceed the maximum number of signs, the maximum combined area for signs, and to allow sign illumination in the Rural Single and Two-Family Residential (R-2) zoning district.
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Documents:

[2024-38-DSV EPCON RUSSELL OAKS LLC - FINAL SUBMITTAL \(RECEIVED
8.27.24\).PDF](#)
[2024-38-DSV EPCON RUSSELL OAKS - STAFF REPORT AND
EXHIBITS.PDF](#)
[2024-38-DSV EPCON RUSSELL OAKS - EXECUTED FINDINGS OF
FACT.PDF](#)
[2024-38-DSV EPCON RUSSELL OAKS - HEARING SUBMISSION ONE.PDF](#)
[2024-38-DSV - LETTER OF GRANT.PDF](#)

VII. Other Matters To Be Considered

1. Rules And Procedures: Continued To The October 2, 2024 Board Of Zoning Appeals Meeting.

Documents:

[REDLINE BOARD OF ZONING APPEALS RULES AND PROCEDURES - 2024
RULES_ \(002\).PDF](#)

2. Elect A BZA Vice Chair: Continued To The October 2, 2024 Board Of Zoning Appeals Meeting.

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=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

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, September 16, 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, Cindy Madrick, Kendrick Davis, and Nick Plopper attended in person.
- III. Approval of the August 19, 2024, Regular Meeting Minutes: Approved
- IV. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Petitions
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 is continued to the October 21, 2024, Plan Commission Meeting as the mailing of Legal Notice to required interested parties has not occurred. 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.
2024-51-MP: Initial Filing Continuance Request Letter	John and Jill Sima / Sima Minor Subdivision Primary Plat	7740 E 400 South, Zionsville, IN	Petition is continued to the October 21, 2024, Plan Commission Meeting as the needed Development Standards Variance was continued to the October 2, 2024 BZA Hearing. Continuance Approved. 7 in Favor 0 Opposed Request to approve a 3-lot minor residential subdivision plat on approximately 28 acres in the R-2 zoning district.

V. Continued Business heard

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

VI. New Business heard

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

VII. Other Matters considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Items Considered
2024-39-OA: Staff Memo and Certification	Action on Town Council's Rejection of Ordinance Amendment	Town-wide	Plan Commission concurred with the Town Council's decision to reject the Ordinance Amendment. Discussion and Certification to accept or reject the Town Council's position on the proposed Ordinance amendments to Section 194.202(C)(1)(e) concerning the Board of Zoning Appeals criteria for determining development standards variances.
Staff Memo and Draft Rules	Plan Commission / PC Rules and Procedures	Town-wide	Plan Commission directed Staff to finalize for action at the October 21, 2024, meeting. Resolution - Plan Commission Rules and Procedures
Development Plan Review – Summary Memo	Development Plans	Town-wide	Plan Commission directed Staff to finalize for action at the October 21, 2024, meeting. Discussion - Approval process for Development Plans
Memo and Proposed Ordinance Amendments	Plan Commission / Ordinance Amendments	Town-wide	Plan Commission directed Staff to continue refinement for discussion at future meetings. Discussion - Draft ordinance amendments regarding accessory dwelling units, agritourism, solar/wind energy, and code enforcement
Draft 2025 PC Schedule and Deadlines	2025 Plan Commission Meeting Schedule and Deadlines	Town-wide	Plan Commission approved 2025 calendar subject to final approval from the Town Council. Introduction of the proposed 2025 Plan Commission Meeting Schedule and Deadlines

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