



Town Of Zionsville

Planning and Building Combined Permit Activity

January 2025

Total permits issued for the month of January: 62

Printed 2025/02/03 15:14 PM

Permit Activity Breakdown

Commercial Permits	January 2025	January 2024	YTD 2025	YTD 2024	YTD Diff
New	10	1	10	1	9
Interior Remodel	2	2	2	2	0
Addition	0	0	0	0	0
Sign	3	6	3	6	-3
Electric	1	1	1	1	0
Other	3	2	3	2	1
Sewer	0	0	0	0	0
Commercial Totals	19	12	19	12	7
Residential Permits					
Single Family	16	10	16	10	6
Addition	8	6	8	6	2
Remodel	2	5	2	5	-3
Electric	4	8	4	8	-4
Pool/Spa	3	1	3	1	2
Demolition	0	2	0	2	-2
Other	6	12	6	12	-6
Sewer/Repairs	4	5	4	5	-1
Residential Totals	43	49	43	49	-6
Combined Totals	62	61	62	61	1

Building/Site Inspections: 290 Number Of Inspections: 457

Certificates Of Occupancy Issued: 20

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 5

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

Number of Investigations closed this month: 12

Total number of zoning code violations to date: 0



Town Of Zionsville

Planning and Building Permit Detail

January 2025

Total Combined permits issued for the month of January: 62

Combined Permit Activity Detail

Page: 1

Printed 2025/02/03 15:14 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
23U2025-1	January	2	\$521,000	\$1,161	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	91	8336 GOODWIN	46077
23U2025-2	January	3	\$520,000	\$1,162	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	3	8333 GOODWIN	46077
R2025-3	January	3	\$203,000	\$410	\$0	\$0	\$0	Benjamin Design-Build	Sharon Weller	Res Add			605 SYCAMORE	46077
R2025-4	January	3	\$3,500	\$100	\$0	\$0	\$0	Tim Mosier	Timothy & Megan Mosier	Res Other	SARATOGA	8	4085 SNAFFLE	46077
U2025-5	January	3	\$242,350	\$550	\$0	\$0	\$0	Sooner Construction	Christine & Mark Jordan	Res Add			620 VALLEY VIEW DRIVE	46077
U2025-6	January	7	\$40,000	\$140	\$0	\$0	\$0	The Smart Pergola	CRDV ZIONSVILLE	Comm Other	Cross's Second Addition	5	75 N MAIN STREET	46077
R2025-7	January	8	\$0	\$75	\$0	\$0	\$0	Brand Home Service	Linda Weiss	Res Electric			6550 S 425 East	46052
R2025-8	January	8	\$366,000	\$0	\$0	\$0	\$0	Worthington Design &	Timohty & Michelle	Res Remodel	WOODS AT HUDDERSFIELD	7	3231 HUDDERSFIELD	46077
R2025-9	January	8	\$2,800,000	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building A	7250 E Whitestown	46077
R2025-10	January	8	\$90,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building B	7250 E Whitestown	46077
R2025-11	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building C	7250 E Whitestown	46077
R2025-12	January	8	\$144,600	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building D	7250 E Whitestown	46077
R2025-13	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building E	7250 E Whitestown	46077
R2025-14	January	8	\$126,400	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building F	7250 E Whitestown	46077
R2025-15	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building G	7250 E Whitestown	46077
R2025-16	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building H	7250 E Whitestown	46077
R2025-17	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building I	7250 E Whitestown	46077
R2025-18	January	8	\$117,600	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building J	7250 E Whitestown	46077



Town Of Zionsville

Planning and Building Permit Detail

January 2025

Total Combined permits issued for the month of January: 62

Combined Permit Activity Detail

Page: 2

Printed 2025/02/03 15:14 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
U2025-19	January	8	\$125,000	\$410	\$0	\$0	\$0	R&G Home Improvement Inc	Kyle & Lisa Cox	Res Add	OLIVERS	86	205 N MAPLE	46077
U2025-20	January	9	\$0	\$100	\$0	\$0	\$0	Williams Comfort Air	Estelle Albright	Res Sewer			680 Mulberry Street	46077
23U2025-21	January	10	\$545,000	\$1,174	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	92	3907 GOODWIN	46077
23U2025-22	January	10	\$540,000	\$1,176	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	21	8384 LEANDER	46077
R2025-23	January	10	\$15,139	\$0	\$0	\$0	\$0	Bone Dry Roofing	Jonathan & Laura Bergdoll	Res Reroof	Royal Run	568	6542 HUNTERS	46077
23U2025-24	January	13	\$2,000,000	\$0	\$0	\$0	\$0	Homes by Design	Homes by Design	Res New	THE CLUB AT HOLLIDAY	R18	10400 HOLLIDAY	46077
U2025-25	January	13	\$1,000,000	\$1,700	\$35,920	\$0	\$74,433	Dillon Construction	RFPDI LLC	Comm Remodel	Creekside Corporate Park	10, 11 Bowdies	10814 CREEK WAY	46077
13U2025-26	January	13	\$5,000	\$218	\$0	\$0	\$0	A Sign By Design	EJC 6400, LLC	Comm Sign	Northwest Technology	8	6400 Technology	46077
U2025-27	January	13	\$52,000	\$410	\$0	\$0	\$0	indreno Development	Francis & Kelley Violi	Res Remodel	Austin Oaks	170	11651 TRAIL RIDGE	46077
U2025-28	January	14	\$125,495	\$415	\$0	\$0	\$0	Blue Haven Pools	Kimberly & Michael	Res Add Pool	Hampshire	130	4770 ABERDEEN	46077
U2025-29	January	14	\$119,000	\$389	\$0	\$0	\$0	Pools of Fun	John & Rachel Luce	Res Add Pool	Hampshire	114	4510 KETTERING	46077
23U2025-30	January	16	\$900,000	\$1,419	\$4,025	\$2,045	\$1,009	Foxlane Homes	Foxlane Homes of Zionsville,	Res New	THE CLUB AT HOLLIDAY	U4	3579 CHERWELL	46077
U2025-31	January	16	\$0	\$100	\$0	\$0	\$0	James Meyer Construction	Katherine Haviland	Res Finish Permit	ASHBURN	23	5165 PEACHTREE	46077
19U2025-32	January	17	\$24,348	\$100	\$0	\$0	\$0	Platinum Deck & Patio	Joseph & jennifer	Res Add Deck	THE ENCLAVE	21	6855 WOODHAVEN	46077
U2025-33	January	21	\$0	\$100	\$0	\$0	\$0	Peterman Brothers	Michael & Robyn Nelson	Res Sewer	Olivers Addition	37	250 N MAIN STREET	46077
R2025-34	January	21	\$62,122	\$410	\$0	\$0	\$0	Red Diamond G C	Bryan & Brianne Lindsay	Res Add			3485 S 875 EAST	46077
U2025-35	January	21	\$0	\$100	\$0	\$0	\$0	Williams Comfort Air	David & Sharon Kornowa	Res Sewer	Hillcrest	6	710 W PINE STREET	46077
R2025-36	January	21	\$0	\$0	\$0	\$0	\$0	Premium Electric LLC	Nicholas & Erin Kantor	Res Electric	Zion Hills	17	2762 DAUGHERTY	46077



Town Of Zionsville

Planning and Building Permit Detail

January 2025

Total Combined permits issued for the month of January: 62

Combined Permit Activity Detail

Page: 3

Printed 2025/02/03 15:14 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
R2025-37	January	22	\$0	\$90	\$0	\$0	\$0	PS Electric	Spectrum/Charter Cable	Comm Electric			5435 S 700 East	46077
23U2025-38	January	22	\$1,640,000	\$1,377	\$4,025	\$2,045	\$2,625	Wedgewood Building	Bruce & Leesa Bickle	Res New	THE CLUB AT HOLLIDAY	L18	4338 HAMILTON	46077
23U2025-39	January	22	\$166,000	\$431	\$0	\$0	\$0	Modish Pools, LLC	Benjamin Canal	Res Add Pool	THE CLUB AT HOLLIDAY	Q23	4260 ELMSCOTT	46077
R2025-40	January	22	\$350,000	\$672	\$0	\$0	\$6,402	Carpenter's Crew, Inc	Diaz Properties LLC	Comm Remodel	Stonegate	65	7637 E STONEGATE	46077
U2025-41	January	22	\$0	\$0	\$4,025	\$0	\$0	317 Plumber	Charles & Stacey Yeo	Res Sewer			4675 S 975 East	46077
13U2025-42	January	22	\$0	\$75	\$0	\$0	\$0	Huston Electric	Allen Tunstall	Res Electric	WILLOW RIDGE	20	11504 WILLOW	46077
19U2025-43	January	22	\$0	\$0	\$0	\$0	\$0	Huston Electric	Nicholas & Holly Windlow	Res Electric	BROOKHAVEN	152	2834 E HIGH GROVE	46077
U2025-44	January	22	\$2,219,871	\$1,592	\$4,025	\$2,045	\$2,625	Old Town Design Group	Chounly & Sodavid Thai	Res New	OLDFIELD	10	6859 OLDFIELDS	46077
23U2025-45	January	22	\$95,000	\$1,509	\$4,025	\$2,045	\$2,625	Foxlane Homes	The Club at Holliday Farms,	Res New	THE CLUB AT HOLLIDAY	U3	3569 CHERWELL	46077
R2025-46	January	23	\$0	\$158	\$0	\$0	\$0	Margison Graphics and	C & W INC (SEE UAS LLC)	Comm Sign	CRANES FIRST ADDITION	1	6378 Crane DRIVE	46075
R2025-47	January	23	\$0	\$158	\$0	\$0	\$0	Margison Graphics and	C & W Inc (see UAS LLC)	Comm Sign	CRANES FIRST ADDITION	1	6378 Crane Drive	46075
R2025-48	January	23	\$650,916	\$1,290	\$0	\$2,045	\$2,625	Drees Homes	Ramiro & Laura Campins	Res New			1331 S 1100 East	46077
R2025-49	January	23	\$152,000	\$434	\$0	\$0	\$0	Morton Buildings	Christopher Thomas	Res Add	Cheval De Salle	10	7949 CHEVAL	46077
R2025-50	January	23	\$2,560	\$461	\$0	\$0	\$0	Aaron & Kristen Davis	Aaron & Kristen Davis	Res Add			79 S 775 East	46077
23U2025-51	January	23	\$638,000	\$1,305	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	94	3873 GOODWIN	46077
23U2025-52	January	23	\$8,000	\$100	\$0	\$0	\$0	Grant Lewis	Grant & Emily Lewis	Res Other	Devonshire	30	8600 LEANDER	46077
R2025-53	January	23	\$0	\$0	\$0	\$0	\$0	Matcon General Construction Inc	Zionsville Park and Recreation	Mass Grading		Carpenter Nature	601 S 900 East	46077
U2025-54	January	24	\$24,394	\$200	\$0	\$0	\$0	Aspen Outdoor Designs, Inc	Kevin & Danielle Trulock	Res Add Deck	THORNHILL	89	1963 CAMARGUE	46077



Town Of Zionsville

Planning and Building Permit Detail

January 2025

Total Combined permits issued for the month of January: 62

Combined Permit Activity Detail

Page: 4

Printed 2025/02/03 15:14 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
23U2025-55	January	27	\$6,000,000	\$0	\$0	\$0	\$0	Scott Bates Custom Homes,	HF DREAM HOME LLC	Res New	THE CLUB AT HOLLIDAY	Q18	4430 ELMSCOTT	46077
13U2025-56	January	28	\$0	\$90	\$0	\$0	\$0	L & J Group, LLC	L & J Group, LLC	Comm Demo	Northwest Technology	7A	5901 TECHNOLOGY	46077
U2025-57	January	28	\$1,268,140	\$0	\$0	\$0	\$0	Old Town Design Group	Catherine Gaffigan &	Res New	THE CLUB AT HOLLIDAY	R4	3785 HOLLIDAY	46077
23U2025-58	January	28	\$569,000	\$1,189	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	5	3924 GOODWIN	46077
23U2025-59	January	28	\$531,000	\$1,099	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	4	8323 GOODWIN	46077
23U2025-60	January	29	\$533,000	\$1,153	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	96	3845 GOODWIN	46077
23U2025-61	January	29	\$0	\$0	\$0	\$0	\$0	DRW Construction /	Timothy & Courtney	Res Finish Permit	THE CLUB AT HOLLIDAY	F16	10680 PETE DYE RIDGE	46077
23U2025-62	January	29	\$2,500	\$100	\$0	\$0	\$0	Wedgewood Building Co	Wedgewood Building Co	Res Other	THE CLUB AT HOLLIDAY	N2	4135 HAMILTON	46077



Town Of Zionsville

Planning and Building C of O Detail

January 2025

Total: C of O issued for the month of January: 20

C of O Detail

Page: 1

Printed 2025/02/03 15:14 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2023-494	The Club at Holliday Farms LLP	The Club at Holliday Farms,	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 CLUB RIDGE ESTATES	46077	2025/01/15
U2023-796	Sooner Construction	George & Lorrie Searle	Res Add	OLIVERS	45	295 N MAIN STREET	46077	2025/01/31
U2023-991	Interior Smith LLC	Alexander Schey & Sophie Rose	Res Remodel	Colony Woods	62	120 BENNINGTON DRIVE	46077	2025/01/27
R2023-1021	Sigma Builders, LLC	Yunpeng Yang & Xueying Hu	Res New	THE CLUB AT HOLLIDAY	F22	10560 PETE DYE RIDGE	46077	2025/01/24
U2023-1072	Jordan Morrissey Interior Design	Bradley K Smith Revocable Trust	Res Remodel	Cobblestone Lakes	70	9174 WHISPER BAY CIRCLE	46077	2025/01/31
U2023-1126	Commercial Team Construction	Sims Lohman	Comm Remodel	Mayflower Park	2 Truck Dock Bay	7113 S MAYFLOWER PARK DRIVE	46077	2025/01/15
13U2024-184	Cameron McCammack	EJC 6400, LLC	Comm New	Northwest Technology	8	6400 TECHNOLOGY CENTER DRIVE	46077	2025/01/08
13U2024-610	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1501	3300 MORAB DRIVE	46077	2025/01/21
13U2024-612	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1502	3298 MORAB DRIVE	46077	2025/01/27
13U2024-613	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1503	3296 MORAB DRIVE	46077	2025/01/23
13U2024-616	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1504	3294 MORAB DRIVE	46077	2025/01/27
13U2024-618	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1505	3292 MORAB DRIVE	46077	2025/01/15
13U2024-624	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1506	3290 MORAB DRIVE	46077	2025/01/15
13U2024-631	Cambri Builders	EJC 6400, LLC	Comm Remodel	Northwest Technology	8 Suite 160 Unit C	6400 TECHNOLOGY CENTER DRIVE	46077	2025/01/17
U2024-781	Dean Owens DLS Construction	Proventus Holdings LLC	Comm Add	ANDRADE INDUST PRK II	8 Energy Harness	10815 DEANDRA DRIVE	46077	2025/01/30
23U2024-956	Capitol Construction	The Club at Holliday Farms	Comm Tenant Finish	THE CLUB AT HOLLIDAY	P, Q Starbucks	3675 MARKETPLACE DRIVE	46077	2025/01/17



Town Of Zionsville

Planning and Building C of O Detail

January 2025

Total: C of O issued for the month of January: 20

C of O Detail

Page: 2

Printed 2025/02/03 15:14 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-1008	Gallery Construction	John Demaree	Comm Remodel	OP of Zionsville	04	365 S MAIN STREET	46077	2025/01/21
13U2024-1123	Chuck's Construction	Jason & Jeanne Wilderson	Res Add Deck	HIDDEN PINES	121	3611 EVERGREEN WAY	46077	2025/01/21
U2025-31	James Meyer Construction	Katherine Haviland	Res Finish Permit	ASHBURN	23	5165 PEACHTREE ROAD	46077	2025/01/21
23U2025-62	Wedgewood Building Co	Wedgewood Building Co	Res Other	THE CLUB AT HOLLIDAY	N2	4135 HAMILTON RUN	46077	2025/01/31



Town Of Zionsville

Planning and Building Permit Activity

Year: 2025

Activity Report

Printed 2025/02/03 15:14 PM

	Commercial/Industrial						Residential										Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	10	0	2	3	1	3	16	8	2	4	3	0	6	4	0	62	1	13	290	457	11	20
February																						
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	10	0	2	3	1	3	16	8	2	4	3	0	6	4	0	62	1	13	290	457	11	20



Printed 2025/02/03 15:14 PM

[illegible]



Town Of Zionsville

Advanced Structural Component Use

2025/01/01-2025/01/31

Total: 40

Page: 1

Printed 2025/02/03 07:20 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
23U2025-61	January	29	\$0	\$0	\$0	\$0	\$0	DRW Construction /	Timothy & Courtney	Res Finish Permit	THE CLUB AT HOLLIDAY	F16	10680 PETE DYE RIDGE	46077
23U2025-60	January	29	\$533,000	\$1,153	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	96	3845 GOODWIN	46077
23U2025-59	January	28	\$531,000	\$1,099	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	4	8323 GOODWIN	46077
23U2025-58	January	28	\$569,000	\$1,189	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	5	3924 GOODWIN	46077
U2025-57	January	28	\$1,268,140	\$0	\$0	\$0	\$0	Old Town Design Group	Catherine Gaffigan &	Res New	THE CLUB AT HOLLIDAY	R4	3785 HOLLIDAY	46077
23U2025-55	January	27	\$6,000,000	\$0	\$0	\$0	\$0	Scott Bates Custom	HF DREAM HOME LLC	Res New	THE CLUB AT HOLLIDAY	Q18	4430 ELMSCOTT	46077
23U2025-51	January	23	\$638,000	\$1,305	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	94	3873 GOODWIN	46077
R2025-50	January	23	\$2,560	\$461	\$0	\$0	\$0	Aaron & Kristen Davis	Aaron & Kristen Davis	Res Add			79 S 775 East	46077
R2025-49	January	23	\$152,000	\$434	\$0	\$0	\$0	Morton Buildings	Christopher Thomas	Res Add	Cheval De Salle	10	7949 CHEVAL	46077
R2025-48	January	23	\$650,916	\$1,290	\$0	\$2,045	\$2,625	Drees Homes	Ramiro & Laura Campins	Res New			1331 S 1100 East	46077
23U2025-45	January	22	\$95,000	\$1,509	\$4,025	\$2,045	\$2,625	Foxlane Homes	The Club at Holliday Farms,	Res New	THE CLUB AT HOLLIDAY	U3	3569 CHERWELL	46077
U2025-44	January	22	\$2,219,871	\$1,592	\$4,025	\$2,045	\$2,625	Old Town Design Group	Chounly & Sodavid Thai	Res New	OLDFIELD	10	6859 OLDFIELDS	46077
R2025-40	January	22	\$350,000	\$672	\$0	\$0	\$6,402	Carpenter's Crew, Inc	Diaz Properties LLC	Comm Remodel	Stonegate	65	7637 E STONEGATE	46077
23U2025-38	January	22	\$1,640,000	\$1,377	\$4,025	\$2,045	\$2,625	Wedgewood Building	Bruce & Leesa Bickle	Res New	THE CLUB AT HOLLIDAY	L18	4338 HAMILTON	46077
R2025-34	January	21	\$62,122	\$410	\$0	\$0	\$0	Red Diamond G C	Bryan & Brianne	Res Add			3485 S 875 EAST	46077
U2025-31	January	16	\$0	\$100	\$0	\$0	\$0	James Meyer Construction	Katherine Haviland	Res Finish Permit	ASHBURN	23	5165 PEACHTREE	46077
23U2025-30	January	16	\$900,000	\$1,419	\$4,025	\$2,045	\$1,009	Foxlane Homes	Foxlane Homes of	Res New	THE CLUB AT HOLLIDAY	U4	3579 CHERWELL	46077
U2025-27	January	13	\$52,000	\$410	\$0	\$0	\$0	indreno Development	Francis & Kelley Violi	Res Remodel	Austin Oaks	170	11651 TRAIL	46077



Town Of Zionsville

Advanced Structural Component Use

2025/01/01-2025/01/31

Total: 40

Page: 2

Printed 2025/02/03 07:20 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
U2025-25	January	13	\$1,000,000	\$1,700	\$35,920	\$0	\$74,433	Dillon Construction	RFPDI LLC	Comm Remodel	Creekside Corporate Park	10, 11 Bowdies	10814 CREEK	46077
23U2025-24	January	13	\$2,000,000	\$0	\$0	\$0	\$0	Homes by Design	Homes by Design	Res New	THE CLUB AT HOLLIDAY	R18	10400 HOLLIDAY	46077
23U2025-22	January	10	\$540,000	\$1,176	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	21	8384 LEANDER	46077
23U2025-21	January	10	\$545,000	\$1,174	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	92	3907 GOODWIN	46077
U2025-19	January	8	\$125,000	\$410	\$0	\$0	\$0	R&G Home Improvement	Kyle & Lisa Cox	Res Add	OLIVERS	86	205 N MAPLE	46077
R2025-18	January	8	\$117,600	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building J	7250 E Whitestown	46077
R2025-17	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building I	7250 E Whitestown	46077
R2025-16	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building H	7250 E Whitestown	46077
R2025-15	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building G	7250 E Whitestown	46077
R2025-14	January	8	\$126,400	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building F	7250 E Whitestown	46077
R2025-13	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building E	7250 E Whitestown	46077
R2025-12	January	8	\$144,600	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building D	7250 E Whitestown	46077
R2025-11	January	8	\$67,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building C	7250 E Whitestown	46077
R2025-10	January	8	\$90,500	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building B	7250 E Whitestown	46077
R2025- 9	January	8	\$2,800,000	\$0	\$0	\$0	\$0	Lucian Lange	Zionsville Industrial	Comm New		Building A	7250 E Whitestown	46077
R2025- 8	January	8	\$366,000	\$0	\$0	\$0	\$0	Worthington Design &	Timohty & Michelle	Res Remodel	WOODS AT HUDDERSFIELD	7	3231 HUDDERSFIELD	46077
U2025- 6	January	7	\$40,000	\$140	\$0	\$0	\$0	The Smart Pergola	CRDV ZIONSVILLE	Comm Other	Cross's Second Addition	5	75 N MAIN STREET	46077
U2025- 5	January	3	\$242,350	\$550	\$0	\$0	\$0	Sooner Construction	Christine & Mark Jordan	Res Add			620 VALLEY VIEW	46077



Town Of Zionsville

Advanced Structural Component Use

2025/01/01-2025/01/31

Total: 40

Page: 3

Printed 2025/02/03 07:20 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
R2025- 4	January	3	\$3,500	\$100	\$0	\$0	\$0	Tim Mosier	Timothy & Megan Mosier	Res Other	SARATOGA	8	4085 SNAFFLE	46077
R2025- 3	January	3	\$203,000	\$410	\$0	\$0	\$0	Benjamin Design-Build	Sharon Weller	Res Add			605 SYCAMORE	46077
23U2025-2	January	3	\$520,000	\$1,162	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	3	8333 GOODWIN	46077
23U2025-1	January	2	\$521,000	\$1,161	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	Devonshire	91	8336 GOODWIN	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

January 7, 2025

6:30 PM (Local Time)

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

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

via the following forms of electronic communication:

Please click the following link to join the webinar:

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

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

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

The following items are scheduled for consideration:

- I. **Pledge Of Allegiance**
- II. **Attendance**
- III. **Election Of Officers**

1. Elect A Chair And Vice Chair For 2025

At its first regularly scheduled meeting in each calendar year, the Board shall elect from its voting membership a chair and a vice chair. Each shall serve during the period of their membership on the Board for the balance of the calendar year. The chair shall preside over all regular and special meeting of the Board. The chair shall

perform all the duties normally performed by a presiding officer, including the ruling on all points of procedure. The chair shall sign all official documents on behalf of the Board.

Chair: Kathi Postlethwait. Approved (4 in Favor, 0 Opposed)

Vice Chair: Jim Hurst. Approved (4 in Favor, 0 Opposed)

IV. Approval Of Minutes

1. Minutes From The December 4, 2024 Board Of Zoning Appeals Meeting. Approved (4 In Favor, 0 Opposed)

Documents:

[BZA_MEETING 12-04-2024.PDF](#)

V. Continuance Or Withdrawal Requests

VI. Continued Business

VII. New Business

1. 2024-50-DSV: Continued To The February 5, 2025 Meeting. Continuance Request Approved (4 In Favor, 0 Opposed)

Skiage Enterprises, Inc.	6863 W. Stonegate Drive, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.082 Table 6 and Section 194.111 to reduce the front yard setback requirement and eliminate the Bufferyard B requirement along the south property line in the Rural Professional Business (PB) zoning district.
---------------------------------	--	--

Documents:

[2024-50-DSV SKIAGE ENTERPRISES - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-50-DSV SKIAGE ENTERPRISES - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-50-DSV SKIAGE ENTERPRISES - EXHIBIT 3 - SITE PLAN.PDF](#)
[2024-50-DSV SKIAGE ENTERPRISES - EXHIBIT 4 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2024-50-DSV SKIAGE ENTERPRISES - INITIAL FILING.PDF](#)
[2024-50-DSV SKIAGE ENTERPRISES - REVISED FILING.PDF](#)

2. 2024-51-DSV: Conditionally Approved (4 In Favor, 0 Opposed)

Matt Fortney	5900 W 96 Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.111 to provide for landscaping in an easement in the
---------------------	---	--

Documents:

2024-51-DSV MATT FORTNEY - EXHIBIT 1 - STAFF REPORT.PDF
2024-51-DSV MATT FORTNEY - EXHIBIT 2 - LOCATION MAP.PDF
2024-51-DSV MATT FORTNEY - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF
2024-51-DSV MATT FORTNEY - EXHIBIT 4 - SITE PLAN.PDF
2024-51-DSV MATT FORTNEY - EXHIBIT 5 - PETITIONERS FINDINGS OF
FACT.PDF
2024-51-DSV MATT FORTNEY (GOODWILL) - INITIAL FILING.PDF
2024-51-DSV EXECUTED FINDINGS OF FACT.PDF
2024-51-DSV - LETTER OF GRANT.PDF

VIII. Other Matters To Be Considered

1. Zionsville Board Of Zoning Appeals Engagement Letter For 2025. Approved (4 In Favor, 0 Opposed)
2. Annual BZA Training Scheduled For February 5, 2025

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.



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, January 21, 2025

6:30 PM (Local Time)

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

The following items were addressed:

- I. Pledge of Allegiance
- II. Attendance: David Franz, Kendrick Davis, Josh Fedor, Jim Hurst, Brad Johnson, Andrew Kossack, and Nick Plopper attended in person
- III. Recognition of New PC Members: Brad Johnson and Andrew Kossack
- IV. Election of Plan Commission Officers: David Franz was elected President for 2025. Josh Fedor was elected Vice President for 2025. Mike Dale was appointed as Secretary for 2025
- V. Planning & Building Department [December Monthly Report](#) (Informational Only – no action required)
- VI. Approval of the December 16, 2024 Plan Commission Minutes: Approved
- VII. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-81-DP: Initial Filing	Cottages at Zionsville - Memory Care	6863 W. Stonegate Drive Zionsville, IN	<i>Prior to being heard by the Plan Commission, this project may require approvals of Development Standards Variances from the BZA on February 5, 2025.</i> Development Plan for a memory care facility on a 0.55+/- acre parcel being zoned Rural Professional Business (PB). Commissioners continued this request to the February 18, 2025 Regular Meeting. 7 in Favor 0 Opposed

VIII. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-50-Z: Staff Report with Exhibits Letters of Interest Supplemental Materials	Pittman Partners / The Reserve at Union Woodlands PUD Rezoning	11201 & 10801 E. 200 South and 2475 S. U.S. 421, Zionsville, IN	Petition was continued from the September 16, 2024, October 16, 2024, November 18, 2024, and December 16, 2024. Plan Commission Meetings. 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, and commercial uses. Commissioners heard the petition and held a public hearing on the matter. After consideration, the request was continued to the March 17, 2025 Regular Meeting. 7 in Favor 0 Opposed
2024-74-Z: Staff Report with Exhibits	RFPDI LLC / Creekside Corporate Park Rezoning - Signage in Subarea E	10814 and 10850 Creek Way Zionsville, IN	Petition was continued from the November 18, 2024 Plan Commission Meeting. Rezoning to amend Section 1.20, M, of the Creekside Corporate Park PUD regarding wall signage regulations in Subarea E. A motion to send a Favorable recommendation to the Town Council was approved. 7 in Favor 0 Opposed

IX. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-87-DPA: Staff Report with Exhibits	Zionsville High School - Update of Master Plan	1000 Mulberry Street	Plan Amendment to update 2008 master plan and expand high school locker facility on 79+/- acres within the SU-1 zoning district. Conditionally Approved as presented 7 in Favor 0 Opposed

X. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
	HWC Engineering	Town-Wide	Status of the Comprehensive Plan Update
	Plan Commission	Town-Wide	Plan Commission's Appointment to BZA – Josh Fedor was appointed to the BZA for 2025
	Staff	Town-Wide	Attorney's Engagement Letter for 2025 - Approved

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