



Town Of Zionsville

Planning and Building Combined Permit Activity

February 2025

Total permits issued for the month of February: 93

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Permit Activity Breakdown

Commercial Permits	February 2025	February 2024	YTD 2025	YTD 2024	YTD Diff
New	3	3	13	4	9
Interior Remodel	0	1	2	3	-1
Addition	0	0	0	0	0
Sign	4	2	7	8	-1
Electric	1	2	2	3	-1
Other	6	1	9	3	6
Sewer	0	0	0	0	0
Commercial Totals	14	9	33	21	12
Residential Permits					
Single Family	21	26	37	36	1
Addition	12	16	20	22	-2
Remodel	8	6	10	11	-1
Electric	3	6	7	14	-7
Pool/Spa	6	2	9	3	6
Demolition	2	1	2	3	-1
Other	25	15	31	27	4
Sewer/Repairs	2	6	6	11	-5
Residential Totals	79	78	122	127	-5
Combined Totals	93	87	155	148	7

Building/Site Inspections: 385 Number Of Inspections: 548

Certificates Of Occupancy Issued: 61

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 14

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

Number of Investigations closed this month: 24

Total number of zoning code violations to date: 0



Town Of Zionsville

Planning and Building Permit Detail

February 2025

Total Combined permits issued for the month of February: 93

Combined Permit Activity Detail

Page: 1

Printed 2025/03/07 15:05 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
R2025-63	February	3	\$550,000	\$1,030	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	42	9163 BRYCE CIRCLE	46077
23U2025-64	February	3	\$1,200	\$100	\$0	\$0	\$0	Wedgewood Building	Wedgewood Building	Res Other	THE CLUB AT HOLLIDAY	P8	4190 HARTSWICK	46077
U2025-65	February	3	\$85,000	\$410	\$0	\$0	\$0	Red Key Builders, LLC	Randall & Kimberly Collins	Res Remodel	Hobsons Minor	1	961 STARKEY	46077
U2025-66	February	3	\$0	\$125	\$0	\$0	\$0	Pools by Cory	Nassim & Carrie Olabi	Res Finish Permit	Huntington Woods	29	1146 WINTER	46077
U2025-67	February	3	\$19,829	\$75	\$0	\$0	\$0	Bone Dry Roofing	Katherine & Jacob	Res Reroof	Rock Bridge	151	8933 HEARTHSTONE	46077
U2025-68	February	3	\$50,000	\$0	\$0	\$0	\$0	S & C Financial Group LLC	S & C Financial Group, LLC	Res Remodel	Northview	6	489 BEVERLY	46077
23U2025-69	February	3	\$502,000	\$1,149	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	6	3912 GOODWIN	46077
R2025-70	February	4	\$550,000	\$1,151	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	17	9150 BRYCE CIRCLE	46077
U2025-71	February	4	\$0	\$0	\$0	\$0	\$0	Zionsville National	Town of Zionsville	Comm Electric			10799 E 550 South	46077
19U2025-72	February	5	\$0	\$125	\$0	\$0	\$0	Indy Grills	John & Martha Conlee	Res Finish Permit			2970 S 1200 East	46077
U2025-73	February	5	\$3,000	\$183	\$0	\$0	\$0	A Sign By Design	SEAKE, LLC	Comm Sign	Z-VILLE GOVERNMENT	3	1120 W Oak Street	46077
U2025-74	February	6	\$500,000	\$100	\$0	\$0	\$0	Aspen Outdoor Designs, Inc	Michael & Valerie Strohl	Res Add Deck	Sugarbush	25	755 SUGARBUSH	46077
23U2025-75	February	6	\$27,795	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Joshua & Catlin Burgess	Res Other	Devonshire	46	3927 PALMETTO	46077
R2025-76	February	10	\$1,000,000	\$655	\$0	\$0	\$0	Pulliam-Scott Construction Inc	Peter & Allene Ward	Res Add			7829 E 100 North	46077
U2025-77	February	10	\$85,000	\$476	\$0	\$0	\$0	Perma Pools	Kevin & Danelle Trulock	Res Add Pool	Thornhill	89	1963 CAMARGUE	46077
U2025-78	February	10	\$16,470	\$100	\$0	\$0	\$0	Indy Decorative Concrete	William Huntsinger	Res Other	Hampshire	135	4803 STANTON	46077
R2025-79	February	10	\$52,600	\$75	\$0	\$0	\$0	Bone Dry Roofing	Roger & Donna Cole	Res Reroof	Hunt Country Preserv	13	7540 HUNT COUNTRY	46077
U2025-80	February	10	\$200,000	\$445	\$0	\$0	\$0	R&G Home Improvement Inc	Kevin & Melissa Schmidt	Res Remodel	Colony Woods	77	1110 WILLIAMSBURG	46077



Town Of Zionsville

Planning and Building Permit Detail

February 2025

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Combined Permit Activity Detail

Page: 2

Printed 2025/03/07 15:05 PM

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U2025-81	February	10	\$0	\$0	\$0	\$0	\$0	Zionsville National	Town of Zionsville	Comm Demo	Sims Dye	Golf Course	10799 E 550 South	46077
R2025-82	February	10	\$107,840	\$4,107,785	\$0	\$0	\$0	Great Day Improvements	Tabitha Meier	Res Add			6360 W 96TH STREET	46077
R2025-83	February	11	\$0	\$100	\$0	\$0	\$0	St James Development	RURAL PARTNERS	Res Finish Permit		Pool House	8182 Hunt Club Road	46077
23U2025-84	February	11	\$1,200,000	\$1,561	\$4,025	\$2,045	\$2,625	Homes by Design	Homes by Design	Res New	THE CLUB AT HOLLIDAY	V3	10840 DARTMOOR	46077
U2025-85	February	11	\$0	\$100	\$0	\$0	\$0	317 Plumber	Eric & Kathleen Segmann	Res Sewer	Crosses 4th Addition	7	495 W ASH STREET	46077
R2025-86	February	11	\$50	\$50	\$0	\$0	\$0	Old Town Companies, LLC	Wild Air Land Development,	Mass Grading	Wild Air	Coffee Shop	8477 Archer Drive	46077
23U2025-87	February	11	\$60,000	\$100	\$0	\$0	\$0	Hittle Construction	DCR Holdings LLC	Res Add Deck	THE CLUB AT HOLLIDAY	023	4260 ELMSCOTT	46077
23U2025-88	February	12	\$0	\$0	\$0	\$0	\$0	Sigma Builders, LLC	Matthew Wyatt	Res Finish Permit	THE CLUB AT HOLLIDAY	F44	10937 PETE DYE RIDGE	46077
U2025-89	February	12	\$320,000	\$0	\$0	\$0	\$0	Alexander & Jeanne Robling	Alexander & Jeanne Robling	Res Add	Raintree	29	720 EAGLE CREEK	46077
23U2025-90	February	12	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	Arnab & Anushree Bag	Res Electric	THE CLUB AT HOLLIDAY	G10	4235 ALDERBOROUGH	46077
U2025-91	February	12	\$110,000	\$597	\$0	\$0	\$0	Christman Bros Builders, LLC	Tiffany & Justin Mersch	Res Add			1091 STANLEY	46077
U2025-92	February	13	\$163,000	\$443	\$0	\$0	\$0	Pools of Fun	Darren & Derrick Daily	Res Add Pool	OLDFIELD	14	8840 FOXLAND	46077
13U2025-93	February	13	\$50,000	\$410	\$0	\$0	\$0	Back Yard Living	Drew Watson	Res Add Deck	Willow Glen	26	3259 AUTUMN	46077
19U2025-94	February	14	\$10,000	\$125	\$0	\$0	\$0	Sherwood Homes LLC	Andrew & Laura Armington	Res Finish Permit	Vonterra	47	10326 PIGATO	46077
U2025-95	February	14	\$150,000	\$410	\$0	\$0	\$0	Innovative Homes and	Brian & Angela Monahan	Res Remodel	Oak Ridge	85	4840 WILLOW	46077
R2025-96	February	14	\$231,000	\$1,081	\$0	\$2,045	\$2,625	Davis Building Group, LLC	Robin Raub	Res New			8480 E 100 South	46077
U2025-97	February	14	\$400,000	\$674	\$0	\$0	\$0	Dak's Construction	Indy Houses LLC	Res Add	Crosses 4th Addition	76	490 W POPLAR	46077
R2025-98	February	14	\$96,440	\$508	\$0	\$0	\$0	Barton Pool Company	Brandon & Kristen Bergman	Res Add Pool	PLEASANTVIEW LANE	5	9509 PLEASANT	46077



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February 2025

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CombinedPermit Activity Detail

Page: 3

Printed 2025/03/07 15:05 PM

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R2025-99	February	14	\$4,500	\$410	\$0	\$0	\$0	Andy Hsu	Lee & Kerrie Hsu	Res Remodel	Royal Run	635	6783 HAMPSHIRE	46077
U2025-100	February	18	\$0	\$100	\$0	\$0	\$0	Peterman Brothers	Michael & Laura Gogis	Res Sewer	Colony Woods	261	145 SCRANTON	46077
U2025-101	February	19	\$29,000	\$410	\$0	\$0	\$0	David Hazen Group	Natalie & Michael Ranibar	Res Remodel	Oak Ridge	91	10415 OAK RIDGE	46077
U2025-102	February	19	\$49,130	\$100	\$0	\$0	\$0	Kayla Lamm	Kayla Lamm	Res Add Deck	Sugarbush Hill	43	850 SUGARBUSH	46077
R2025-103	February	19	\$0	\$125	\$0	\$0	\$0	Masterpiece Companies	Aaron & Nicole Busse	Res Finish Permit			3402 S US 421	46077
R2025-104	February	19	\$0	\$125	\$0	\$0	\$0	Masterpiece Companies	Aaron & Nicole Busse	Res Finish Permit			3402 S US 421	46077
R2025-105	February	20	\$0	\$75	\$0	\$0	\$0	SHAFFER PROPERTIES	William Procter, Jr	Res Electric	Oakwood	3	4540 OAKWOOD	46077
U2025-106	February	20	\$0	\$150	\$0	\$0	\$0	Regal Remodeling	LALA Enterprises LLC	Res Demo	CARTERS ADD.	18	150 N 8TH STREET	46077
U2025-107	February	20	\$0	\$75	\$0	\$0	\$0	Stacy Snively	LALA Enterprises LLC	Res Electric	CARTERS ADD.	18	150 N 8TH STREET	46077
13U2025-108	February	20	\$0	\$1,150	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	1901-1906	3287 HAFLINGER	46077
13U2025-109	February	20	\$353,000	\$675	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1901	3287 HAFLINGER	46077
13U2025-110	February	20	\$353,000	\$657	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1902	3289 HAFLINGER	46077
13U2025-111	February	20	\$353,000	\$655	\$0	\$641	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1903	3291 HAFLINGER	46077
13U2025-112	February	20	\$353,000	\$657	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1904	3293 HAFLINGER	46077
13U2025-113	February	20	\$353,000	\$657	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1905	3295 HAFLINGER	46077
13U2025-114	February	20	\$353,000	\$675	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1906	3297 HAFLINGER	46077
13U2025-115	February	20	\$0	\$1,150	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	2001 - 2006	3275 HAFLINGER	46077
13U2025-116	February	20	\$380,000	\$675	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2001	3275 HAFLINGER	46077



Town Of Zionsville

Planning and Building Permit Detail

February 2025

Total Combined permits issued for the month of February: 93

Combined Permit Activity Detail

Page: 4

Printed 2025/03/07 15:05 PM

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13U2025-117	February	20	\$380,000	\$657	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2002	3277 HAFLINGER	46077
13U2025-118	February	20	\$380,000	\$655	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2002	3279 HAFLINGER	46077
13U2025-119	February	20	\$380,000	\$657	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2004	3281 HAFLINGER	46077
13U2025-120	February	20	\$380,000	\$657	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2005	3283 HAFLINGER	46077
13U2025-121	February	20	\$380,000	\$675	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2006	3285 HAFLINGER	46077
R2025-122	February	20	\$0	\$125	\$0	\$0	\$0	Aaron Mueller	William Culpepper	Res Finish Permit			3402 S US 421	46077
R2025-123	February	20	\$19,891	\$75	\$0	\$0	\$0	Big Sky Roofing	Steven & Elizabeth	Res Reroof			7755 E 500 SOUTH	46077
U2025-124	February	21	\$25,405	\$75	\$0	\$0	\$0	Moss Roofing	Jay & Erin Jin	Res Reroof	Colony Square	41	942 FRANKLIN	46077
U2025-125	February	21	\$27,544	\$75	\$0	\$0	\$0	Hometown Roofing &	Jessica & Ryan Basham	Res Reroof	Coventry Ridge	64	11337 BRENTWOOD	46077
R2025-126	February	21	\$60,000	\$385	\$0	\$0	\$0	Modish Pools, LLC	Mark & Adele Smith	Res Add Pool	Promontory	B6	9775 WINDY HILLS DRIVE	46077
U2025-127	February	21	\$0	\$140	\$0	\$0	\$0	Convivio Italian Artisan Cuisine	Andrea Melani	Comm Finish Permit	Cross's Second Addition	15 & 16	40 S MAIN STREET	46077
U2025-128	February	24	\$125,000	\$416	\$0	\$0	\$0	Indy Grills	Neil & Leann Banwart	Res Add	Thornhill	25	1980 MULSANNE	46077
U2025-129	February	24	\$0	\$0	\$0	\$0	\$0	Structure Midwest, Inc.	Zionsville Park and Recreation	Comm New		Concession Stand	9575 WHITESTOWN	46077
23U2025-130	February	24	\$529,000	\$1,153	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	101	8371 LEANDER	46077
U2025-131	February	24	\$24,975	\$410	\$0	\$0	\$0	Sooner Construction	Leo & Molly Spillane	Res Remodel	Courtyards of Zionsville	28	1728 ARBOR WAY	46077
23U2025-132	February	24	\$909,780	\$1,204	\$4,025	\$2,045	\$2,625	Old Town Design Group	Old Town Design Group	Res New	THE CLUB AT HOLLIDAY	N19	4345 HAMILTON	46077
R2025-133	February	24	\$0	\$100	\$0	\$0	\$0	Joseph & Chantelle	Joseph & Chantelle	Res Finish Permit	WOODS AT HUDDERSFIELD	1	3042 HUDDERSFIELD	46077
R2025-134	February	24	\$0	\$125	\$0	\$0	\$0	Mark Christian	Mark & Lindsay Christian	Res Finish Permit	DEROSSI ESTATES	8	8905 WHITESTOWN	46077



Town Of Zionsville

Planning and Building Permit Detail

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Combined Permit Activity Detail

Page: 5

Printed 2025/03/07 15:05 PM

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U2025-135	February	24	\$0	\$0	\$0	\$0	\$0	Andrew Hehman	Lindsey & Andrew Hehman	Res Finish Permit			275 BEECHWOOD	46077
U2025-136	February	24	\$0	\$0	\$0	\$0	\$0	Wildwood Designs, Inc	Scott & Erika Sauer	Res Finish Permit	Colony Woods	113	140 MAXWELL	46077
U2025-137	February	24	\$31,865	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Alexis & Christian	Res Reroof	Rock Bridge	54	9132 STONINGTON	46077
R2025-138	February	25	\$20,000	\$0	\$0	\$0	\$0	Mattcon General Contractors, Inc	Zionsville Park & Rec Board	Comm Sign	Carpenter Nature Preserve	CR S 900 E Frontage	601 S 900 East	46077
U2025-139	February	25	\$4,000	\$0	\$0	\$0	\$0	Structure Midwest, Inc.	Zionsville Park & Rec Board	Comm Sign	Mulberry Fields	Internal	9575 WHITESTOWN	46077
23U2025-140	February	25	\$0	\$125	\$0	\$0	\$0	Kevin & Kerrie Patton	Kevin & Kerrie Patton	Res Finish Permit	THE CLUB AT HOLLIDAY	B16	3872 Cherwell	46077
U2025-141	February	25	\$0	\$45	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm Finish Permit	Hoosier Village		5415 Bearberry	46077
U2025-142	February	25	\$85,267	\$421	\$0	\$0	\$0	Booher Remodeling	Gary & Kathryn Steichele	Res Remodel	Cobblestone Lakes	114	4664 PEBBLEPOINTE	46077
U2025-143	February	25	\$65,000	\$410	\$0	\$0	\$0	Baxter Family Construction	William & Megan	Res Add	Hampshire	135	4803 STANTON	46077
U2025-144	February	25	\$145	\$0	\$0	\$0	\$0	American Structurepoint,	Center for Sight, LLC	Mass Grading	Creekside Corporate Park	3, 4, 5	10859 CREEK WAY	46077
23U2025-145	February	25	\$154,000	\$264	\$0	\$0	\$0	BPI Outdoor Living	Patrick & Jillian Schmiedt	Res Other	THE CLUB AT HOLLIDAY	F21	10580 PETE DYE RIDGE	46077
U2025-146	February	26	\$0	\$0	\$0	\$0	\$0	Benjamin Adams	Benjamin & Rhonda Adams	Res Finish Permit	Crosses 4th Addition	126	365 W CEDAR	46077
R2025-147	February	26	\$12,891	\$0	\$0	\$0	\$0	Bone Dry Roofing	David & Deborah Prier	Res Reroof	Royal Run	475	6483 GLENWOOD	46077
U2025-148	February	26	\$0	\$0	\$0	\$0	\$0	Ace Sign Systems Inc	Cayla Truman	Comm Sign			625 S MAIN STREET	46077
13U2025-149	February	26	\$80,000	\$426	\$0	\$0	\$0	Fox Pools of Indianapolis	William Wilson	Res Add Pool	Willow Glen	47	3219 AUTUMN	46077
U2025-150	February	27	\$0	\$0	\$0	\$0	\$0	Timothy & Nika Ball	Timothy & Nika Ball	Res Demo			6805 S FORD ROAD	46077
13U2025-151	February	27	\$107,000	\$0	\$0	\$0	\$0	Pools of Fun	Brett & Janine Black	Res Add Pool	Fox Hollow	47	7050 BEAUMONT	46077
23U2025-152	February	27	\$630,000	\$1,338	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	7	3900 GOODWIN	46077



Town Of Zionsville

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February 2025

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CombinedPermit Activity Detail				Page: 6				Printed 2025/03/07 15:05 PM						
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U2025-153	February	27	\$209,000	\$280	\$0	\$0	\$0	Pulliam-Scott Construction Inc	Joseph & Mary Overhage	Res Add			4540 S 975 East	46077
R2025-154	February	27	\$4,880,000	\$2,517	\$0	\$2,045	\$2,625	G & G Custom Homes Inc	Mark Glowinski	Res New	Promontory	B18	9405 WINDY HILLS DRIVE	46077
U2025-155	February	27	\$2,658,823	\$215	\$0	\$0	\$0	Fortuna Systems, Inc	MDC Coastal 6 LLC	Comm Other	Ripberger Business Park	1 CONVEYOR	10301 ORBENNETT	46077



Town Of Zionsville

Planning and Building C of O Detail

February 2025

Total: C of O issued for the month of February: 61

C of O Detail

Page: 1

Printed 2025/03/07 15:05 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2021-316	Mike Mcghee	Derron & Natalie Wilson	Res Add Pool	The Willows	213	11578 Willow Bend Court	46077	2025/02/11
U2022-286	Strongbox Commercial, LLC	SHILOH SPRINGS ENTERPRISES	Comm Remodel	OP of Zionsville	1 & 2 Nicholson Orthodontics	95 E OAK STREET	46077	2025/02/07
U2022-500	Silverthorne Homes	4SITE PROPERTIES LLC	Res New	Ansley Park	3	11660 ANSLEY COURT	46077	2025/02/10
19U2022-716	Turnkey Design & Build	John & Martha Conlee	Res Add Pool			2970 S 1200 East	46077	2025/02/07
U2023-46	Charles Bryson	Charles Bryson	Res Finish Permit	Laughlin, Fours, Har	1, 2	710 W HAWTHORNE STREET	46077	2025/02/05
U2023-533	Kent Shaffer Builders Inc	G&E VENTURES LLC	Res New	ISENHOOR HILLS	1	465 ISENHOOR HILLS DRIVE	46077	2025/02/21
U2023-721	Dillon Construction - Audie Tarpley	RFPDI LLC	Comm New	Creekside Corporate Park	10 Bldg #1	10850 CREEK WAY	46077	2025/02/03
R2023-802	Kent Shaffer Builders Inc	Girish & June Kunapareddy	Res New	Promontory	B8	9715 WINDY HILLS DRIVE	46077	2025/02/21
R2023-810	Michael & Geralyn Humphrey	Michael & Geralyn Humphrey	Res Add			65 N 700 EAST	46075	2025/02/04
R2023-1043	Sigma Builders, LLC	Arnab & Anushree Bag	Res New	THE CLUB AT HOLLIDAY	G10	4235 ALDERBOROUGH	46077	2025/02/18
U2024-70	Start To Finish Landscaping	Kyle & Kecia Schwarzkopf	Res Other	Rock Bridge	70	3965 STONINGTON PLACE	46077	2025/02/05
23U2024-117	Scott Bates Builders, Inc	Jeff & Sabrina Kime	Res New	THE CLUB AT HOLLIDAY	A8	10876 HOLLIDAY FARMS BLVD	46077	2025/02/07
R2024-118	Bone Dry Roofing	Mitchell & Unchana Allen	Res Reroof			1761 S 825 East	46077	2025/02/26
R2024-133	Adam Shumaker	Adam Shumaker	Res Remodel	Fishback Creek	11	6895 E 525 South	46075	2025/02/14
R2024-137	Hamilton Homes	James & Nancy Carpenter	Res Add			6517 S 800 East	46077	2025/02/11
U2024-159	Dave Scott	Sean & Keri Katzenberger	Res Reroof	Colony Woods	148	1140 MAXWELL LANE	46077	2025/02/26



Town Of Zionsville

Planning and Building C of O Detail

February 2025

Total: C of O issued for the month of February: 61

C of O Detail

Page: 2

Printed 2025/03/07 15:05 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2024-173	Home Value Renovation	Craig & Diane Catney	Res Reroof	Royal Run	438	6285 SADDLETREE DRIVE	46077	2025/02/26
13U2024-176	Home Value Renovation	Brent & Tracy Barta	Res Reroof	Irishmans Run	23	9672 IRISHMANS RUN LANE	46077	2025/02/26
13U2024-184	Cameron McCammack	EJC 6400, LLC	Comm New	Northwest Technology	8	6400 TECHNOLOGY CENTER DRIVE	46077	2025/02/12
R2024-215	Arrow Construction	Brenda Collier	Res Reroof	Royal Run	367	6250 LANCASTER PLACE	46077	2025/02/26
U2024-219	Miller Built LLC	Robert & Lisa Colver	Res Add	Sugarbush	24	765 SUGARBUSH DRIVE	46077	2025/02/25
R2024-254	Feazel Roofing	Doug & Sandra McClain	Res Reroof			11602 E SR 32	46077	2025/02/26
13U2024-312	Daniel Birtwhistle	Daniel & Julie Birtwhistle	Res Remodel	Fox Hollow	20	7469 FOX HOLLOW COURT	46077	2025/02/27
U2024-316	Bone Dry Roofing	Robert & Melanie Haskell	Res Reroof	Iron Gate	88	1570 SAYLOR STREET	46077	2025/02/28
R2024-407	Compass Commercial	C & V FARM LLC	Comm New		Crew Car Wash INTERIOR	6478 Center Drive	46075	2025/02/03
R2024-416	Amos Exteriors	Eldon & Betty Forthum	Res Reroof	Lake View	30	624 LAKE VIEW DRIVE	46077	2025/02/28
R2024-425	indreno Development	Timothy & Ashleigh Taylor	Res Other	STONEGATE	353	6619 E DEERFIELD COURT	46077	2025/02/25
U2024-516	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10 - Bldg 1	10850 Creek Way	46077	2025/02/11
U2024-539	G R Donaldson LLC	Todd & Lorna Turner	Res Add	North Hills	5A	5345 WILLOW ROAD	46077	2025/02/27
13U2024-561	Reliable Builders	Anthony & Michelle Bova	Res Add			11275 E 300 South	46077	2025/02/13
13U2024-629	Cambri Builders	EJC 6400, LLC	Comm Remodel	Northwest Technology	8 Suite 100	6400 TECHNOLOGY CENTER DRIVE	46077	2025/02/28
U2024-719	Everything Home Design	Rebecca Davis	Res Remodel	Hillcrest	4	670 W PINE STREET	46077	2025/02/25



Town Of Zionsville

Planning and Building C of O Detail

February 2025

Total: C of O issued for the month of February: 61

C of O Detail

Page: 3

Printed 2025/03/07 15:05 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-721	Creighton Construction	Rebecca Davis Fleischer	Res Remodel	Hillcrest	4 UPSTAIRS ONLY	670 W PINE STREET	46077	2025/02/25
U2024-726	Feazel Roofing	Amy Butts	Res Reroof	Buttondown Farms	30	9823 BUTTONDOWN LANE	46077	2025/02/26
U2024-727	Bone Dry Roofing	Zachary & Susan Burkle	Res Reroof	Iron Gate	44	155 LEXINGTON COURT	46077	2025/02/28
13U2024-750	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2101	10936 HANOVARIAN STREET	46077	2025/02/18
13U2024-752	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2102	10942 HANOVARIAN STREET	46077	2025/02/18
13U2024-753	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2103	10948 HANOVARIAN STREET	46077	2025/02/18
13U2024-755	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2104	10954 HANOVARIAN STREET	46077	2025/02/19
13U2024-757	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2105	10960 HANOVARIAN STREET	46077	2025/02/19
13U2024-758	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2106	10966 HANOVARIAN STREET	46077	2025/02/19
R2024-796	Vijai Tyagi	Vijai Tyagi	Res Finish Permit			125 N 1000 East	46077	2025/02/14
U2024-819	Amos Exteriors	Carol Milli	Res Reroof	Iron Gate	38	110 LEXINGTON COURT	46077	2025/02/28
R2024-845	Hines Construction	William & Cheryl Bailey	Res Add	Magnolia Branch Estates	3	100 S 700 EAST	46077	2025/02/12
U2024-857	Bone Dry Roofing	Mark & Julie Thune	Res Reroof	Thornhill	85	2125 MULSANNE DRIVE	46077	2025/02/28
U2024-876	Big Sky Roofing	John Clyne	Res Reroof	Irongate	29	1635 IRONGATE CIRCLE	46077	2025/02/28
U2024-944	Peters Roofing and Guttering Inc	Courtney & Cole Tharp	Res Reroof	COLONY SQUARE	18	57 PENN PLACE	46077	2025/02/26
U2024-984	BP Custom Homes	Frederick & MarjorieBreisch	Res Add Deck	Austin Oaks	6	4539 WINTERSPRING CRESCENT	46077	2025/02/05



Town Of Zionsville

Planning and Building C of O Detail

February 2025

Total: C of O issued for the month of February: 61

C of O Detail

Page: 4

Printed 2025/03/07 15:05 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-986	Sterling Quality Assurance LLC	BRIAN & DANIELLE	Res Remodel	THE CLUB AT HOLLIDAY	D33	3716 OLDE WELL RUN	46077	2025/02/04
R2024-1027	Universal Roofing	Linda Gray	Res Reroof	Russell Lake		667 RUSSELL LAKE EAST DRIVE	46077	2025/02/28
U2024-1030	BPI Outdoor Living	Edmund & Carol Abel	Res Add Deck	Isenhour Hills	5	480 ISENHOUR HILLS DRIVE	46077	2025/02/13
U2024-1038	Burkhard Construction	Christine Price	Res Remodel	Olde Dominion	28	1528 NORFOLK DRIVE	46077	2025/02/11
13U2024-1046	Majestic Construction	Shantanu & Rucha Phadnis	Res Remodel	The Willows	87	11550 WEEPING WILLOW DRIVE	46077	2025/02/07
U2024-1061	Robert Stevens Roofing	Kyle & Rebecca Applegate	Res Reroof	Thornhill	21	1940 MULSANNE DRIVE	46077	2025/02/28
U2024-1081	R&G Construction	Stephen & Diane Michael	Res Add	Village Walk	99	1432 WATERFORD DRIVE	46077	2025/02/11
U2024-1115	Majestic Construction	John Tuttle	Res Remodel	Hampshire	225	4050 CARNEGIE LANE	46077	2025/02/13
U2024-1136	Sanmles Construction	William & Sandra Prucka	Res Add Deck	COBBLESTONE LAKES OF	305	8835 SPRING VIOLET PLACE	46077	2025/02/18
U2024-1143	Indys Painting LLC	Andrew & Emily Cocco	Res Remodel	Hampshire	69	4833 DENTON DRIVE	46077	2025/02/13
R2025-4	Tim Mosier	Timothy & Megan Mosier	Res Other	SARATOGA	8	4085 SNAFFLE BIT ROAD	46077	2025/02/07
R2025-50	Aaron & Kristen Davis	Aaron & Kristen Davis	Res Add			79 S 775 East	46077	2025/02/25
19U2025-72	Indy Grills	John & Martha Conlee	Res Finish Permit			2970 S 1200 East	46077	2025/02/07



Town Of Zionsville

Planning and Building Permit Activity

Year: 2025

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	10	0	2	3	1	3	16	8	2	4	3	0	6	4	0	62	1	14	292	457	11	19
February	3	0	0	4	1	6	21	12	8	3	6	2	25	2	0	93	0	7	385	548	18	61
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	13	0	2	7	2	9	37	20	10	7	9	2	31	6	0	155	1	21	677	1005	29	80



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Town Of Zionsville

Advanced Structural Component Use

2025/02/01-2025/02/28

Total: 57

Page: 1

Printed 2025/03/07 15:06 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
U2025-155	February	27	\$2,658,823	\$215	\$0	\$0	\$0	Fortuna Systems, Inc	MDC Coastal 6 LLC	Comm Other	Ripberger Business Park	1 CONVEYOR	10301 BENNETT	46077
R2025-154	February	27	\$4,880,000	\$2,517	\$0	\$2,045	\$2,625	G & G Custom Homes Inc	Mark Glowinski	Res New	Promontory	B18	9405 WINDY	46077
U2025-153	February	27	\$209,000	\$280	\$0	\$0	\$0	Pulliam-Scott Construction	Joseph & Mary Overhage	Res Add			4540 S 975 East	46077
23U2025-152	February	27	\$630,000	\$1,338	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	7	3900 GOODWIN	46077
U2025-146	February	26	\$0	\$0	\$0	\$0	\$0	Benjamin Adams	Benjamin & Rhonda Adams	Res Finish Permit	Crosses 4th Addition	126	365 W CEDAR	46077
U2025-143	February	25	\$65,000	\$410	\$0	\$0	\$0	Baxter Family Construction	William & Megan	Res Add	Hampshire	135	4803 STANTON	46077
U2025-142	February	25	\$85,267	\$421	\$0	\$0	\$0	Booher Remodeling	Gary & Kathryn Steichele	Res Remodel	Cobblestone Lakes	114	4664 PEBBLEPOINTE	46077
U2025-141	February	25	\$0	\$45	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm Finish Permit	Hoosier Village		5415 Bearberry	46077
23U2025-140	February	25	\$0	\$125	\$0	\$0	\$0	Kevin & Kerrie Patton	Kevin & Kerrie Patton	Res Finish Permit	THE CLUB AT HOLLIDAY	B16	3872 Cherwell	46077
U2025-136	February	24	\$0	\$0	\$0	\$0	\$0	Wildwood Designs, Inc	Scott & Erika Sauer	Res Finish Permit	Colony Woods	113	140 MAXWELL	46077
U2025-135	February	24	\$0	\$0	\$0	\$0	\$0	Andrew Hehman	Lindsey & Andrew	Res Finish Permit			275 BEECHWOOD	46077
R2025-134	February	24	\$0	\$125	\$0	\$0	\$0	Mark Christian	Mark & Lindsay Christian	Res Finish Permit	DEROSS ESTATES	8	8905 WHITESTOWN	46077
R2025-133	February	24	\$0	\$100	\$0	\$0	\$0	Joseph & Chantelle	Joseph & Chantelle	Res Finish Permit	WOODS AT HUDDERSFIELD	1	3042 HUDDERSFIELD	46077
23U2025-132	February	24	\$909,780	\$1,204	\$4,025	\$2,045	\$2,625	Old Town Design Group	Old Town Design Group	Res New	THE CLUB AT HOLLIDAY	N19	4345 HAMILTON	46077
U2025-131	February	24	\$24,975	\$410	\$0	\$0	\$0	Sooner Construction	Leo & Molly Spillane	Res Remodel	Courtyards of Zionsville	28	1728 ARBOR	46077
23U2025-130	February	24	\$529,000	\$1,153	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	101	8371 LEANDER	46077
U2025-129	February	24	\$0	\$0	\$0	\$0	\$0	Structure Midwest, Inc.	Zionsville Park and Recreation	Comm New		Concession Stand	8575 WHITESTOWN	46077
U2025-128	February	24	\$125,000	\$416	\$0	\$0	\$0	Indy Grills	Neil & Leann Banwart	Res Add	Thornhill	25	1980 MULSANNE	46077



Town Of Zionsville

Advanced Structural Component Use

2025/02/01-2025/02/28

Total: 57

Page: 2

Printed 2025/03/07 15:06 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
U2025-127	February	21	\$0	\$140	\$0	\$0	\$0	Convivio Italian Artisan Cuisine	Andrea Melani	Comm Finish Permit	Cross's Second Addition	15 & 16	40 S MAIN STREET	46077
R2025-122	February	20	\$0	\$125	\$0	\$0	\$0	Aaron Mueller	William Culpepper	Res Finish Permit			3402 S US 421	46077
13U2025-121	February	20	\$380,000	\$625	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2006	3285 HAFLINGER	46077
13U2025-120	February	20	\$380,000	\$607	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2005	3283 HAFLINGER	46077
13U2025-119	February	20	\$380,000	\$607	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2004	3281 HAFLINGER	46077
13U2025-118	February	20	\$380,000	\$605	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2002	3279 HAFLINGER	46077
13U2025-117	February	20	\$380,000	\$607	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2002	3277 HAFLINGER	46077
13U2025-116	February	20	\$380,000	\$625	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2001	3275 HAFLINGER	46077
13U2025-115	February	20	\$0	\$1,150	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	2001 - 2006	3275 HAFLINGER	46077
13U2025-114	February	20	\$353,000	\$625	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1906	3297 HAFLINGER	46077
13U2025-113	February	20	\$353,000	\$607	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1905	3295 HAFLINGER	46077
13U2025-112	February	20	\$353,000	\$607	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1904	3293 HAFLINGER	46077
13U2025-111	February	20	\$353,000	\$605	\$0	\$641	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1903	3291 HAFLINGER	46077
13U2025-110	February	20	\$353,000	\$607	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1902	3289 HAFLINGER	46077
13U2025-109	February	20	\$353,000	\$625	\$0	\$941	\$2,625	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1901	3287 HAFLINGER	46077
13U2025-108	February	20	\$0	\$1,150	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	1901-1906	3287 HAFLINGER	46077
R2025-104	February	19	\$0	\$125	\$0	\$0	\$0	Masterpiece Companies	Aaron & Nicole Busse	Res Finish Permit			3402 S US 421	46077
R2025-103	February	19	\$0	\$125	\$0	\$0	\$0	Masterpiece Companies	Aaron & Nicole Busse	Res Finish Permit			3402 S US 421	46077



Town Of Zionsville

Advanced Structural Component Use

2025/02/01-2025/02/28

Total: 57

Page: 3

Printed 2025/03/07 15:06 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
U2025-101	February	19	\$29,000	\$410	\$0	\$0	\$0	David Hazen Group	Natalie & Michael	Res Remodel	Oak Ridge	91	10415 OAK RIDGE	46077
R2025-99	February	14	\$4,500	\$410	\$0	\$0	\$0	Andy Hsu	Lee & Kerrie Hsu	Res Remodel	Royal Run	635	6783 HAMPSHIRE	46077
U2025-97	February	14	\$400,000	\$674	\$0	\$0	\$0	Dak's Construction	Indy Houses LLC	Res Add	Crosses 4th Addition	76	490 W POPLAR	46077
R2025-96	February	14	\$231,000	\$1,081	\$0	\$2,045	\$2,625	Davis Building Group, LLC	Robin Raub	Res New			8480 E 100 South	46077
U2025-95	February	14	\$150,000	\$410	\$0	\$0	\$0	Innovative Homes and	Brian & Angela Monahan	Res Remodel	Oak Ridge	85	4840 WILLOW	46077
19U2025-94	February	14	\$10,000	\$125	\$0	\$0	\$0	Sherwood Homes LLC	Andrew & Laura	Res Finish Permit	Vonterra	47	10326 PIGATO	46077
U2025-91	February	12	\$110,000	\$597	\$0	\$0	\$0	Christman Bros Builders, LLC	Tiffany & Justin Mersch	Res Add			1091 STANLEY	46077
U2025-89	February	12	\$320,000	\$0	\$0	\$0	\$0	Alexander & Jeanne Robling	Alexander & Jeanne Robling	Res Add	Raintree	29	720 EAGLE CREEK	46077
23U2025-88	February	12	\$0	\$0	\$0	\$0	\$0	Sigma Builders, LLC	Matthew Wyatt	Res Finish Permit	THE CLUB AT HOLLIDAY	F44	10937 PETE DYE RIDGE	46077
23U2025-84	February	11	\$1,200,000	\$1,561	\$4,025	\$2,045	\$2,625	Homes by Design	Homes by Design	Res New	THE CLUB AT HOLLIDAY	V3	10840 DARTMOOR	46077
R2025-83	February	11	\$0	\$100	\$0	\$0	\$0	St James Development	RURAL PARTNERS	Res Finish Permit		Pool House	8182 Hunt Club Road	46077
R2025-82	February	10	\$107,840	\$4,107,785	\$0	\$0	\$0	Great Day Improvements	Tabitha Meier	Res Add			6360 W 96TH	46077
U2025-80	February	10	\$200,000	\$445	\$0	\$0	\$0	R&G Home Improvement	Kevin & Melissa	Res Remodel	Colony Woods	77	1110 WILLIAMSBURG	46077
R2025-76	February	10	\$1,000,000	\$655	\$0	\$0	\$0	Pulliam-Scott Construction	Peter & Allene Ward	Res Add			7829 E 100 North	46077
19U2025-72	February	5	\$0	\$125	\$0	\$0	\$0	Indy Grills	John & Martha Conlee	Res Finish Permit			2970 S 1200 East	46077
R2025-70	February	4	\$550,000	\$1,151	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	17	9150 BRYCE	46077
23U2025-69	February	3	\$502,000	\$1,149	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	6	3912 GOODWIN	46077
U2025-68	February	3	\$50,000	\$0	\$0	\$0	\$0	S & C Financial Group LLC	S & C Financial Group, LLC	Res Remodel	Northview	6	489 BEVERLY	46077



Town Of Zionsville

Advanced Structural Component Use

2025/02/01-2025/02/28

Total: 57

Page: 4

Printed 2025/03/07 15:06 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
U2025-66	February	3	\$0	\$125	\$0	\$0	\$0	Pools by Cory	Nassim & Carrie Olabi	Res Finish Permit	Huntington Woods	29	1146 WINTER	46077
U2025-65	February	3	\$85,000	\$410	\$0	\$0	\$0	Red Key Builders, LLC	Randall & Kimberly	Res Remodel	Hobsons Minor	1	961 STARKEY	46077
R2025-63	February	3	\$550,000	\$1,030	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	42	9163 BRYCE	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, February 5, 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. **Approval Of Minutes**

1. Minutes From The January 7, 2025 BZA Meeting: Approved (5 In Favor, 0 Opposed)
Draft meeting minutes will be uploaded after the January 7th BZA meeting.

Documents:

[BZA_MEETING 01-07-2025.PDF](#)

IV. Continuance Or Withdrawal Requests

1. 2024-50-DSV: Withdraw Approved (5 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 buffer yard B requirement along the south property line in the Rural Professional Business (PB) zoning district.
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Documents:

[2024-50-DSV SKIAGE ENTERPRISES - INITIAL FILING.PDF](#)
[2024-50-DSV SKIAGE ENTERPRISES - REVISED FILING.PDF](#)
[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](#)

V. Continued Business

VI. New Business

1. 2024-52-DSV: Continued By The BZA To March 5, 2025 (5 In Favor, 0 Opposed)

Derek Snyder	11250 N. Michigan Road, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.078 (H)(4) to reduce the side yard setback in the Urban Office (B-O) and Urban US 421 Michigan Road Overlay zoning district.
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Documents:

[2024-52-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-52-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-52-DSV EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2024-52-DSV EXHIBIT 4 - SITE PLAN.PDF](#)
[2024-52-DSV EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[BZA VARIANCE APPLICATION.PDF](#)
[DEVELOPMENT STANDARDS VARIANCE NARRATIVE.PDF](#)
[300 SITE DIMENSION PLAN.PDF](#)

2. 2024-53-DSV: Approved (5 In Favor, 0 Opposed)

Zionsville Community Schools	1000 Mulberry Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.058 (C)(5) to exceed the maximum
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**building height in the
Special Use District #1
(SU-1) zoning district.**

Documents:

2024-53-DSV EXHIBIT 1 - STAFF REPORT.PDF
2024-53-DSV EXHIBIT 2 - LOCATION MAP.PDF
2024-53-DSV EXHIBIT 3 - PETITIONERS NARRATIVE.PDF
2024-53-DSV EXHIBIT 4 - SITE PLAN.PDF
2024-53-DSV EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF
ZIONSVILLE BZA PETITION.PDF
ZIONSVILLE HIGH SCHOOL BZA ATTACHMENTS.PDF
ZONING MAP.PDF
LEGAL DESCRIPTION.PDF
2024-53-DSV ZIONSVILLE COMMUNITY SCHOOLS - EXECUTED FINDINGS
OF FACT.PDF
2024-53-DSV - LETTER OF GRANT.PDF

VII. **Other Matters To Be Considered**

1. Annual BZA Training

Dan Taylor

**Taylor, Minnette, Schneider & Clutter,
P.C.**

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, February 18, 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 are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Josh Fedor, Brad Johnson, and Nick Plopper attended in person. Andrew Kossack attended virtually.
- III. Planning & Building Department [January Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the January 21, 2025 Plan Commission Minutes: Approved
- V. Continuance or Withdrawal Requests

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

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-81-DP: Staff Report with Exhibits Letters of Interest	Skiage Enterprises, Inc. / Cottages at Zionsville - Memory Care	6863 W. Stonegate Drive Zionsville, IN	Petition was continued from the January 21, 2025, Plan Commission Meeting. Development Plan for a 13-bed, 7,274± square foot, single-story memory care facility being zoned Rural Professional Business (PB). After presentation and discussion, the Commissioners continued this request to the March 17, 2025, Regular Meeting. 5 in Favor 0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-77-MP: Staff Report with Exhibits	Allen Chan / Chan Minor Residential Subdivision	430 N. 1200 East Sheridan IN	Primary Plat approval of a 2-lot minor residential subdivision on 8.76 acres in the AG zoning district. Deferral of sidewalk installation requested. Deferral of sidewalk installation and waiver of Bond approved. 5 in Favor 0 Opposed Primary Plat Conditionally Approved as presented. 5 in Favor 0 Opposed

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
Zoning Ordinance Updates Development Plan Review Update	Town of Zionsville		Discussion of proposed Zoning Ordinance Text Amendments Commissioners discussed updates to the Development Plan Review process. Discussion on other ordinance updates was continued to the March meeting.
			Plan Commission Training – Dan Taylor

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

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