



Town Of Zionsville

Planning and Building Combined Permit Activity

March 2025

Total permits issued for the month of March: 108

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Permit Activity Breakdown

Commercial Permits	March 2025	March 2024	YTD 2025	YTD 2024	YTD Diff
New	5	2	18	6	12
Interior Remodel	6	2	8	5	3
Addition	0	0	0	0	0
Sign	16	6	23	14	9
Electric	2	1	4	4	0
Other	3	5	12	8	4
Sewer	1	0	1	0	1
Commercial Totals	33	16	66	37	29
Residential Permits					
Single Family	22	13	59	49	10
Addition	17	13	37	35	2
Remodel	6	15	16	26	-10
Electric	6	2	13	16	-3
Pool/Spa	2	8	11	11	0
Demolition	0	3	2	6	-4
Other	20	25	51	52	-1
Sewer/Repairs	2	7	8	18	-10
Residential Totals	75	86	197	213	-16
Combined Totals	108	102	263	250	13

Building/Site Inspections: 410 Number Of Inspections: 618

Certificates Of Occupancy Issued: 63

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 7

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

Number of Investigations closed this month: 10

Total number of zoning code violations to date: 0



Town Of Zionsville

Planning and Building Permit Detail

March 2025

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CombinedPermit Activity Detail

Page: 1

Printed 2025/04/08 07:07 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
U2025-156	March	3	\$30,000	\$417	\$0	\$0	\$0	Innovative Homes &	D6 Properties, LLC	Comm Remodel			1559 W OAK STREET	46077
23U2025-157	March	3	\$638,000	\$1,344	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	8	3886 GOODWIN	46077
U2025-158	March	3	\$1,250,000	\$1,359	\$4,025	\$2,045	\$2,625	DF Construction Co DBA	DF Construction Company LLC	Res New	Pemberton	25	8030 TOTTON	46077
23U2025-159	March	3	\$2,400,000	\$1,693	\$4,025	\$2,045	\$2,625	Homes by Design	Homes by Design	Res New	THE CLUB AT HOLLIDAY	K16	4435 STRATHMORE	46077
U2025-160	March	3	\$0	\$150	\$0	\$0	\$0	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077
U2025-161	March	3	\$0	\$355	\$0	\$0	\$0	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077
U2025-162	March	3	\$0	\$235	\$0	\$0	\$0	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077
U2025-163	March	3	\$0	\$222	\$0	\$0	\$0	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077
U2025-164	March	3	\$0	\$0	\$0	\$0	\$0	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077
U2025-165	March	3	\$0	\$204	\$0	\$0	\$0	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077
U2025-166	March	3	\$0	\$180	\$0	\$0	\$0	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	11	10814 Creek Way	46077
23U2025-167	March	4	\$638,000	\$1,323	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	93	3887 GOODWIN	46077
23U2025-168	March	4	\$5,000	\$100	\$0	\$0	\$0	Calvin Landscape LLC	J & R Equity Corp	Res Other	THE CLUB AT HOLLIDAY	T7, T8	10756 DARTMOOR	46077
U2025-169	March	4	\$0	\$0	\$0	\$0	\$0	Zimmerman Electric	Michael & Jennifer Ortiz	Res Electric	Cobblestone Lakes	237	8855 WINDPOINTE	46077
23U2025-170	March	4	\$1,725,000	\$1,471	\$4,025	\$2,045	\$2,625	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	T2	10642 DARTMOOR	46077
U2025-171	March	5	\$186,000	\$491	\$0	\$0	\$0	Winget Homes	Christopher Ciceri Jr	Res Remodel	Colony Woods	121	135 MAXWELL	46077
U2025-172	March	5	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Sam Pittman	Comm Sign	The Farm		11585 Sylo Crossing	46077
U2025-173	March	5	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Sam Pittman	Comm Sign	The Farm		11585 Sylo Crossing	46077



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March 2025

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Page: 2

Printed 2025/04/08 07:07 AM

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U2025-174	March	5	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Sam Pittman	Comm Sign	The Farm		11585 Sylo Crossing	46077
U2025-175	March	5	\$496,000	\$561	\$0	\$0	\$0	Winget Homes	Timothy & Nicole Fox	Res Add			265 BEECHWOOD	46077
23U2025-176	March	5	\$553,000	\$1,113	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	18	8344 LEANDER	46077
23U2025-177	March	5	\$535,000	\$1,156	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	95	3857 GOODWIN	46077
U2025-178	March	5	\$0	\$0	\$0	\$0	\$0	A Sign By Design	The Farm at Zionsville JV,	Comm Sign	The Farm		11550 Pittman	46077
U2025-179	March	5	\$0	\$0	\$0	\$0	\$0	A Sign By Design	The Farm at Zionsville JV,	Comm Sign			11550 Pittman	46077
U2025-180	March	6	\$95,000	\$426	\$0	\$0	\$0	Perma Pools	Compendium Group LLC	Res Add Pool	Colony Woods	182	1040 MAXWELL	46077
23U2025-181	March	6	\$614,000	\$1,298	\$4,025	\$2,045	\$2,626	Pulte Homes	Pulte Homes	Res New	Devonshire	20	8370 LEANDER	46077
U2025-182	March	6	\$309,033	\$3,190	\$0	\$0	\$0	BL Companies	Realty Income Corp	Comm Remodel	Ripberger Business Park	1 Truck Dock,	10301 BENNETT	46077
R2025-183	March	7	\$750,000	\$725	\$0	\$0	\$0	Mitch Young Construction Inc	Sarah & Charles Jennison	Res Add	Crosses 4th Addition	107, 108	480 W CEDAR	46077
U2025-184	March	7	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 22, 23, 24	9753 Cherrybark	46077
U2025-185	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	22 UNIT 22	9753 Cherrybark	46077
U2025-186	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living, Inc	Res New	Hoosier Village	23 UNIT 23	9755 Cherrybark	46077
U2025-187	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	24 UNIT 24	9757 Cherrybark	46077
U2025-188	March	7	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 25, 26, 27	9771 Cherrybark	46077
U2025-189	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	25 UNIT 25	9771 Cherrybark	46077
U2025-190	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	26 UNIT 26	9773 Cherrybark	46077
U2025-191	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	27 UNIT 27	9775 Cherrybark	46077



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CombinedPermit Activity Detail

Page: 3

Printed 2025/04/08 07:07 AM

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U2025-192	March	7	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 28, 29, 30	9805 Cherrybark	46077
U2025-193	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	28 UNIT 28	9805 Cherrybark	46077
U2025-194	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	29 UNIT 29	9807 Cherrybark	46077
U2025-195	March	7	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	30 UNIT 30	9809 Cherrybark	46077
23U2025-196	March	7	\$18,981	\$410	\$0	\$0	\$0	HERO Homes LLC	Todd & Christy Nebesio	Res Remodel	THE CLUB AT HOLLIDAY	K10	10930 LOCHFIELD	46077
U2025-197	March	7	\$13,000	\$75	\$0	\$0	\$0	Daahl Property Group	Daniel & Lacey Decker	Res Reroof	Colony Acres	18	25 COLONY COURT	46077
R2025-198	March	7	\$13,500	\$75	\$0	\$0	\$0	Home Value Renovation	Tamra Matthews	Res Reroof	Royal Run	451	6259 SADDLETREE	46077
U2025-199	March	7	\$39,000	\$75	\$0	\$0	\$0	Blue Ribbon Roofing, LLC	David & Danelle Henderson	Res Remodel	Austin Oaks	143	4735 WOODS	46077
U2025-200	March	10	\$0	\$125	\$0	\$0	\$0	Houz-Worx	Christa Moncrief	Res Finish Permit	Laughlin, Fours, Har	29	325 S 8TH STREET	46077
U2025-201	March	10	\$5,000	\$100	\$0	\$0	\$0	Blair & Jessica Webb	Blair & Jessica Webb	Res Add Deck	Oxford Woods	6	11660 WALTON	46077
U2025-202	March	10	\$0	\$153	\$0	\$0	\$0	Ace Sign Systems Inc	Cayla Truman	Comm Sign			625 S Main Street	46077
U2025-203	March	10	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 31, 32, 33	9813 Cherrybark	46077
U2025-204	March	10	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	31 UNIT 31	9813 Cherrybark	46077
U2025-205	March	10	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	32 UNIT 32	9815 Cherrybark	46077
U2025-206	March	10	\$475,000	\$435	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	33 UNIT 33	9817 Cherrybark	46077
23U2025-207	March	10	\$0	\$125	\$0	\$0	\$0	Homes by Design	Stephen & Kara Ritter	Res Finish Permit	THE CLUB AT HOLLIDAY	Q13	4525 ELMSCOTT	46077
U2025-208	March	10	\$136,800	\$90	\$0	\$0	\$0	Quality Roofing Services, Inc	Boone Village Shopping	Comm Reroof		39 - 51 Boone	1200 W OAK STREET	46077
R2025-209	March	14	\$0	\$125	\$0	\$0	\$0	James McIntosh	James & Carla McIntosh	Res Finish Permit			9071 E 100 North	46075



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CombinedPermit Activity Detail

Page: 4

Printed 2025/04/08 07:07 AM

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13U2025-210	March	10	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	The Towns at Appaloosa	1105	3279 MORAB DRIVE	46077
13U2025-211	March	11	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	The Towns at Appaloosa	101 Model Home	3278 MORAB DRIVE	46077
R2025-212	March	12	\$0	\$203	\$0	\$0	\$0	A Sign By Design	Sarah Reemtsma	Comm Sign		3	5301 S SR 267	46052
R2025-213	March	12	\$0	\$203	\$0	\$0	\$0	A Sign By Design	Sarah Reemtsma	Comm Sign		3	5301 S SR 267	46052
U2025-214	March	13	\$0	\$100	\$0	\$0	\$0	Mowery HVAC & Plumbing	Estelle Albright	Res Sewer	Eagle View Court	3	530 EAGLE VIEW	46077
U2025-215	March	14	\$325,000	\$0	\$0	\$0	\$0	Monon Construction	Sam Pittman	Comm Remodel	The Farm	Building 7 Rise N	11581 Sylo Crossing	46077
U2025-216	March	14	\$0	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Electric	OP of Zionsville	1 Power Pedestal	300 S Main Street	46077
U2025-217	March	14	\$25,000	\$410	\$0	\$0	\$0	Susan Rydell	William & Anita Maine	Res Remodel	Coventry Ridge	32	11471 CLARKSTON	46077
R2025-218	March	14	\$5,200	\$100	\$0	\$0	\$0	Heartland Sheds	Adam & Jessica Harper	Res Add			5525 S 950 East	46077
R2025-219	March	17	\$41,611	\$75	\$0	\$0	\$0	Stay Dry Roofing	Josh & Ryan Roth	Res Reroof	Stonegate	174	6695 W DEERFIELD	46077
U2025-220	March	17	\$450,000	\$526	\$0	\$0	\$0	Capital Construction	Marcus Applegate	Res Add	Crosses 4th Addition	113	580 W CEDAR	46077
19U2025-221	March	18	\$29,000	\$0	\$0	\$0	\$0	Zionsville Park & Rec Board	Zionsville Park & Rec Board	Comm New		Hoop House	4050 S 875 East	46077
U2025-222	March	18	\$23,000	\$75	\$0	\$0	\$0	Arrow Construction	Thomas & Chiu Kellen	Res Reroof	The Willows	80	11575 WEEPING	46077
R2025-223	March	18	\$0	\$75	\$0	\$0	\$0	Cam Smith, Huston Solar	Tim & Lucinda Taber	Res Electric			9109 E 350 South	46077
R2025-224	March	19	\$220,246	\$410	\$0	\$0	\$0	BPI Outdoor Living	Timothy & Michelle	Res Add	Huddersfield	7	3231 HUDDERSFIELD	46077
U2025-225	March	19	\$0	\$75	\$0	\$0	\$0	Godby Heating Plumbing	Daniel & Janis Calvert	Res Electric	Cedar Bend	52	10294 LAKEWOOD	46077
U2025-226	March	19	\$200,000	\$564	\$0	\$0	\$0	Terry Brodnik	Aaron & Melissa Trisler	Res Add	GRIMES	6, 7	670 ACADEMY	46077
23U2025-227	March	19	\$0	\$75	\$0	\$0	\$0	General Supercenter of	Timothy & Courtney	Res Electric	THE CLUB AT HOLLIDAY	F16	10680 PETE DYE RIDGE	46077



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Combined Permit Activity Detail

Page: 5

Printed 2025/04/08 07:07 AM

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13U2025-228	March	19	\$100,000	\$1,056	\$0	\$0	\$0	Douglas S Hammen	HARRIS FLP	Comm Tenant Finish	Appaloosa Crossing	J	3295 S US 421	46077
R2025-229	March	20	\$0	\$125	\$0	\$0	\$0	Wildwood Designs, Inc	Kent & Elizabeth Esra	Res Finish Permit			654 SPRING HILLS DRIVE	46077
13U2025-230	March	20	\$0	\$0	\$100	\$0	\$0	Roto Rooter	Anthony & Sharmeen	Res Sewer	IRISHMAN'S RUN	29	9620 IRISHMANS	46077
U2025-231	March	20	\$0	\$125	\$0	\$0	\$0	Roto Rooter	New Quail Run II LLC	Comm Sewer		The Rail	1380 SAYLOR	46077
U2025-232	March	21	\$19,272	\$75	\$0	\$0	\$0	Amos Exteriors	Ryan & Mikayla Koharchik	Res Reroof	Laughlin, Fours, Har	48, 49	360 S 4TH STREET	46077
U2025-233	March	21	\$842,701	\$1,386	\$0	\$0	\$0	BAF Corporation	Zionsville Medical	Comm Remodel	ZIONSVILLE BUS. PARK	Suite 100	33 BRENDON	46077
U2025-234	March	24	\$0	\$90	\$0	\$0	\$0	TMI Energy Solutions	Zionsville Presbyterian	Comm Electric			4775 W 116TH	46077
R2025-235	March	24	\$29,350	\$75	\$0	\$0	\$0	Bone Dry Roofing	Todd & Monica Duckworth	Res Reroof	Fox Run	41	2739 DEER RUN	46077
U2025-236	March	24	\$11,700	\$100	\$0	\$0	\$0	Julia Goldberg	Bradley & Julia Goldberg	Res Add Deck	Bloor Woods	7	758 BLOOR WOODS	46077
U2025-237	March	24	\$143,000	\$511	\$0	\$0	\$0	Pools of Fun	Prentice Stovall Jr	Res Add Pool	Pemberton	39	8086 HANLEY	46077
R2025-238	March	24	\$14,000	\$100	\$0	\$0	\$0	Brian Barb Construction	Gary Barb	Res Add			10455 E 300 South	46077
R2025-239	March	24	\$2,500	\$100	\$0	\$0	\$0	Brian Barb Construction	Gary Barb	Res Add			10455 E 300 South	46077
23U2025-240	March	24	\$3,000	\$410	\$0	\$0	\$0	Daniel Valco	Emily Murzinski & Daniel Valco	Res Remodel	Devonshire	53	3870 PALMETTO	46077
U2025-241	March	25	\$0	\$0	\$0	\$0	\$0	Hoosier Pool Guy LLC	Mary Stehle	Res Finish Permit	Iron Gate	10	1575 CONCORD	46077
13U2025-242	March	25	\$0	\$0	\$0	\$0	\$0	Huston Signs LLC	Bob Harris	Comm Sign	Appaloosa Crossing			46077
R2025-243	March	25	\$0	\$75	\$0	\$0	\$0	General Supercenter of	Justin & Amanda Krebs	Res Electric	OLD HUNT CLUB ROAD	29	6953 OLD HUNT CLUB	46077
U2025-244	March	26	\$17,621	\$0	\$0	\$0	\$0	Bone Dry Roofing	Brandon & Erin Poulin	Res Reroof	Cobblestone Lakes	144	9264 WINDRIFT	46077
19U2025-245	March	26	\$19,000	\$200	\$0	\$0	\$0	Chuck's Construction	David & Kristin Lange	Res Add Deck	Fieldstone	54	2507 FAWN BLUFF	46077



Town Of Zionsville

Planning and Building Permit Detail

March 2025

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Combined Permit Activity Detail

Page: 6

Printed 2025/04/08 07:07 AM

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23U2025-246	March	26	\$2,000,000	\$1,600	\$4,025	\$2,045	\$2,625	Randy Shaffer Custom Homes	Richard & Pamela	Res New	THE CLUB AT HOLLIDAY	R16	10430 HOLLIDAY	46077
R2025-247	March	26	\$20,060	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Jesse Moline	Res Other	Stonegate	279	6711 BEEKMAN	46077
U2025-248	March	26	\$60,000	\$410	\$0	\$0	\$0	BPI Outdoor Living	Stephen & Jill Hackman	Res Add	Austin Oaks	251	4192 CREEKSIDE	46077
13U2025-249	March	26	\$400,000	\$410	\$0	\$0	\$0	Everything Home LLC	Ryan & Christina	Res Remodel	The Willows	42	11510 WILLOW	46077
U2025-250	March	27	\$0	\$75	\$0	\$0	\$0	BRS Field Ops	Steven Larsen	Res Electric	Village Walk	106	1502 WATERFORD	46077
R2025-251	March	27	\$540,000	\$1,129	\$0	\$2,045	\$2,625	Everman Construction	Timothy & Jody Davis	Res New	Davis SR267 Minor	2	6955 S SR 267	46077
U2025-252	March	27	\$26,716	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Matthew Will	Res Reroof			520 W ASH STREET	46077
23U2025-253	March	27	\$13,000	\$200	\$0	\$0	\$0	Toni-Marie & David Small	Toni-Marie & David Small	Res Add Deck	Chelsea Park	13	5391 PEMBRIDGE	46077
U2025-254	March	27	\$0	\$0	\$0	\$0	\$0	Advent Evangelical	Advent Evangelical	Mass Grading			11250 N MICHIGAN	46077
U2025-255	March	27	\$4,200	\$100	\$0	\$0	\$0	Taylor Home Center	David & Lona Newton	Res Add	Village Walk	23	1600 VILLAGE	46077
R2025-256	March	27	\$175,000	\$5,904,829	\$0	\$0	\$0	Bankert Boys Unlimited	C-W Exchange Company LLC	Comm Remodel			4310 E 750 South	46077
R2025-257	March	28	\$225,000	\$0	\$0	\$0	\$0	Rustic Sheds and Cabins	Kenneth & Michelle Weaver	Res Add	IRISHMAN'S RUN	6	7325 HUNT CLUB DRIVE	46077
U2025-258	March	31	\$8,800	\$410	\$0	\$0	\$0	Centennial Construction	Nikolay & Callie Zaborenko	Res Add	Spring Knoll	175	4374 GREENTHREAD	46077
23U2025-259	March	31	\$46,177	\$100	\$0	\$0	\$0	Platinum Deck & Patio	Emily & Daniel Murzinski	Res Other	Devonshire	53	3870 PALMETTO	46077
U2025-260	March	31	\$70,000	\$234	\$0	\$0	\$0	Creative Outdoor Living	Jeremiah & Andre	Res Add	Cobblestone Lakes	213	8792 WINDPONTE	46077
R2025-261	March	31	\$0	\$215	\$0	\$0	\$0	Matcon General Contractors, Inc	Town of Zionsville Board	Comm Trailer		Carpenters Nature	601 S 900 East	46077
R2025-262	March	31	\$48,400	\$75	\$0	\$0	\$0	Weatherguard Roofing and	Mark & Kimberly Cranfill	Res Reroof	Stonegate	29	6714 E STONEGATE	46077
U2025-263	March	31	\$7,500	\$0	\$0	\$0	\$0	Kevin Beck	Kevin Beck & Sara Niles	Res Finish Permit	Austin Oaks	216	4380 CREEKSIDE	46077



Town Of Zionsville

Planning and Building C of O Detail

March 2025

Total: C of O issued for the month of March: 63

C of O Detail

Page: 1

Printed 2025/04/08 07:07 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-742	TR George Construction, LLC	Babuanand Nagarajan	Res Other	Hampshire	266	8255 CARNEGIE LANE	46077	2025/03/06
13U2023-191	Hamilton Homes	Derron & Natalie Wilson	Res Add	The Willows	213	11578 WILLOW BEND COURT	46077	2025/03/07
R2023-413	James McIntosh	James & Carla McIntosh	Res Finish Permit			9071 E 100 North	46077	2025/03/26
R2023-695	Wildwood Home Designs	Kent & Elizabeth Esra	Res Add	Spring Hill	23	654 SPRING HILLS DRIVE	46077	2025/03/26
R2023-908	Forge Building Company, LLC	Stakkd TSIN, LLC	Comm New		Stakked Storage	7283 S 650 East	46077	2025/03/17
R2023-909	Williams Custom Art Builders	John & Dolores Murphy	Res New	THE CLUB AT HOLLIDAY	K14	10935 LOCHFIELD DRIVE	46077	2025/03/19
R2023-1011	Wedgewood Building Company	Scott & Heather Mairn	Res New	THE CLUB AT HOLLIDAY	F45	4119 ALDERBOROUGH	46077	2025/03/19
R2024-24	Wedgewood Building Company	Gregory Eddy	Res New			8775 E 125 Street	46077	2025/03/21
U2024-107	Indy Grills	Ryan & Nicole McNally	Res Other	LONG BROOK	5	6340 MAYFIELD LANE	46077	2025/03/17
23U2024-110	Carrington Homes	Drew & Brittani Storen	Res Finish Permit	THE CLUB AT HOLLIDAY	F28	10571 PETE DYE RIDGE	46077	2025/03/03
R2024-138	The Smart Pergola	James & Nancy Carpenter	Res Add Deck			6517 S 800 East	46077	2025/03/11
R2024-163	Jeff McGlaughlin	Craig & Casey Callahan	Res Finish Permit	Saddle Brook Farms	39	231 SADDLE BROOK COURT	46077	2025/03/06
R2024-217	Davner Concrete Solutions	Harmony Gist	Res Other	Royal Run	494	6484 GLENWOOD TRACE	46077	2025/03/07
U2024-241	Earth Creations, Inc.	Andrew & Whitney Curran	Res Other	Hampshire	99	4677 HASTINGS DRIVE	46077	2025/03/07
23U2024-358	Old Town Design Group	The Old Town Design Group LLC	Res New	THE CLUB AT HOLLIDAY	N18	4325 HAMILTON RUN	46077	2025/03/25
U2024-373	Bone Dry Roofing	Michael & Ashley Fox	Res Reroof	Spring Knoll	83	9264 GREENTHREAD LANE	46077	2025/03/10



Town Of Zionsville

Planning and Building C of O Detail

March 2025

Total: C of O issued for the month of March: 63

C of O Detail

Page: 2

Printed 2025/04/08 07:07 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2024-393	Bone Dry Roofing	Stephen & Kerri Smith	Res Reroof	Pineview Estates	5	755 PINEVIEW DRIVE	46077	2025/03/10
U2024-502	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	6 Townhome	9759 Hoosier Village Drive	46077	2025/03/04
U2024-503	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	7 Townhome	9761 Hoosier Village Drive	46077	2025/03/04
U2024-504	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	8 Townhome	9763 Hoosier Village Drive	46077	2025/03/04
U2024-521	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	15 Townhome	9774 Highbush Drive	46077	2025/03/14
U2024-522	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	16 Townhome	9772 Highbush Drive	46077	2025/03/14
U2024-523	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	17 Townhome	9770 Highbush Drive	46077	2025/03/14
U2024-541	ARAC Roof It Forward	Steven & Jennifer Simmons	Res Reroof	Spring Knoll	64	9490 GREENTHREAD DRIVE	46077	2025/03/10
13U2024-585	Artisan Outdoor Craftsman	Samuel Bullard & Swati Singh	Res Other			3680 WILLOW ROAD	46077	2025/03/11
R2024-626	Bone Dry Roofing	Gary & Linda Orr	Res Reroof	Sycamore Bend	15	549 QUAIL VALLEY DRIVE	46077	2025/03/04
U2024-645	Universal Roofing	Kathy Smith	Res Reroof	Colony Woods	91	1095 PARK PLACE	46077	2025/03/10
U2024-656	Bone Dry Roofing	Kevin & Nichole Reynolds	Res Reroof			140 N 8TH STREET	46077	2025/03/04
U2024-662	Bone Dry Roofing	Michael & Helen Adams	Res Reroof	OLIVERS	85	225 N MAPLE STREET	46077	2025/03/04
U2024-711	Big Sky Roofing	Seth & Kristin Hobbs	Res Reroof	HYPES ADD.	3	655 TERRACE DRIVE	46077	2025/03/04
U2024-741	Universal Roofing	William & Deb Staruszkiewicz	Res Reroof			615 W POPLAR STREET	46077	2025/03/04
U2024-754	Universal Roofing	Ken Stuff	Res Reroof	Sugarbush Hill	28	725 SUGARBUSH DRIVE	46077	2025/03/10



Town Of Zionsville

Planning and Building C of O Detail

March 2025

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C of O Detail

Page: 3

Printed 2025/04/08 07:07 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-780	Bone Dry Roofing	Donald & Michele Argay	Res Reroof	Colony Woods	109	1045 MAXWELL LANE	46077	2025/03/10
U2024-837	OpenBox Roofing & Restoration LLC	Paul & Tracey McCoy	Res Reroof	Laughlin, Fours, Har	59	555 W SYCAMORE STREET	46077	2025/03/04
13U2024-842	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1602 Townhome	3306 MORAB DRIVE	46077	2025/03/14
13U2024-847	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1603	3304 MORAB DRIVE	46077	2025/03/26
13U2024-848	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1604	3302 MORAB DRIVE	46077	2025/03/18
13U2024-849	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1601	3308 MORAB DRIVE	46077	2025/03/10
U2024-854	Schumacher Homes of Indiana	Abigail & John Noble	Res New	Laughlin, Fours, Har	5	435 W SYCAMORE STREET	46077	2025/03/19
R2024-919	The Snider Group	Snider Property Group LLC	Res New			8195 E 250 South	46077	2025/03/28
U2024-921	Ricks Roofing	Turley Hotel LLC	Comm Reroof	OLIVERS	27	130 N MAIN STREET	46077	2025/03/04
U2024-964	Bone Dry Roofing	Amir & IrinyYousef	Res Reroof	Spring Knoll	110	9073 IRIS LANE	46077	2025/03/10
R2024-965	HERO Homes LLC	Angela Shaw	Res Remodel	Stonegate		6696 BEEKMAN PLACE	46077	2025/03/12
13U2024-974	R&G Home Improvement Inc	Nielson & Sarah Baxter	Res Add	HIDDEN PINES	99	3744 CONIFER DRIVE	46077	2025/03/24
R2024-1010	Bone Dry Roofing	Dana Aldrich	Res Reroof	Fox Hollow	75	7447 FOX HOLLOW RIDGE	46077	2025/03/10
U2024-1011	Artisan Outdoor Craftsman	Wade & Skye Murphy	Res Add	Buttondown Farms	9	4770 KHAKI COURT	46077	2025/03/28
U2024-1021	Bone Dry Roofing	Brownlee Rentals LLC	Res Reroof	CARTERS ADD.	62	130 N 9TH STREET	46077	2025/03/04
13U2024-1033	Start to Finish, Inc	Michael Stuart Morton & Amy	Res Add Pool	IRISHMAN'S RUN	48	9316 IRISHMANS RUN LANE	46077	2025/03/19



Town Of Zionsville

Planning and Building C of O Detail

March 2025

Total: C of O issued for the month of March: 63

C of O Detail

Page: 4

Printed 2025/04/08 07:07 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-1037	Bone Dry Roofing	Phillip & Jessica Hawley	Res Reroof	Spring Knoll	28	9670 BELLFLOWER DRIVE	46077	2025/03/10
U2024-1105	Worthington Design & Remodel	John & Michelle DeMarco	Res Remodel	Thornhill	56	643 SILVER WRAITH COURT	46077	2025/03/07
U2024-1106	The Smart Pergola	Roberto & Jenna Herrera	Res Other	Pemberton	5	8095 HANLEY LANE	46077	2025/03/25
U2024-1113	KJ's Handyman Service LLC	Benjamin & Rhonda Adams	Res Add	Crosses	126	365 W CEDAR STREET	46077	2025/03/19
U2024-1114	Braden Nicholson	BRADEN & ANDREA	Res Add			90 W ASH STREET	46077	2025/03/18
U2024-1124	Capitol Construction	South Zionsville Village East	Comm Remodel			625 S MAIN STREET	46077	2025/03/12
U2025-29	Pools of Fun	John & Rachel Luce	Res Add Pool	Hampshire	114	4510 KETTERING PLACE	46077	2025/03/26
23U2025-52	Grant Lewis	Grant & Emily Lewis	Res Other	Devonshire	30	8600 LEANDER AVE	46077	2025/03/18
23U2025-75	Indy Decorative Concrete	Joshua & Catlin Burgess	Res Other	Devonshire	46	3927 PALMETTO CIRCLE	46077	2025/03/06
U2025-78	Indy Decorative Concrete	William Huntsinger	Res Other	Hampshire	135	4803 STANTON COURT	46077	2025/03/27
23U2025-90	Generator Supercenter of	Arnab & Anushree Bag	Res Electric	THE CLUB AT HOLLIDAY	G10	4235 ALDERBOROUGH	46077	2025/03/03
13U2025-93	Back Yard Living	Drew Watson	Res Add Deck	Willow Glen	26	3259 AUTUMN ASH COURT	46077	2025/03/17
U2025-102	Kayla Lamm	Kayla Lamm	Res Add Deck	Sugarbush Hill	43	850 SUGARBUSH RIDGE	46077	2025/03/28
23U2025-168	Calvin Landscape LLC	J & R Equity Corp	Res Other	THE CLUB AT HOLLIDAY	T7, T8	10756 DARTMOOR WAY	46077	2025/03/12
R2025-209	James McIntosh	James & Carla McIntosh	Res Finish Permit			9071 E 100 North	46075	2025/03/25



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	60
March	5	0	6	16	2	3	22	17	6	6	2	0	20	2	1	108	0	10	410	618	21	63
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	18	0	8	23	4	12	59	37	16	13	11	2	51	8	1	263	1	31	1087	1623	50	142





Town Of Zionsville

Advanced Structural Component Use

2025/03/01-2025/03/31

Total: 60

Page: 1

Printed 2025/04/01 07:11 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
U2025-263	March	31	\$7,500	\$0	\$0	\$0	\$0	Kevin Beck	Kevin Beck & Sara Niles	Res Finish Permit	Austin Oaks	216	4380 CREEKSIDE	46077
U2025-260	March	31	\$70,000	\$0	\$0	\$0	\$0	Creative Outdoor Living	Jeremiah & Andre	Res Add	Cobblestone Lakes	213	8792 WINDPOINTE	46077
U2025-258	March	31	\$8,800	\$410	\$0	\$0	\$0	Centennial Construction	Nikolay & Callie	Res Add	Spring Knoll	175	4374 GREENTHREAD	46077
R2025-257	March	28	\$225,000	\$0	\$0	\$0	\$0	Rustic Sheds and Cabins	Kenneth & Michelle	Res Add	IRISHMAN'S RUN	6	7325 HUNT CLUB	46077
R2025-256	March	27	\$175,000	\$5,904,829	\$0	\$0	\$0	Bankert Boys Unlimited	C-W Exchange Company LLC	Comm Remodel			4310 E 750 South	46077
U2025-255	March	27	\$4,200	\$100	\$0	\$0	\$0	Taylor Home Center	David & Lona Newton	Res Add	Village Walk	23	1600 VILLAGE	46077
R2025-251	March	27	\$540,000	\$1,129	\$0	\$2,045	\$2,625	Everman Construction	Timothy & Jody Davis	Res New	Davis SR267 Minor	2	6955 S SR 267	46077
13U2025-249	March	26	\$400,000	\$410	\$0	\$0	\$0	Everything Home LLC	Ryan & Christina	Res Remodel	The Willows	42	11510 WILLOW	46077
U2025-248	March	26	\$60,000	\$410	\$0	\$0	\$0	BPI Outdoor Living	Stephen & Jill Hackman	Res Add	Austin Oaks	251	4192 CREEKSIDE	46077
23U2025-246	March	26	\$2,000,000	\$1,600	\$4,025	\$2,045	\$2,625	Randy Shaffer Custom Homes	Richard & Pamela	Res New	THE CLUB AT HOLLIDAY	R16	10430 HOLLIDAY	46077
U2025-241	March	25	\$0	\$0	\$0	\$0	\$0	Hoosier Pool Guy LLC	Mary Stehle	Res Finish Permit	Iron Gate	10	1575 CONCORD	46077
23U2025-240	March	24	\$3,000	\$410	\$0	\$0	\$0	Daniel Valco	Emily Murzinski & Daniel Valco	Res Remodel	Devonshire	53	3870 PALMETTO	46077
R2025-239	March	24	\$2,500	\$100	\$0	\$0	\$0	Brian Barb Construction	Gary Barb	Res Add			10455 E 300 South	46077
R2025-238	March	24	\$14,000	\$100	\$0	\$0	\$0	Brian Barb Construction	Gary Barb	Res Add			10455 E 300 South	46077
U2025-233	March	21	\$842,701	\$1,386	\$0	\$0	\$0	BAF Corporation	Zionsville Medical	Comm Remodel	ZIONSVILLE BUS. PARK	Suite 100	33 BRENDON	46077
R2025-229	March	20	\$0	\$125	\$0	\$0	\$0	Wildwood Designs, Inc	Kent & Elizabeth Esra	Res Finish Permit			654 SPRING	46077
13U2025-228	March	19	\$100,000	\$1,056	\$0	\$0	\$0	Douglas S Hammen	HARRIS FLP	Comm Tenant Finish	Appaloosa Crossing	J	3295 S US 421	46077
U2025-226	March	19	\$200,000	\$564	\$0	\$0	\$0	Terry Brodnik	Aaron & Melissa Trisler	Res Add	GRIMES	6, 7	670 ACADEMY	46077



Town Of Zionsville

Advanced Structural Component Use

2025/03/01-2025/03/31

Total: 60

Page: 2

Printed 2025/04/01 07:11 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
R2025-224	March	19	\$220,246	\$410	\$0	\$0	\$0	BPI Outdoor Living	Timothy & Michelle	Res Add	Huddersfield	7	3231 HUDDERSFIELD	46077
19U2025-221	March	18	\$29,000	\$0	\$0	\$0	\$0	Zionsville Park & Rec Board	Zionsville Park & Rec Board	Comm New		Hoop House	4050 S 875 East	46077
U2025-220	March	17	\$450,000	\$526	\$0	\$0	\$0	Capital Construction	Marcus Applegate	Res Add	Crosses 4th Addition	113	580 W CEDAR	46077
R2025-218	March	14	\$5,200	\$100	\$0	\$0	\$0	Heartland Sheds	Adam & Jessica Harper	Res Add			5525 S 950 East	46077
U2025-217	March	14	\$25,000	\$410	\$0	\$0	\$0	Susan Rydell	William & Anita Maine	Res Remodel	Coventry Ridge	32	11471 CLARKSTON	46077
U2025-215	March	14	\$325,000	\$0	\$0	\$0	\$0	Monon Construction	Sam Pittman	Comm Remodel	The Farm	Building 7 Rise N	11581 Sylo Crossing	46077
13U2025-211	March	11	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	The Towns at Appaloosa	101 Model	3278 MORAB	46077
13U2025-210	March	10	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	The Towns at Appaloosa	1105	3279 MORAB	46077
R2025-209	March	14	\$0	\$125	\$0	\$0	\$0	James McIntosh	James & Carla McIntosh	Res Finish Permit			9071 E 100 North	46075
23U2025-207	March	10	\$0	\$125	\$0	\$0	\$0	Homes by Design	Stephen & Kara Ritter	Res Finish Permit	THE CLUB AT HOLLIDAY	Q13	4525 ELMSCOTT	46077
U2025-206	March	10	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	33 UNIT 33	9817 Cherrybark	46077
U2025-205	March	10	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	32 UNIT 32	9815 Cherrybark	46077
U2025-204	March	10	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	31 UNIT 31	9813 Cherrybark	46077
U2025-203	March	10	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 31,	9813 Cherrybark	46077
U2025-200	March	10	\$0	\$125	\$0	\$0	\$0	Houz-Worx	Christa Moncrief	Res Finish Permit	Laughlin, Fours, Har	29	325 S 8TH STREET	46077
U2025-199	March	7	\$39,000	\$75	\$0	\$0	\$0	Blue Ribbon Roofing, LLC	David & Danelle	Res Remodel	Austin Oaks	143	4735 WOODS	46077
23U2025-196	March	7	\$18,981	\$410	\$0	\$0	\$0	HERO Homes LLC	Todd & Christy Nebesio	Res Remodel	THE CLUB AT HOLLIDAY	K10	10930 LOCHFIELD	46077
U2025-195	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	30 UNIT 30	9809 Cherrybark	46077



Town Of Zionsville

Advanced Structural Component Use

2025/03/01-2025/03/31

Total: 60

Page: 3

Printed 2025/04/01 07:11 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
U2025-194	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	29 UNIT 29	9807 Cherrybark	46077
U2025-193	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	28 UNIT 28	9805 Cherrybark	46077
U2025-192	March	7	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 28,	9805 Cherrybark	46077
U2025-191	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	27 UNIT 27	9775 Cherrybark	46077
U2025-190	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	26 UNIT 26	9773 Cherrybark	46077
U2025-189	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	25 UNIT 25	9771 Cherrybark	46077
U2025-188	March	7	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 25,	9771 Cherrybark	46077
U2025-187	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	24 UNIT 24	9757 Cherrybark	46077
U2025-186	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living, Inc	Res New	Hoosier Village	23 UNIT 23	9755 Cherrybark	46077
U2025-185	March	7	\$475,000	\$385	\$0	\$941	\$2,625	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	22 UNIT 22	9753 Cherrybark	46077
U2025-184	March	7	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 22,	9753 Cherrybark	46077
R2025-183	March	7	\$750,000	\$725	\$0	\$0	\$0	Mitch Young Construction	Sarah & Charles	Res Add	Crosses 4th Addition	107, 108	480 W CEDAR	46077
U2025-182	March	6	\$309,033	\$3,190	\$0	\$0	\$0	BL Companies	Realty Income Corp	Comm Remodel	Ripberger Business Park	1 Truck Dock,	10301 BENNETT	46077
23U2025-181	March	6	\$614,000	\$1,298	\$4,025	\$2,045	\$2,626	Pulte Homes	Pulte Homes	Res New	Devonshire	20	8370 LEANDER	46077
23U2025-177	March	5	\$535,000	\$1,156	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	95	3857 GOODWIN	46077
23U2025-176	March	5	\$553,000	\$1,113	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	18	8344 LEANDER	46077
U2025-175	March	5	\$496,000	\$561	\$0	\$0	\$0	Winget Homes	Timothy & Nicole Fox	Res Add			265 BEECHWOOD	46077
U2025-171	March	5	\$186,000	\$491	\$0	\$0	\$0	Winget Homes	Christopher Ciceri Jr	Res Remodel	Colony Woods	121	135 MAXWELL	46077



Town Of Zionsville

Advanced Structural Component Use

2025/03/01-2025/03/31

Total: 60

Page: 4

Printed 2025/04/01 07:11 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
23U2025-170	March	4	\$1,725,000	\$1,471	\$4,025	\$2,045	\$2,625	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	T2	10642 DARTMOOR	46077
23U2025-167	March	4	\$638,000	\$1,323	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	93	3887 GOODWIN	46077
23U2025-159	March	3	\$2,400,000	\$1,693	\$4,025	\$2,045	\$2,625	Homes by Design	Homes by Design	Res New	THE CLUB AT HOLLIDAY	K16	4435 STRATHMORE	46077
U2025-158	March	3	\$1,250,000	\$1,359	\$4,025	\$2,045	\$2,625	DF Construction	DF Construction	Res New	Pemberton	25	8030 TOTTON	46077
23U2025-157	March	3	\$638,000	\$1,344	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	8	3886 GOODWIN	46077
U2025-156	March	3	\$30,000	\$417	\$0	\$0	\$0	Innovative Homes &	D6 Properties, LLC	Comm Remodel			1559 W OAK	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, March 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. February 5, 2025 BZA Minutes: Approved (4 In Favor, 0 Opposed)

Documents:

[BZA_MEETING 02-05-2025.PDF](#)

IV. Continuance Or Withdrawal Requests

V. Continued Business

1. 2024-52-DSV: Conditionally Approved (4 In Favor, 0 Opposed)

Derek Snyder / Advent 11250 N. Michigan Road, Development Standards

**Evangelical Lutheran
Church**

Zionsville, IN 46077

**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 (Urban MRO)
zoning district.**

Documents:

2024-52-DSV ADVENT EVANGELICAL LUTHERAN CHURCH - INITIAL
FILING.PDF
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
2024-52-DSV EXHIBIT 6 - UPDATED SITE PLAN (2) - RECEIVED
2.28.2025.PDF
2024-52-DSV EXHIBIT 7 - LETTER FROM ADVENT LUTHERAN CHURCH -
RECEIVED 2.28.2025.PDF
2025-52-DSV LETTER OF INTEREST.PDF
2025-52-DSV LETTER OF INTEREST (2).PDF
2024-52-DSV ADVENT LUTHERAN PLANTING PLAN.PDF
2024-52-DSV ADVENT LUTHERAN-CLASSICAL SCHOOL PICKUP_DROP
OFF ROUTE.PDF
2024-52-DSV ADVENT LUTHERAN POWERPOINT PRESENTATION.PDF
2024-52-DSV EXECUTED FINDINGS OF FACT.PDF
2024-52-DSV - LETTER OF GRANT.PDF

VI. New Business

1. 2025-05-DSV: Conditionally Approved (4 In Favor, 0 Opposed)

**Berry G. Knechtel /
Advent Evangelical
Lutheran Church**

**11250 N Michigan Road,
Zionsville, IN 46077**

**Development Standards
Variance pursuant to
Section 194.078 (J)(4)(a)
and Section 194.078 (J)
(5)(c) to deviate from the
required architectural
design requirements in
the Urban Office
Business (B-O) and
Urban US 421 Michigan
Road Overlay (Urban
MRO) zoning districts.**

Documents:

2025-05-DSV ADVENT LUTHERAN CHURCH - INITIAL FILING.PDF
2025-05-DSV EXHIBIT 1 - STAFF REPORT.PDF
2025-05-DSV EXHIBIT 2 - LOCATION MAP.PDF
2025-05-DSV EXHIBIT 3 - PETITIONERS NARRATIVE.PDF
2025-05-DSV EXHIBIT 4 - SITE PLAN.PDF
2025-05-DSV EXHIBIT 5 - PETITIONER FINDINGS OF FACT.PDF
2025-05-DSV EXHIBIT 6 - UPDATED SITE PLAN (2) - RECEIVED
2.28.2025.PDF
2025-05-DSV EXHIBIT 7 - COLOR ELEVATIONS.PDF

2025-05-DSV EXHIBIT 8 - LETTER FROM ADVENT LUTHERAN CHURCH - RECEIVED 2.28.2025.PDF
2025-05-DSV EXHIBIT 9 - BUILDING PLANS.PDF
2025-05-DSV ADVENT LUTHERAN POWERPOINT PRESENTATION.PDF
2025-05-DSV EXECUTED FINDINGS OF FACT.PDF
2025-05-DSV - LETTER OF GRANT.PDF

2. 2025-03-UV: Approved (4 In Favor, 0 Opposed)

Anne McBride / Kroger	6425 E SR 334, Zionsville, IN 46077	Use Variance pursuant to Section 194.082 Table 2 to provide for the use of Open Material Storage in the Rural General Business (GB) zoning district.
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Documents:

2025-03-UV KROGER GROCERY STORE - INITIAL FILING.PDF
2025-03-UV KROGER - EXHIBIT 1 - STAFF REPORT.PDF
2025-03-UV KROGER - EXHIBIT 2 - LOCATION MAP.PDF
2025-03-UV KROGER - EXHIBIT 3 - EAGLE TOWNSHIP COMP PLAN MAP.PDF
2025-03-UV KROGER - EXHIBIT 4 - PETITIONERS PROPOSED FINDINGS OF FACT.PDF
2025-03-UV KROGER - EXHIBIT 5 - SITE PLAN.PDF
2025-03-UV KROGER - EXHIBIT 6 - SURROUNDING LAND USES.PDF
2025-03-UV KROGER - EXHIBIT 7 - COLORED SITE PLAN RENDERING.PDF
2025-03-UV EXECUTED FINDINGS OF FACT.PDF
2025-03-UV - LETTER OF GRANT.PDF

3. 2025-04-DSV: Approved (4 In Favor, 0 Opposed)

Anne McBride / Kroger	6425 E SR 334, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.111 (K)(5) to reduce the required number of loading berths from nine (9) to three (3) in the Rural General Business (GB) zoning district.
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Documents:

2025-04-DSV KROGER GROCERY STORE - INITIAL FILING.PDF
2025-04-DSV KROGER - EXHIBIT 1 - STAFF REPORT.PDF
2025-04-DSV KROGER - EXHIBIT 2 - LOCATION MAP.PDF
2025-04-DSV KROGER - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF
2025-04-DSV KROGER - EXHIBIT 4 - SITE PLAN.PDF
2025-04-DSV KROGER - EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF
2025-04-DSV KROGER - EXHIBIT 6 - COLORED SITE PLAN RENDERING.PDF
2025-04-DSV EXECUTED FINDINGS OF FACT.PDF
2025-04-DSV - LETTER OF GRANT.PDF

4. 2025-01-SE: Approved (4 In Favor, 0 Opposed)

**Brad Teitelbaum /
Gables Bagels**

**270 South Main Street,
Zionsville, IN 46077**

**Special Exception
pursuant to Section
194.062 (2)(D) to provide
for the use of restaurant
outdoor dining in the
Urban Village Business
(Urban VBD) zoning
district.**

Documents:

[2025-01-SE BRAD TEITELBAUM - INITIAL FILING.PDF](#)
[2025-01-SE BRAD TEITELBAUM - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-01-SE BRAD TEITELBAUM - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-01-SE BRAD TEITELBAUM - EXHIBIT 3 - 2003 TOWN OF ZIONSVILLE -
COMP PLAN MAP.PDF](#)
[2025-01-SE BRAD TEITELBAUM - EXHIBIT 4 - PETITIONERS
NARRATIVE.PDF](#)
[2025-01-SE BRAD TEITELBAUM - EXHIBIT 5 - PETITIONERS FINDINGS OF
FACT.PDF](#)
[2025-01-SE BRAD TEITELBAUM - EXHIBIT 6 - SITE PLAN.PDF](#)
[1ST ST PATIO - PIC 1.PDF](#)
[1ST ST PATIO - PIC 2.PDF](#)
[1ST ST PATIO - PIC 3.PDF](#)
[MAIN ST PATIO - 1.PDF](#)
[MAIN ST PATIO - 2.PDF](#)
[MAIN ST PATIO - 3.PDF](#)
[2025-01-SE EXECUTED FINDINGS OF FACT.PDF](#)
[2025-01-SE - LETTER OF GRANT.PDF](#)

5. 2025-06-DSV: Conditionally Approved (4 In Favor, 0 Opposed)

**Brad Teitelbaum /
Gables Bagels**

**270 South Main Street,
Zionsville, IN 46077**

**Development Standards
Variance pursuant to
Section 194.062 (C) to
allow restaurant outdoor
seating to not be
removed at the close of
each business day in the
Urban Village Business
(V-B) zoning district.**

Documents:

[2025-06-DSV BRAD TEITELBAUM - INITIAL FILING.PDF](#)
[2025-06-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-06-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-06-DSV EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2025-06-DSV EXHIBIT 4 - SITE PLAN.PDF](#)
[2025-06-DSV EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2025-06-DSV EXECUTED FINDINGS OF FACT.PDF](#)
[2025-06-DSV - LETTER OF GRANT.PDF](#)

6. 2025-02-SE: Approved (4 In Favor, 0 Opposed)

**Paul G. Carroll / Aguirre
Minor Residential
Subdivision**

**11194 E 100 North,
Sheridan, IN 46069**

**Special Exception
pursuant to Section
194.082 to provide for a
two lot minor residential**

Documents:

2025-02-SE AGUIRRE MINOR RESIDENTIAL SUBDIVISION- INITIAL
FILING.PDF
2025-02-SE MIKE AND TERRA AGUIRRE - EXHIBIT 1 - STAFF REPORT.PDF
2025-02-SE MIKE AND TERRA AGUIRRE - EXHIBIT 2 - LOCATION MAP.PDF
2025-02-SE MIKE AND TERRA AGUIRRE - EXHIBIT 3 - UNION TOWNSHIP
COMP PLAN MAP.PDF
2025-02-SE MIKE AND TERRA AGUIRRE - EXHIBIT 4 - PETITIONERS
NARRATIVE.PDF
2025-02-SE MIKE AND TERRA AGUIRRE - EXHIBIT 5 - PETITIONERS
FINDINGS OF FACT.PDF
2025-02-SE MIKE AND TERRA AGUIRRE - EXHIBIT 6 - PROPOSED
SUBDIVISION.PDF
2025-02-SE EXECUTED FINDINGS OF FACT.PDF
2025-02-SE - LETTER OF GRANT.PDF

VII. **Other Matters To Be Considered**

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=WWt0eWx0dDdZcFVKWjlpUnpEMC92QT09>

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.



ZIONSVILLE PLAN COMMISSION

MEETING RESULTS

Monday, March 17, 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).

The following items were considered:

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

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-11-DPA: Initial Filing	Union Woodlands Developer, LLC - Tim Walter / Union Woodlands - Mounding and Pathway	11589 E. 200 South Zionsville, IN	Continuance Requested to the April 21, 2025, Plan Commission meeting allowing this DPA to be heard with a companion Primary Plat Amendment. Development Plan Amendment for the addition of mounding and a single pathway rather than two sidewalks being in the Rural Single- and Two-Family Residential (R3) and Rural General Agriculture (AG) districts. The petition was continued to the April 21, 2025 regular meeting. 7 in Favor 0 Opposed

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-50-Z: Staff Report with Exhibits, Including Commitments 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 was continued from the September 16, 2024, October 16, 2024, November 18, 2024, December 16, 2024, and January 21, 2025, 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 approved a motion to send a No Recommendation with Commitments to the Town Council 5 in Favor 2 Opposed
2024-81-DP: Staff Report with Exhibits Letters of Interest	Cottages at Zionsville - Memory Care	6863 W. Stonegate Drive Zionsville, IN	Petition was continued from the February 18, 2025, Plan Commission Meeting. Development Plan for a memory care facility on a 0.55+/- acre parcel being zoned Rural Professional Business (PB). Development Plan conditionally approved with commitments 7 in Favor 0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-01-PPA: Staff Report with Exhibits	Jordin Dickerson / Dickerson Primary Plat Amendment	6325 S 275 East Lebanon, IN	Primary Plat Amendment of only Lot #2 of the J. Marshall Minor Plat - Secondary Plat being in the Rural General Agriculture (AG) district. A deferral for the installation of a required pathway along CR 275 East is requested. Deferral of Sidewalk approved 7 in Favor 0 Opposed Waiver of Bond approved 7 in Favor 0 Opposed Primary Plat Amendment Approved 7 in Favor 0 Opposed
2025-05-DPA: Staff Report with Exhibits	Advent Evangelical Lutheran Church / Advent Lutheran Church - Building Addition	11250 N. Michigan Road Zionsville, IN	Development Plan Amendment for a two-story, 14,150± sq. ft. addition to the existing worship building being in the Urban Office (B-O) district and within the Urban Michigan Road Overlay. Development Plan Amendment Approved 7 in Favor 0 Opposed

2025-06-DP: Staff Report with Exhibits Petitioner's Materials Letters of Interest	Mark Gradison Holliday Towns, LLC / Holliday Farms East - Townhomes	3911 S. U.S. Highway 421 Zionsville, IN	Development Plan for 44 townhomes within eight (8) buildings on 3.92 acres being zoned Holliday Farms PUD. Development Plan Conditionally Approved 7 in Favor 0 Opposed
2025-07-MP: Staff Report with Exhibits	Mike and Terra Aguirre / Aguirre Minor Plat	11194 E. 100 North Sheridan, IN	Minor subdivision of 15.06 acres into two residential lots being in the Rural General Agriculture (AG) district. A deferral for the installation of a required pathway along CR 100 North is requested. Primary Plat, Deferral of sidewalk, and bond waiver Approved 7 in Favor 0 Opposed
2025-08-DPA: Staff Report with Exhibits	Town of Zionsville Parks and Recreation Board / Heritage Trail Park - Hoop House	4050 S. 875 East Zionsville, IN	Development Plan Amendment for a public greenhouse at the Heritage Trail Park being in the Rural Single-family Residential (R1) district. Development Plan Amendment Approved 7 in Favor 0 Opposed
2025-09-DP: Staff Report with Exhibits Petitioner's Materials Letters of Interest	Doug Kelly / Holliday Farms – Block 1 Townhomes	1310 S. U.S. 421 Zionsville, IN	Development Plan for 20 townhomes within five (5) buildings on 2.63 acres in the Holliday Farms PUD. Development Plan Conditionally Approved 7 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 Staff (O. Young)		Discussion of proposed Zoning Ordinance text amendments. Commissioners discussed various ordinance amendments. Development Plan Amendments will move forward in April, with others to follow.
Plan Commission Transcription of Minutes	Town of Zionsville Staff (M. Dale)		Discussion of whether to retain transcription service. Commissioners voted to end transcription service 7 in Favor 0 Opposed
Plan Commission Training	Town of Zionsville Staff (J. Dickey)		Discussion of meeting procedures. This item was continued.

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

March 18, 2025