



Town Of Zionsville

Planning and Building Combined Permit Activity

April 2025

Total permits issued for the month of April: 101

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Permit Activity Breakdown

Commercial Permits	April 2025	April 2024	YTD 2025	YTD 2024	YTD Diff
New	7	0	25	6	19
Interior Remodel	2	1	10	6	4
Addition	0	2	0	2	-2
Sign	9	7	32	21	11
Electric	1	2	5	6	-1
Other	4	9	16	17	-1
Sewer	0	0	1	0	1
Commercial Totals	23	21	89	58	31
Residential Permits					
Single Family	8	11	67	60	7
Addition	17	15	54	50	4
Remodel	10	9	26	35	-9
Electric	5	3	18	19	-1
Pool/Spa	13	5	24	16	8
Demolition	2	0	4	6	-2
Other	19	42	70	94	-24
Sewer/Repairs	4	1	12	19	-7
Residential Totals	78	86	275	299	-24
Combined Totals	101	107	364	357	7

Building/Site Inspections: 388 Number Of Inspections: 623

Certificates Of Occupancy Issued: 95

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 10

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

Number of Investigations closed this month: 9

Total number of zoning code violations to date: 0



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2025-264	April	1	\$120,000	\$446	\$0	\$0	\$0	Jonathan & Aimee Agan	Jonathan & Aimee Agan	Res Add	Coventry Ridge	119	11287 CLARKSTON	46077
U2025-265	April	1	\$260,000	\$452	\$0	\$0	\$0	MJ Brown Renovations	Ann Pagano	Res Remodel	Raintree	33	795 EAGLE CREEK	46077
R2025-266	April	1	\$383,012	\$0	\$0	\$0	\$0	JDV Construction Inc	Joseph & Amy Harry	Res Add			2795 E 700 South	46052
R2025-267	April	1	\$1,530,000	\$1,600	\$12,325	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 19 R 7 Plex	6288 Skye Lane	46077
R2025-268	April	1	\$875,000	\$1,150	\$8,465	\$0	\$0	Old Town Companies, LLC	Wild Air Multifamily LLC	Comm New	Wild Air	Building 20 V 4 Plex	6301 Skye Lane	46077
U2025-269	April	1	\$30,000	\$455	\$0	\$0	\$0	John & Jennifer Karesh	John & Jennifer Karesh	Res Add Pool	Spring Knoll	297	8814 PIN OAK DRIVE	46077
U2025-270	April	1	\$102,000	\$411	\$0	\$0	\$0	Pools of Fun	Mark & Sandra Sifferlen	Res Add Pool	Thornhill	126	639 SILVER DAWN	46077
U2025-271	April	2	\$115,000	\$419	\$0	\$0	\$0	Pools of Fun	Brian & Candelaria	Res Add Pool	Pemberton	52	8068 ABINGTON	46077
U2025-272	April	2	\$0	\$153	\$0	\$0	\$0	Sign Craft	Rob Thomas	Comm Sign			1559 W Oak Street	46077
U2025-273	April	2	\$16,000	\$100	\$0	\$0	\$0	Calvin Landscape LLC	Jonathan & Kathleen Weed	Res Other	Raintree	68	340 RAINTREE	46077
U2025-274	April	2	\$20,000	\$200	\$0	\$0	\$0	Sanmles Construction	William & Sandra Prucka	Res Add Deck	Cobblestone Lakes	305	8835 SPRING	46077
R2025-275	April	2	\$50,000	\$0	\$0	\$0	\$0	Erickson Construction	Donna & Cary Hughes	Res Remodel			1533 N US 421	46075
R2025-276	April	2	\$1,100,000	\$1,300	\$11,685	\$0	\$0	Old Town Companies, LLC	Wild Air Multifamily LLC	Comm New	Wild Air	Bldg 13 (D) 5 Unit	8431 Sterling Circle	46077
R2025-277	April	2	\$1,750,000	\$1,845	\$17,505	\$0	\$0	Old Town Companies, LLC	Wild Air Multifamily LLC	Comm New	Wild Air	Bldg 14 (C) 8 Unit	8491 Sterling Circle	46077
R2025-278	April	2	\$3,050,000	\$2,650	\$29,105	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Bldg 18 (Q) 14 Unit	8523 Nevis Drive	46077
U2025-279	April	2	\$0	\$228	\$0	\$0	\$0	Hoosier Sign Guy		Comm Sign	Creekside Corporate Park	11	10814 Creek Way	46077
U2025-280	April	2	\$16,000	\$200	\$0	\$0	\$0	Hittle Construction	Jonathan & Kathleen Weed	Res Add Deck	Raintree	68	340 RAINTREE	46077
R2025-281	April	2	\$0	\$75	\$0	\$0	\$0	The Electric Express	Theresa Carender	Res Electric			691 S 1100 East	46077



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U2025-282	April	2	\$0	\$0	\$0	\$0	\$0	A Sign By Design	The Farm at Zionsville JV,	Comm Sign			11550 Pittman	46077
U2025-283	April	2	\$17,000	\$608	\$0	\$0	\$0	Morrow Construction	Ford Road Property LLC	Comm Remodel		Suite 300 Edward	262 S FORD ROAD	46077
U2025-284	April	2	\$0	\$0	\$0	\$0	\$0	Midwest Sign Company	PITTMAN INVESTORS	Comm Sign	The Farm		11579 Sylo Crossing	46077
2025-285	April	2	\$0	\$0	\$0	\$0	\$0	Midwest Sign Company	PITTMAN INVESTORS	Comm Sign				46077
2025-286	April	2	\$0	\$0	\$0	\$0	\$0	Midwest Sign Company	PITTMAN INVESTORS	Comm Sign				46077
23U2025-287	April	3	\$1,821,317	\$1,539	\$4,025	\$2,045	\$2,625	OLD TOWN DESIGN	Michael & Debra Breunling	Res New	THE CLUB AT HOLLIDAY	6	10732 DARTMOOR	46077
R2025-288	April	3	\$580,000	\$1,568	\$0	\$2,045	\$2,625	Hallmark Homes	Scott Noel	Res New			1701 S 650 East	46077
U2025-289	April	4	\$75,000	\$200	\$0	\$0	\$0	Indy Grills	Jason & Jessica Lile	Res Add Deck	Oak Ridge	17	9904 OAK RIDGE	46077
23U2025-290	April	4	\$162,000	\$404	\$0	\$0	\$0	PJE Lawn Care & Landscaping	Paul & Tracy Rothwell	Res Add Pool	THE CLUB AT HOLLIDAY	Q22	4300 ELMSCOTT	46077
13U2025-291	April	4	\$500,000	\$1,815	\$0	\$0	\$0	L & J Group, LLC	L & J Group, LLC	Comm Remodel	Northwest Technology	7A Salt and Life	5901 TECHNOLOGY	46077
U2025-292	April	7	\$0	\$0	\$4,025	\$0	\$0	Justin Dorsey	Matthew McLaughlin	Res Sewer			9860 E 600 South	46077
U2025-293	April	7	\$90,000	\$433	\$0	\$0	\$0	Fox Pools of Indianapolis	Frederick & Laura	Res Add Pool	The Preserve at Spri	120	9151 IRIS LANE	46077
U2025-294	April	7	\$0	\$0	\$0	\$0	\$0	Render Home Solutions	Erin Wray	Res Finish Permit			5555 TURKEYFOOT	46077
R2025-295	April	7	\$0	\$0	\$4,025	\$0	\$0	Ash Excavating LLC	John Dulin	Res Sewer			5775 S 900 East	46077
23U2025-296	April	7	\$78,611	\$200	\$0	\$0	\$0	Paul Moore Construction	Nathan & Courtney Salati	Res Add Deck	THE CLUB AT HOLLIDAY	C23	3694 DARTMOOR	46077
U2025-297	April	8	\$0	\$90	\$0	\$0	\$0	Robert Butterfield	INDOT	Comm Electric		ROW	5400 W 96th Street	46077
U2025-298	April	8	\$98,000	\$520	\$0	\$0	\$0	Fall Creek Residential	David & Brittani Story	Res Remodel	Cross's Third Addition	22	490 W PINE STREET	46077
R2025-299	April	8	\$37,270	\$75	\$0	\$0	\$0	Bone Dry Roofing	Jerry & Sunu Kovoov	Res Reroof	Stonegate	178	6629 W DEERFIELD	46077



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U2025-300	April	9	\$53,952	\$446	\$0	\$0	\$0	CMH Builders	Sean & Diana Spence	Res Remodel	Rock Bridge	102	8826 AMBER STONE	46077
R2025-301	April	9	\$700,000	\$0	\$0	\$0	\$0	Mattcon General Contractors, Inc	Zionsville Park and Recreation	Comm New	Carpenter Nature Preserve		601 S 900 East	46077
R2025-302	April	9	\$125,000	\$0	\$0	\$0	\$0	Mattcon General Contractors, Inc	Zionsville Park and Recreation	Comm New	Carpenter Nature Preserve	Amphitheater	601 S 900 East	46077
U2025-303	April	9	\$20,000	\$410	\$0	\$0	\$0	Indigo Renovations	Herbert & Lucille Mark	Res Add	Colony Woods	38	1155 WILLIAMSBURG	46077
U2025-304	April	9	\$150,000	\$439	\$0	\$0	\$0	Modish Pools, LLC	Patrick & Jillian Schmeidt	Res Add Pool	THE CLUB AT HOLLIDAY	F21	10580 PETE DYE RIDGE	46077
13U2025-305	April	10	\$0	\$256	\$0	\$0	\$0	Signworks	Luke Egerton	Comm Sign			5901 Technology	46077
R2025-306	April	11	\$30,000	\$410	\$0	\$0	\$0	Reed Construction	Stephen & Julie Meiners	Res Remodel	Sycamore Bend	32	511 PHEASANT	46077
U2025-307	April	11	\$22,428	\$410	\$0	\$0	\$0	Baxter Family Construction	Jessica & Ryan Basham	Res Add	Coventry Ridge	64	11337 BRENTWOOD	46077
U2025-308	April	11	\$13,600	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Jessica & Ryan Basham	Res Other	Coventry Ridge	64	11337 BRENTWOOD	46077
23U2025-309	April	11	\$0	\$100	\$0	\$0	\$0	Homes by McKenzie	Mohamed Sultan	Res Sewer	THE CLUB AT HOLLIDAY	N1	4115 HAMILTON	46077
R2025-310	April	11	\$0	\$0	\$4,025	\$0	\$0	Ash Excavating LLC	Louis Samuels	Res Sewer	Omari	2	8255 E 500 South	46077
13U2025-311	April	14	\$400,000	\$382	\$0	\$0	\$0	Loren Wood Builders LLC	Lisa & Andrew Weinstein	Res Add	Willow Ridge	63	11541 WILLOW	46077
U2025-312	April	14	\$24,385	\$75	\$0	\$0	\$0	JW Restores	Daniel & Jennifer Moyers	Res Reroof	Sugarbush Hill	38	605 SUGARBUSH	46077
U2025-313	April	15	\$300,000	\$969	\$4,025	\$0	\$0	Tim Ball	Timothy & Nika Ball	Res Add			6805 S FORD ROAD	46077
U2025-314	April	15	\$33,000	\$410	\$0	\$0	\$0	Artisan Outdoor Craftsman	Harold & Amanda Plance	Res Add	Cobblestone Lakes	173	4653 PEBBLEPOINTE	46077
U2025-315	April	15	\$22,770	\$75	\$0	\$0	\$0	Bone Dry Roofing	Amir & IrinyYousef	Res Reroof	Spring Knoll	110	9073 IRIS LANE	46077
U2025-316	April	15	\$17,083	\$75	\$0	\$0	\$0	Bone Dry Roofing	Patrick & Michelle	Res Reroof	Cobblestone Lakes	115	4656 PEBBLEPOINTE	46077
U2025-317	April	15	\$0	\$125	\$0	\$0	\$0	Ali Ott	Ali Ott	Res Finish Permit			5355 W OLD 106TH	46077



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U2025-318	April	16	\$22,000	\$90	\$0	\$0	\$0	Coomer Roofing	French Associates I,	Comm Reroof	Boone Ridge	2 Starbucks	1140 W OAK STREET	46077
R2025-319	April	16	\$315,000	\$372	\$0	\$0	\$0	Worthington Design &	Robert & Elaine Damler	Res Add	HUNT COUNTRY	12	7490 HUNT COUNTRY	46077
U2025-320	April	16	\$100,000	\$428	\$0	\$0	\$0	Pools by Cory	Jennifer & Nathan Hamner	Res Add Pool	Raintree	17	140 RAINTREE	46077
23U2025-321	April	16	\$300,000	\$483	\$0	\$0	\$0	Gradison Building	Ryan & Lindsay Haas	Res Add	THE CLUB AT HOLLIDAY	E15	10702 BARRINGTON	46077
U2025-322	April	16	\$32,124	\$75	\$0	\$0	\$0	Amos Exteriors	Ryan & Katrina Swope	Res Reroof	Oak Ridge	138	10333 HICKORY	46077
U2025-323	April	17	\$437,288	\$410	\$0	\$0	\$0	Worthington Design	Donna & Clifford Crawford	Res Remodel			155 S 8TH STREET	46077
U2025-324	April	17	\$7,019	\$75	\$0	\$0	\$0	Bone Dry Roofing	John & Jane Fuqua	Res Reroof	Smith Meadow	29	9708 AUTUMN	46077
R2025-325	April	17	\$0	\$200	\$0	\$0	\$0	Casey-Bertram Construction	Atwater Save It All Storage	Res Demo			7250 W OAK STREET	46077
U2025-326	April	18	\$26,310	\$100	\$0	\$0	\$0	Platinum Deck & Patio	Thomas & Debra	Res Other	Colony Woods	3	15 WILLIAMSBURG	46077
U2025-327	April	18	\$262,000	\$447	\$0	\$0	\$0	Winget Development,	Pullen Lawrence F Trust	Res Remodel	CARTERS ADD.	56	190 N 9TH STREET	46077
U2025-328	April	18	\$88,395	\$410	\$0	\$0	\$0	Booher Remodeling	Nikki Hall	Res Remodel	Cobblestone Lakes	246	8940 SNOWBERRY	46077
2025-329	April	18	\$0	\$0	\$0	\$0	\$0	Signworks	JRRJ LLC	Comm Sign		9B	5100 Charles Court	46077
R2025-330	April	18	\$0	\$0	\$0	\$0	\$0	IG Development	Trinity Realty Company LLC	Mass Grading	Stonegate	102 Zionsville	6863 W STONEGATE	46077
U2025-331	April	21	\$37,396	\$75	\$0	\$0	\$0	Kingdom Roofing System	Steven Larsen	Res Reroof	Village Walk	106	1502 WATERFORD	46077
19U2025-332	April	21	\$130,000	\$424	\$0	\$0	\$0	Hendrick Pool and Lawn	John & Melinda Kasmierski	Res Add Pool	Vonterra	78	10283 PIGATO	46077
U2025-333	April	21	\$635,000	\$1,301	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	17	8330 LEANDER	46077
23U2025-334	April	21	\$561,000	\$1,175	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	19	8356 LEANDER	46077
U2025-335	April	21	\$1,300	\$100	\$0	\$0	\$0	Ryan Kunkel	Ryan Kunkel	Res Add Deck	North Hills	7	587 BECKER COURT	46077



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U2025-336	April	22	\$54,312	\$461	\$0	\$0	\$0	CMH Builders	Gerald & Deborah Bissell	Res Remodel	Cobblestone Lakes	362	8715 HEATHERSTONE	46077
R2025-337	April	22	\$0	\$75	\$0	\$0	\$0	Belcher Electric LLC	Chelsea & Kyle Roth	Res Electric			8275 E 250 SOUTH	46077
U2025-338	April	22	\$45,000	\$522	\$0	\$0	\$0	Andrew Hehman	LALA Enterprises LLC	Res Add	CARTERS ADD.	17	160 N 8TH STREET	46077
23U2025-339	April	22	\$1,732,000	\$1,451	\$4,025	\$2,045	\$2,625	Sigma Builders, LLC	Robert & Denise Perry	Res New	THE CLUB AT HOLLIDAY	R5	3765 HOLLIDAY	46077
U2025-340	April	23	\$24,952	\$75	\$0	\$0	\$0	Home Value Renovation	Nicholaus & Jacqueline	Res Reroof	Cobblestone Lakes	259	4791 S COBBLESTONE	46077
R2025-341	April	23	\$19,250	\$75	\$0	\$0	\$0	Home Value Renovation	Lauren & Marc Motuliak	Res Reroof	Stonegate	80	7613 W STONEGATE	46077
R2025-342	April	23	\$34,400	\$232	\$0	\$0	\$0	Homestead Outdoor Living	Robert & Elaine Damler	Res Other	HUNT COUNTRY	12	7490 HUNT COUNTRY	46077
R2025-343	April	23	\$105,000	\$423	\$0	\$0	\$0	Pools of Fun	Robert & Rhonda	Res Add Pool			4995 S 700 EAST	46075
23U2025-344	April	23	\$150,000	\$426	\$0	\$0	\$0	PJE Lawn Care & Landscaping	Samuel & Jodi Burkholder	Res Add Pool	THE CLUB AT HOLLIDAY	K17	4455 STRATHMORE	46077
23U2025-345	April	24	\$4,000,000	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	Behnam Jafari & Hira Majid	Res New	THE CLUB AT HOLLIDAY	R11	10510 HOLLIDAY	46077
19U2025-346	April	24	\$120,000	\$433	\$0	\$0	\$0	Peace Water Pools LLC	Grace Conard	Res Add Pool	Brookhaven	124	11212 GLEN AVON WAY	46077
U2025-347	April	24	\$10,227	\$0	\$0	\$0	\$0	Quality Concrete Construction	Tyler & Bethany Riffe	Res Other	Cobblestone Lakes	40	5101 PEBBLEPOINTE	46077
19U2025-348	April	24	\$20,000	\$75	\$0	\$0	\$0	Prestige Roofing	Michael Dreyfuss and	Res Reroof	Brookhaven	143	2795 W HIGH GROVE	46077
U2025-349	April	24	\$110,468	\$414	\$0	\$0	\$0	Booher Remodeling	Michael & Amanda Wells	Res Remodel	Brittany Chase	3	4420 BRITTANY	46077
R2025-350	April	24	\$0	\$75	\$0	\$0	\$0	MP Baker Electric	William Myers	Res Electric			3250 S 200 East	46052
U2025-351	April	28	\$39,400	\$426	\$0	\$0	\$0	Scott Plumber	Scott & Sally Plummer	Res Add Pool	Sycamore Meadows	1, 2	506 ZION LANE	46077
R2025-352	April	28	\$0	\$100	\$0	\$0	\$0	Gary Keller	Gary Keller	Res Demo			7170 S 850 East	46077
R2025-353	April	28	\$150,000	\$439	\$0	\$0	\$0	Sherrard Pools	Mark & Lora Hanna	Res Add Pool			8901 E 250 South	46077



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R2025-354	April	28	\$0	\$75	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Electric		7	9653 South Pine Ridge	46077
U2025-355	April	28	\$33,970	\$75	\$0	\$0	\$0	Bone Dry Roofing	Nicholas Worley	Res Reroof	Crosses 4th Addition	102	340 W CEDAR	46077
23U2025-356	April	28	\$2,285,000	\$0	\$0	\$0	\$0	Carrington Homes	Brian & Stephanie	Res New	THE CLUB AT HOLLIDAY	K29	4310 STRATHMORE	46077
U2025-357	April	29	\$3,000,000	\$2,246	\$0	\$0	\$0	Cedar Street Builders	Phillip & Etelka Froymovich	Res New			970 STARKEY	46077
R2025-358	April	29	\$25,000	\$248	\$0	\$0	\$0	Marcus Such	Marcus & Dawn Such	Res Add	Stonegate	7	6575 WESTMINSTER	46077
23U2025-359	April	29	\$7,000	\$100	\$0	\$0	\$0	Metzing Construction	Timothy & Rebecca Baute	Res Other	Devonshire	26	8476 LEANDER	46077
R2025-360	April	29	\$350,000	\$655	\$0	\$0	\$0	Jean Sterler	Craig & Jean Sterler	Res Add			344 S 1100 EAST	46077
R2025-361	April	30	\$624,000	\$0	\$0	\$0	\$0	Getchell Brothers	Wild Air Multifamily LLC	Comm Other	Wild Air	Main Pool	6491 Liz Drive	46077
R2025-362	April	30	\$624,000	\$0	\$0	\$0	\$0	Getchell Brothers	Wild Air Multifamily LLC	Comm Other	Wild Air	Lounge Pool	6491 Liz Drive	46077
13U2025-363	April	30	\$0	\$0	\$0	\$0	\$0	ISF Sign Specialist	Pulte Homes of Indiana	Comm Sign	Appaloosa Crossing	101	3278 Morab Drive	46077
U2025-364	April	30	\$0	\$75	\$0	\$0	\$0	Zimmerman Electric	Francis & Erin Vergara	Res Electric	Timber Ridge	1	990 TILLSON DRIVE	46077



Town Of Zionsville

Planning and Building C of O Detail

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Total: C of O issued for the month of April: 95

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2023-851	Modish Pools, LLC	Jeffrey & Jennifer Weber	Res Add Pool	THE CLUB AT HOLLIDAY	F24	10505 PETE DYE RIDGE	46077	2025/04/08
U2023-932	Mike McGhee & Assoc	Wade & Jill Hill	Res Add Pool	OLDFIELD	28	6792 Wellington Circle	46077	2025/04/11
R2023-1059	Scott Campbell Custom Homes	Richard & Laura Beall	Res New	THE CLUB AT HOLLIDAY	H8	4283 ALDERBOROUGH	46077	2025/04/25
23U2024-154	Wedgewood Building Company	Wedgewood Building Company	Res New	THE CLUB AT HOLLIDAY	B10	3787 CHERWELL DRIVE	46077	2025/04/29
23U2024-191	Wedgewood Building Company	Wedgewood Building Company	Res New	THE CLUB AT HOLLIDAY	N2	4135 HAMILTON RUN	46077	2025/04/29
U2024-193	Fall Creek Residential	Phillip & Sara Martini	Res Add	Bailey Court	8	80 BAILEY COURT	46077	2025/04/25
23U2024-213	Kent Shaffer Builders Inc	Kent Shaffer Builders. Inc.	Res New	THE CLUB AT HOLLIDAY	C24	3714 DARTMOOR WAY	46077	2025/04/04
23U2024-235	Hendrick Pool and Lawn Service	Natalie & George Atkinson	Res Add Pool	THE CLUB AT HOLLIDAY	R9	10524 HOLLIDAY FARMS BLVD	46077	2025/04/02
23U2024-253	Mike McGhee & Assoc	Alok Kumar & Leah Gupta	Res Add	THE CLUB AT HOLLIDAY	F6	10880 PETE DYE RIDGE	46077	2025/04/21
R2024-265	Whitehead Signs	C & V FARM LLC	Comm Sign			6419 E Whitestown Pkwy	46075	2025/04/23
R2024-266	Whitehead Signs	C & V FARM LLC	Comm Sign			6419 E Whitestown Pkwy	46075	2025/04/23
R2024-267	Whitehead Signs	C & V FARM LLC	Comm Sign			6419 E Whitestown Pkwy	46075	2025/04/23
U2024-275	Bone Dry Roofing	Scott & Kristen Williams	Res Reroof	Rock Bridge	33	3633 FLAGSTONE DRIVE	46077	2025/04/07
23U2024-286	Outdoor Environments	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 CLUB RIDGE ESTATES	46077	2025/04/02
23U2024-287	Outdoor Environments	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 CLUB RIDGE ESTATES	46077	2025/04/02
23U2024-288	Outdoor Environments	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 CLUB RIDGE ESTATES	46077	2025/04/02



Town Of Zionsville

Planning and Building C of O Detail

April 2025

Total: C of O issued for the month of April: 95

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-289	Harish Rawat	Harish Rawat	Res Other	Hampshire	157	8071 ROSLIN STREET	46077	2025/04/02
U2024-300	REI for Life LLC	Stacy & Lezlee Dieckman	Res Other	Cedar Bend	80	9764 LAKEWOOD DRIVE	46077	2025/04/22
R2024-301	Jay Davis	Jay & Jessica Davis	Res Finish Permit			8150 E 550 South	46077	2025/04/14
U2024-303	Bone Dry Roofing	Alexander & Megan Brethauer	Res Reroof	Austin Oaks	137	4676 AUSTIN TRACE	46077	2025/04/24
R2024-348	Cochran Exteriors	Michael & Jennifer Einterz	Res Reroof	Stonegate	143	7620 THE COMMONS	46077	2025/04/07
U2024-350	Home Value Renovation	NIKESH I ARDESHNA	Res Reroof	Hunter Glen Townhome	93	11900 RILEY DRIVE Unit 1	46077	2025/04/24
U2024-351	Home Value Renovation	Jerry & Tang Lu	Res Reroof	Hunter Glen Townhome	94	11900 RILEY DRIVE Unit 2	46077	2025/04/24
U2024-352	Home Value Renovation	Yan Qun Chen	Res Reroof	Hunter Glen Townhome	95	11900 RILEY DRIVE Unit 3	46077	2025/04/24
U2024-353	Home Value Renovation	Stanley Tang	Res Reroof	Hunter Glen Townhome	96	11900 RILEY DRIVE Unit 4	46077	2025/04/24
U2024-354	Home Value Renovation	Thorayy Hamed	Res Reroof	Hunter Glen Townhome	97	11900 RILEY DRIVE Unit 5	46077	2025/04/24
R2024-364	Miles Stone, LLC	Christine Di Lisio	Res Other	Royal Run	657	6792 WOODCLIFF CIRCLE	46077	2025/04/11
U2024-405	Jaybird Construction Inc	Bradley & Amy Deal	Res Reroof	Cedar Bend	65	9993 LAKEWOOD CIRCLE	46077	2025/04/24
U2024-414	Bone Dry Roofing	Edward & Donna Olberding	Res Reroof	Oak Ridge	72	4887 WILLOW RIDGE COURT	46077	2025/04/24
U2024-415	Amos Guttering LLC	Kari & Christopher Serak	Res Reroof	Hampshire	181	4392 FORRES AVE	46077	2025/04/28
U2024-435	JR Lazaro Builders Inc	JR Lazaro Builders Inc	Res New	Inglenook of Zionsville	41	5721 UPPER GARDEN WAY	46077	2025/04/24
U2024-437	H&K Property Solutions, Inc	Kim & Elizabeth Howden	Res Other	Thornhill	193	1432 CRICKLEWOOD WAY	46077	2025/04/11



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U2024-447	JR Lazaro Builders Inc	JR Lazaro Builders Inc	Res New	Inglenook of Zionsville	39	10483 ST ANNE DRIVE	46077	2025/04/24
U2024-470	Bone Dry Roofing	Kenneth & Dawn Rank	Res Reroof	PRESERVE AT SPRING KNOLL	238	8861 PIN OAK DRIVE	46077	2025/04/24
U2024-506	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	9 Townhome	9779 Hoosier Village Drive	46077	2025/04/18
U2024-507	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	10 Townhome	9781 Hoosier Village Drive	46077	2025/04/14
U2024-508	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	11 Townhome	9783 Hoosier Village Drive	46077	2025/04/18
U2024-511	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	12 Townhome	9794 Highbush Drive	46077	2025/04/21
U2024-512	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	13 Townhome	9792 Highbush Drive	46077	2025/04/21
U2024-555	Bone Dry Roofing	Edward & Erin Murray	Res Reroof	Oak Ridge	73	4921 WILLOW RIDGE COURT	46077	2025/04/24
R2024-565	Universal Roofing	Trenton Hockersmith	Res Reroof	Kaser Minor	2	4336 S 800 East	46077	2025/04/28
23U2024-577	Homes by Design	Grace & Brian Badman	Res Add Pool	THE CLUB AT HOLLIDAY	Q5	4335 ELMSCOTT RIDGE	46077	2025/04/29
23U2024-592	Pools of Fun	Scott & Heather Mairn	Res Add Pool	THE CLUB AT HOLLIDAY	F45	4119 ALDERBOROUGH	46077	2025/04/21
23U2024-600	McKenzie Pierrot Homes LLC	McKenzie Pierrot Homes LLC	Res New	THE CLUB AT HOLLIDAY	W7	3588 MARKETPLACE COURT	46077	2025/04/24
U2024-661	Bone Dry Roofing	Nancy & Brett Decker	Res Reroof	Cobblestone Lakes	371	8767 W COBBLESTONE	46077	2025/04/28
U2024-687	Harold Hill	Kimberly Richard	Res Finish Permit	North Hills	6	586 BECKER COURT	46077	2025/04/14
U2024-689	Aventus Builders	James & Erin Taylor	Res Add	Sugarbush	35	635 SUGARBUSH DRIVE	46077	2025/04/01
R2024-707	Perfect Steel Solutions	James & Ann Hickey	Res Reroof	Saddle Brook Farms	27	933 SADDLE BROOK DRIVE	46077	2025/04/28



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U2024-732	Bob's Construction	Bryon & Cynthia Gardner	Res Reroof	PRESERVE AT SPRING KNOLL	284	8837 PIN OAK DRIVE	46077	2025/04/24
U2024-744	Steel Image LLC	Thuy & Tuyet Phan	Res Reroof	Cobblestone Lakes	186	4524 SKIPPING ROCK COURT	46077	2025/04/28
R2024-768	Pools of Fun	Jacob & Ashley Eitel	Res Add Pool	Stonegate	364	7571 DEERFIELD LANE	46077	2025/04/21
U2024-788	R&G Home Improvement Inc	Edward & Erin Murray	Res Add	Oak Ridge	73	4921 WILLOW RIDGE COURT	46077	2025/04/21
U2024-802	Staley Signs	PLD/Browning Venture LLC	Comm Sign	Park 267	1	5191 S SR 267	46077	2025/04/16
R2024-812	A Sign By Design	Stakkd TSIN, LLC	Comm Sign			7283 S 650 East	46075	2025/04/23
R2024-813	A Sign By Design	Stakkd TSIN, LLC	Comm Sign			7283 S 650 East	46075	2025/04/23
23U2024-859	Lawn Landscape Company	Pearl Koshy	Res Add Deck	Chelsea Park	8	5406 PEMBRIDGE LANE	46077	2025/04/14
R2024-865	A Sign By Design	EJC 6400, LLC	Comm Sign	Northwest Technology	8	6400 Technology Center Drive	46077	2025/04/23
19U2024-884	Vive Exterior Design	Trent & Michelle Gray	Res Add	Shannon Springs	12	6363 MONTANA SPRINGS DRIVE	46077	2025/04/09
19U2024-885	Artisan Outdoor Craftsman	Christopher & Rachelle Amick	Res Other	Shannon Springs	5	6650 MONTANA SPRINGS DRIVE	46077	2025/04/09
13U2024-915	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1704	10959 MORAB DRIVE	46077	2025/04/30
R2024-929	Staley Signs	PLD/Browning Venture LLC	Comm Sign			5190 S SR 267	46052	2025/04/23
U2024-945	Robert Stevens Roofing	Michele & Keith Mostrog	Res Reroof	Spring Knoll	245	8872 PIN OAK DRIVE	46077	2025/04/24
U2024-947	Shiel Sexton	The Farm at Zionsville JV, LLC	Comm Finish Permit	The Farm	Building C Apartments	11555 Pittman Farms Drive	46077	2025/04/22
U2024-950	Shiel Sexton	The Farm at Zionsville JV, LLC	Comm Finish Permit	The Farm	Building B Apartments	11755 Donovan Place	46077	2025/04/18



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U2024-968	Engledow Group	Bloor Woods LLC	Comm Sign	Bloor Woods		Common Area A	46077	2025/04/23
U2024-1007	Bone Dry Roofing	Robert & Ursula Gummere	Res Reroof	Smith Meadow	58	4457 SUMMER DRIVE	46077	2025/04/24
U2024-1018	Bone Dry Roofing	Robert & Samantha Vidal III	Res Reroof	Rock Bridge	24	8817 FLAGSTONE DRIVE	46077	2025/04/07
U2024-1050	Mike Mckinley	Neal & Taylor Yandell	Res Add	PRESERVE AT SPRING KNOLL	237	8865 PIN OAK DRIVE	46077	2025/04/17
U2024-1058	Compendium Group LLC	Compendium Group LLC	Res Remodel	Colony Woods	182	1040 MAXWELL LANE	46077	2025/04/11
23U2024-1067	Pulte Homes	Pulte Homes	Res New	Devonshire	89	8376 GOODWIN DRIVE	46077	2025/04/28
23U2024-1071	Pulte Homes	Pulte Homes	Res New	Devonshire	104	8413 LEANDER AVE	46077	2025/04/23
U2024-1099	Booher Remodeling Company	Peter & Monica Brunn	Res Remodel	Huntington Woods	55	1248 SULLIVANS RIDGE	46077	2025/04/02
U2024-1125	Fall Creek Residential	John & Patricia Hammerle	Res Add	Birnbaum	150	65 S 6TH STREET	46077	2025/04/04
23U2024-1126	Pulte Homes	Pulte Homes	Res New	Devonshire	2	8343 GOODWIN DRIVE	46077	2025/04/28
19U2025-32	Platinum Deck & Patio	Joseph & jennifer Gregoline	Res Add Deck	THE ENCLAVE	21	6855 WOODHAVEN PLACE	46077	2025/04/02
R2025-34	Red Diamond G C	Bryan & Brianne Lindsay	Res Add			3485 S 875 EAST	46077	2025/04/22
U2025-65	Red Key Builders, LLC	Randall & Kimberly Collins	Res Remodel	Hobsons Minor	1	961 STARKEY ROAD	46077	2025/04/04
U2025-66	Pools by Cory	Nassim & Carrie Olabi	Res Finish Permit	Huntington Woods	29	1146 WINTER WOOD COURT	46077	2025/04/18
U2025-74	Aspen Outdoor Designs, Inc	Michael & Valerie Strohl	Res Add Deck	Sugarbush	25	755 SUGARBUSH DRIVE	46077	2025/04/03
R2025-82	Great Day Improvements	Tabitha Meier	Res Add			6360 W 96TH STREET	46077	2025/04/22



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R2025-123	Big Sky Roofing	Steven & Elizabeth Hoover	Res Reroof			7755 E 500 SOUTH	46077	2025/04/28
U2025-124	Moss Roofing	Jay & Erin Jin	Res Reroof	Colony Square	41	942 FRANKLIN TRACE	46077	2025/04/28
R2025-134	Mark Christian	Mark & Lindsay Christian	Res Finish Permit	DEROSI ESTATES	8	8905 WHITESTOWN ROAD	46077	2025/04/18
U2025-146	Benjamin Adams	Benjamin & Rhonda Adams	Res Finish Permit	Crosses 4th Addition	126	365 W CEDAR STREET	46077	2025/04/28
U2025-156	Innovative Homes & Remodeling	D6 Properties, LLC	Comm Remodel			1559 W OAK STREET	46077	2025/04/01
U2025-169	Zimmerman Electric	Michael & Jennifer Ortiz	Res Electric	Cobblestone Lakes	237	8855 WINDPOINTE PASS	46077	2025/04/22
R2025-218	Heartland Sheds	Adam & Jessica Harper	Res Add			5525 S 950 East	46077	2025/04/23
23U2025-227	General Supercenter of Indy	Timothy & Courtney Bettington	Res Electric	THE CLUB AT HOLLIDAY	F16	10680 PETE DYE RIDGE	46077	2025/04/11
U2025-236	Julia Goldberg	Bradley & Julia Goldberg	Res Add Deck	Bloor Woods	7	758 BLOOR WOODS COURT	46077	2025/04/30
19U2025-245	Chuck's Construction	David & Kristin Lange	Res Add Deck	Fieldstone	54	2507 FAWN BLUFF COURT	46077	2025/04/22
U2025-252	Robert Stevens Roofing	Matthew Will	Res Reroof			520 W ASH STREET	46077	2025/04/28
23U2025-253	Toni-Marie & David Small	Toni-Marie & David Small	Res Add Deck	Chelsea Park	13	5391 PEMBRIDGE LANE	46077	2025/04/15
U2025-292	Justin Dorsey	Matthew McLaughlin	Res Sewer			9860 E 600 South	46077	2025/04/11
R2025-295	Ash Excavating LLC	John Dulin	Res Sewer			5775 S 900 East	46077	2025/04/21
U2025-331	Kingdom Roofing System	Steven Larsen	Res Reroof	Village Walk	106	1502 WATERFORD DRIVE	46077	2025/04/28



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	15	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	22	63
April	7	0	2	9	1	4	8	17	10	5	13	2	19	4	0	101	5	8	388	623	13	95
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	25	0	10	32	5	16	67	54	26	18	24	4	70	12	1	364	6	40	1475	2246	64	237





Town Of Zionsville

Advanced Structural Component Use

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2025-362	April	30	\$624,000	\$0	\$0	\$0	\$0	Getchell Brothers	Wild Air Multifamily LLC	Comm Other	Wild Air	Lounge Pool	6491 Liz Drive	46077
R2025-361	April	30	\$624,000	\$0	\$0	\$0	\$0	Getchell Brothers	Wild Air Multifamily LLC	Comm Other	Wild Air	Main Pool	6491 Liz Drive	46077
R2025-360	April	29	\$350,000	\$0	\$0	\$0	\$0	Jean Sterler	Craig & Jean Sterler	Res Add			344 S 1100 EAST	46077
R2025-358	April	29	\$25,000	\$248	\$0	\$0	\$0	Marcus Such	Marcus & Dawn Such	Res Add	Stonegate	7	6575 WESTMINSTER	46077
U2025-357	April	29	\$3,000,000	\$2,246	\$0	\$0	\$0	Cedar Street Builders	Phillip & Etelka Froymovich	Res New			970 STARKEY	46077
23U2025-356	April	28	\$2,285,000	\$0	\$0	\$0	\$0	Carrington Homes	Brian & Stephanie	Res New	THE CLUB AT HOLLIDAY	K29	4310 STRATHMORE	46077
U2025-349	April	24	\$110,468	\$414	\$0	\$0	\$0	Booher Remodeling	Michael & Amanda Wells	Res Remodel	Brittany Chase	3	4420 BRITTANY	46077
23U2025-345	April	24	\$4,000,000	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	Behnam Jafari & Hira Majid	Res New	THE CLUB AT HOLLIDAY	R11	10510 HOLLIDAY	46077
R2025-342	April	23	\$34,400	\$232	\$0	\$0	\$0	Homestead Outdoor Living	Robert & Elaine Damler	Res Other	HUNT COUNTRY	12	7490 HUNT COUNTRY	46077
23U2025-339	April	22	\$1,732,000	\$1,451	\$4,025	\$2,045	\$2,625	Sigma Builders, LLC	Robert & Denise Perry	Res New	THE CLUB AT HOLLIDAY	R5	3765 HOLLIDAY	46077
U2025-338	April	22	\$45,000	\$522	\$0	\$0	\$0	Andrew Hehman	LALA Enterprises	Res Add	CARTERS ADD.	17	160 N 8TH STREET	46077
U2025-336	April	22	\$54,312	\$461	\$0	\$0	\$0	CMH Builders	Gerald & Deborah	Res Remodel	Cobblestone Lakes	362	8715 HEATHERSTONE	46077
23U2025-334	April	21	\$561,000	\$1,175	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	19	8356 LEANDER	46077
U2025-333	April	21	\$635,000	\$1,301	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	17	8330 LEANDER	46077
U2025-328	April	18	\$88,395	\$410	\$0	\$0	\$0	Booher Remodeling	Nikki Hall	Res Remodel	Cobblestone Lakes	246	8940 SNOWBERRY	46077
U2025-327	April	18	\$262,000	\$447	\$0	\$0	\$0	Winget Development,	Pullen Lawrence F	Res Remodel	CARTERS ADD.	56	190 N 9TH STREET	46077
U2025-323	April	17	\$437,288	\$410	\$0	\$0	\$0	Worthington Design	Donna & Clifford	Res Remodel			155 S 8TH STREET	46077
23U2025-321	April	16	\$300,000	\$483	\$0	\$0	\$0	Gradison Building	Ryan & Lindsay Haas	Res Add	THE CLUB AT HOLLIDAY	E15	10702 BARRINGTON	46077



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R2025-319	April	16	\$315,000	\$372	\$0	\$0	\$0	Worthington Design &	Robert & Elaine Damler	Res Add	HUNT COUNTRY	12	7490 HUNT COUNTRY	46077
U2025-317	April	15	\$0	\$125	\$0	\$0	\$0	Ali Ott	Ali Ott	Res Finish Permit			5355 W OLD 106TH	46077
U2025-314	April	15	\$33,000	\$410	\$0	\$0	\$0	Artisan Outdoor	Harold & Amanda	Res Add	Cobblestone Lakes	173	4653 PEBBLEPOINTE	46077
U2025-313	April	15	\$300,000	\$969	\$4,025	\$0	\$0	Tim Ball	Timothy & Nika Ball	Res Add			6805 S FORD	46077
13U2025-311	April	14	\$400,000	\$382	\$0	\$0	\$0	Loren Wood Builders LLC	Lisa & Andrew Weinstein	Res Add	Willow Ridge	63	11541 WILLOW	46077
U2025-307	April	11	\$22,428	\$410	\$0	\$0	\$0	Baxter Family Construction	Jessica & Ryan Basham	Res Add	Coventry Ridge	64	11337 BRENTWOOD	46077
R2025-306	April	11	\$30,000	\$410	\$0	\$0	\$0	Reed Construction	Stephen & Julie Meiners	Res Remodel	Sycamore Bend	32	511 PHEASANT	46077
U2025-303	April	9	\$20,000	\$410	\$0	\$0	\$0	Indigo Renovations	Herbert & Lucille Mark	Res Add	Colony Woods	38	1155 WILLIAMSBURG	46077
R2025-302	April	9	\$125,000	\$0	\$0	\$0	\$0	Mattcon General	Zionsville Park and Recreation	Comm New	Carpenter Nature	Amphitheater	601 S 900 East	46077
R2025-301	April	9	\$700,000	\$0	\$0	\$0	\$0	Mattcon General	Zionsville Park and Recreation	Comm New	Carpenter Nature		601 S 900 East	46077
U2025-300	April	9	\$53,952	\$446	\$0	\$0	\$0	CMH Builders	Sean & Diana Spence	Res Remodel	Rock Bridge	102	8826 AMBER	46077
U2025-298	April	8	\$98,000	\$520	\$0	\$0	\$0	Fall Creek Residential	David & Brittani Story	Res Remodel	Cross's Third Addition	22	490 W PINE STREET	46077
U2025-294	April	7	\$0	\$0	\$0	\$0	\$0	Render Home Solutions	Erin Wray	Res Finish Permit			5555 TURKEYFOOT	46077
13U2025-291	April	4	\$500,000	\$1,815	\$0	\$0	\$0	L & J Group, LLC	L & J Group, LLC	Comm Remodel	Northwest Technology	7A Salt and Life	5901 TECHNOLOGY	46077
R2025-288	April	3	\$580,000	\$1,568	\$0	\$2,045	\$2,625	Hallmark Homes	Scott Noel	Res New			1701 S 650 East	46077
23U2025-287	April	3	\$1,821,317	\$1,539	\$4,025	\$2,045	\$2,625	OLD TOWN DESIGN	Michael & Debra	Res New	THE CLUB AT HOLLIDAY	6	10732 DARTMOOR	46077
U2025-283	April	2	\$17,000	\$608	\$0	\$0	\$0	Morrow Construction	Ford Road Property LLC	Comm Remodel		Suite 300 Edward	262 S FORD ROAD	46077
R2025-278	April	2	\$3,050,000	\$1,950	\$29,105	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Bldg 18 (Q) 14	8523 Nevis Drive	46077



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R2025-277	April	2	\$1,750,000	\$1,350	\$17,505	\$0	\$0	Old Town Companies,	Wild Air Multifamily LLC	Comm New	Wild Air	Bldg 14 (C) 8 Unit	8491 Sterling	46077
R2025-276	April	2	\$1,100,000	\$1,050	\$11,685	\$0	\$0	Old Town Companies,	Wild Air Multifamily LLC	Comm New	Wild Air	Bldg 13 (D) 5 Unit	8431 Sterling	46077
R2025-275	April	2	\$50,000	\$0	\$0	\$0	\$0	Erickson Construction	Donna & Cary Hughes	Res Remodel			1533 N US 421	46075
R2025-268	April	1	\$875,000	\$950	\$8,465	\$0	\$0	Old Town Companies,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 20 V 4	6301 Skye Lane	46077
R2025-267	April	1	\$1,530,000	\$1,250	\$12,325	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 19 R 7	6288 Skye Lane	46077
R2025-266	April	1	\$383,012	\$0	\$0	\$0	\$0	JDV Construction	Joseph & Amy Harrity	Res Add			2795 E 700 South	46052
U2025-265	April	1	\$260,000	\$452	\$0	\$0	\$0	MJ Brown Renovations	Ann Pagano	Res Remodel	Raintree	33	795 EAGLE CREEK	46077
U2025-264	April	1	\$120,000	\$446	\$0	\$0	\$0	Jonathan & Aimee Agan	Jonathan & Aimee Agan	Res Add	Coventry Ridge	119	11287 CLARKSTON	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Tuesday, April 8, 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. March 5, 2025 Meeting Minutes: Approved (4 In Favor, 0 Opposed)

Documents:

[MARCH 5, 2025_DRAFT MEETING MINUTES.PDF](#)
[MARCH 5, 2025 MEETING MINUTES.PDF](#)

IV. Continuance Or Withdrawal Requests

V. Continued Business

VI. New Business

1. 2025-07-SE: Approved (4 In Favor, 0 Opposed)

Donald Allen	1659 S 700 E, Whitestown, IN 46075	Special Exception pursuant to Section 194.082 to provide for a two lot Minor Residential Subdivision in the General Agriculture (AG) zoning district.
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Documents:

[2025-07-SE EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-07-SE EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-07-SE EXHIBIT 3 - WORTH TOWNSHIP COMP PLAN MAP.PDF](#)
[2025-07-SE EXHIBIT 4 - PETITIONER NARRATIVE.PDF](#)
[2025-07-SE EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2025-07-SE EXHIBIT 6 - PROPOSED SUBDIVISION.PDF](#)
[2025-07-SE DONALD ALLEN - INITIAL FILING.PDF](#)
[2025-07-SE - EXECUTED FINDINGS.PDF](#)
[2025-07-SE - LETTER OF GRANT.PDF](#)

2. 2025-08-DSV: Approved (Motion 1: 4 In Favor, 0 Opposed)(Motion 2: 3 In Favor, 1 Opposed)(Motion 3: 4 In Favor, 0 Opposed)

Morgan Grahn	55 East Ash Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.019 (B) and Section 194.052 (C) to expand a legally established non- conforming structure, reduce the aggregate side yard setback, and reduce the south side yard setback requirements in the Urban Village Residential (R-V) zoning district.
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Documents:

[2025-08-DSV MORGAN GRAHN - INITIAL FILING.PDF](#)
[2025-08-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-08-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-08-DSV EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2025-08-DSV EXHIBIT 4 - SITE PLAN.PDF](#)
[2025-08-DSV EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2025-08-DSV - EXECUTED FINDINGS.PDF](#)
[2025-08-DSV - LETTER OF GRANT.PDF](#)

VII. Other Matters To Be Considered

1. Pine Ridge Mobile Home Park- Temporary Placement Of Recreational Vehicles (RVs): Conditionally Approved (4 In Favor, 0 Opposed)

**Mike Dale, Director of
Planning and Building**

**425 N US 421, Zionsville,
IN 46077 / Parcel ID
Number 010-04540-00**

Section 194.097(D)(3)(d):
Temporary uses.
Temporary uses shall be permitted in all zoning districts subject to approval by the Director based on his or her decision that the use will not detrimentally affect the health, welfare, safety, or morals of the neighborhood under consideration for such use. (3) The following are permitted temporary uses subject to the issuance of an ILP: (d) **Other uses deemed temporary by the BZA subject to all conditions the BZA may deem necessary.**

Documents:

[REQUEST FOR TEMPORARY USE - RECREATIONAL VEHICLES.PDF](#)
[PINE RIDGE MHP STAFF MEMO AND AERIAL.PDF](#)
[TEMPORARY USE - LETTER OF GRANT.PDF](#)

2. 309 N US 421: Temporary Placement Of Recreational Vehicles (RVs): Conditionally Approved (4 In Favor, 0 Opposed)

**Mike Dale, Director of
Planning and Building**

**309 N US 421, Zionsville,
IN 46077 / Parcel ID 010-
01920-00**

Section 194.097(D)(3)(d):
Temporary uses.
Temporary uses shall be permitted in all zoning districts subject to approval by the Director based on his or her decision that the use will not detrimentally affect the health, welfare, safety, or morals of the neighborhood under consideration for such use. (3) The following are permitted temporary uses subject to the issuance of an ILP: (d) **Other uses deemed temporary by the BZA subject to all conditions the BZA may deem necessary.**

Documents:

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

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

**ADDITIONAL INSTRUCTIONS
FOR ONSITE AND ELECTRONIC REGULAR MEETINGS OF
THE ZIONSVILLE BOARD OF ZONING APPEALS**

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09>

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

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

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at jsmith@zionsville-in.gov.

1. If a member of the public would like to attend a Board of Zoning Appeals Public Meeting but cannot utilize any of the access methods described above, please contact Jonathan Smith at 463-209-9188 or jsmith@zionsville-in.gov.
2. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.
3. The Board of Zoning Appeals will continually revisit and refine the procedures in this Annex to address public accessibility to meetings.



MEETING RESULTS
Monday, April 21, 2025
6:30 PM (Local Time)

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

The following items were considered and acted upon where noted:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Kendrick Davis, Josh Fedor, Jim Hurst, Brad Johnson, and Nick Plopper attended in person. Andrew Kossack was absent.
- III. Planning & Building Department [March 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
2025-14-DP: Initial Filing	Bradley Ridge Development, LLC / Bradley Ridge – Section 1C	1310 U.S. 421 Zionsville, IN	Petitioner requested a Continuance to the May 19, 2025, Plan Commission Meeting. Development Plan for a 75-lot single-family residential development on 39.1 acres being zoned Planned Unit Development (Bradley Ridge PUD). The petition was continued to the May 19, 2025, meeting. 6 in Favor 0 Opposed

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-11-DPA: Staff Report with Exhibits	Union Woodlands Developer, LLC - Tim Walter / Union Woodlands - Mounding and Pathway	11589 E. 200 South Zionsville, IN	Continued from the March 17, 2025, Plan Commission Meeting. 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. Development Plan was Conditionally Approved 6 in Favor 0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-21-PPA: Staff Report with Exhibits	Union Woodlands Developer, LLC / Union Woodlands Primary Plat Amendment	11589 E. 200 South Zionsville, IN	Primary Plat Amendment for the removal of Alaskan Moose Drive being in the Rural Single- and Two-Family (R3) District and the Rural General Agriculture (AG) District. Primary Plat Amendment was Conditionally Approved 6 in Favor 0 Opposed
2025-24-OA: Staff Memo with Exhibits	Town of Zionsville	Town of Zionsville	Ordinance Amendment regarding approval process for Development Plans and Development Plan Amendments. Commissioners approved a motion to send a Favorable recommendation to the Town Council 6 in Favor 0 Opposed
2025-26-OA: Staff Memo with Exhibits	Town of Zionsville	Town of Zionsville	Ordinance Amendment repealing outdoor dining regulations in the VBD. Commissioners approved a motion to send a Favorable recommendation to the Town Council 6 in Favor 0 Opposed
2025-12-DP: Staff Report with Exhibits	Bradley Ridge Development, LLC / Bradley Ridge – Section 1A	1310 U.S. 421 Zionsville, IN	Development Plan for a 50-lot single-family residential development on 42.4 acres being zoned Planned Unit Development (Bradley Ridge PUD). Development Plan was Conditionally Approved 6 in Favor 0 Opposed
2025-13-DP: Staff Report with Exhibits	Bradley Ridge Development, LLC / Bradley Ridge – Section 1B	1310 U.S. 421 Zionsville, IN	Development Plan for a 40-lot single-family residential development on 172.4 acres being zoned Planned Unit Development (Bradley Ridge PUD). Development Plan was Conditionally Approved 6 in Favor 0 Opposed
2025-16-DPA: Staff Report with Exhibits	Brad Teitelbaum / Gables Bagels	270 S. Main Street Zionsville, IN	Development Plan Amendment for the modification of an existing 1,560 sf building to allow for a new restaurant with outdoor seating in the Village Business (VBD) district. Development Plan Amendment was Approved 6 in Favor 0 Opposed
2025-17-DPA: Staff Report with Exhibits	Interactive Academy / InterActive Academy - Building Entry Additions	3795 S. U.S. 421 Zionsville, IN	Development Plan Amendment for the building entry additions and an internal road connection being in the Special Use Seven (SU-7) district. Development Plan Amendment was Conditionally Approved 6 in Favor 0 Opposed
2025-18-PPA: Staff Report with Exhibits	Old Town Companies, LLC / Wild Air Multi-Family Section - Primary Plat Amendment	Wild Air PUD	Primary Plat Amendment of the Multi-Family Section of Wild Air increasing the number of lots from 4 up to 7 on 23.98 acres being in the Planned Unit Development (Wild Air PUD) district. Primary Plat Amendment was Approved 6 in Favor 0 Opposed

2025-19-DP: Staff Report with Exhibits Letters of Interest	Stock Yards Bank and Trust Co. / Stock Yards Bank of Zionsville	Lot 7 of the Replat of Blocks B & C of the Farm at Zionsville PUD	Development Plan approval of a bank branch on a 0.65 acres lot being in the Planned Unit Development (The Farm PUD) district. Development Plan was Conditionally Approved 6 in Favor 0 Opposed
2025-20-DPA: Staff Report with Exhibits	Carpenter's Crew, Inc / Salon on Pointe - Expansion	7637 Stonegate Drive Zionsville, IN	Development Plan Amendment for the enclosure of an existing second floor balcony for commercial use in the Rural Urban Business (UB) district. Development Plan Amendment was Approved 6 in Favor 0 Opposed

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
2024-81-DP: Findings of Fact	Cottages at Zionsville - Memory Care	6863 W. Stonegate Drive Zionsville, IN	Signing of Findings of Fact: Petition was approved at the March 17, 2025, Plan Commission Meeting.
EDC Resolution, Minutes, and Report	EDC Project Report – Club at Holliday Farms	Holliday Farms	Project Report of the Town of Zionsville Economic Development Commission Concerning the Proposed Financing of Economic Development Facilities for the Club at Holliday Farms, LLP
Lennar Homes: 2025-04-21 Meeting Materials	Union Woodlands	11589 E. 200 South (Approximate)	Substantial Compliance of Home Elevations by Lennar Homes
			Discussion of Rules of Procedures This item was continued.

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