



Town Of Zionsville

Planning and Building Combined Permit Activity

May 2025

Total permits issued for the month of May: 107

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Permit Activity Breakdown

Commercial Permits	May 2025	May 2024	YTD 2025	YTD 2024	YTD Diff
New	4	6	29	12	17
Interior Remodel	6	2	16	8	8
Addition	0	0	0	2	-2
Sign	3	3	35	24	11
Electric	0	2	5	8	-3
Other	9	5	25	22	3
Sewer	0	1	1	1	0
Commercial Totals	22	19	111	77	34
Residential Permits					
Single Family	22	18	89	78	11
Addition	8	15	62	65	-3
Remodel	3	10	29	45	-16
Electric	6	3	24	22	2
Pool/Spa	7	4	31	20	11
Demolition	1	2	5	8	-3
Other	36	25	106	119	-13
Sewer/Repairs	2	1	14	20	-6
Residential Totals	85	78	360	377	-17
Combined Totals	107	97	471	454	17

Building/Site Inspections: 440 Number Of Inspections: 631

Certificates Of Occupancy Issued: 118

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 21

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

Number of Investigations closed this month: 14

Total number of zoning code violations to date: 0



Town Of Zionsville

Planning and Building Permit Detail

May 2025

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CombinedPermit Activity Detail

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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
13U2025-365	May	1	\$0	\$0	\$0	\$0	\$0	A Sign By Design	TMV Holdings LLC	Comm Sign	Technology Center	1	6500 Technology	46278
R2025-366	May	1	\$2,902,479	\$1,612	\$0	\$0	\$0	Comass Commercial	I-70 WEST LLC	Comm Remodel	HUB I-65	3 & 4	3201 COUDEN	46052
R2025-367	May	2	\$51,113	\$231	\$0	\$0	\$0	The Smart Pergola	Tabitha Meier	Res Other			6360 W 96TH STREET	46077
19U2025-368	May	2	\$90,000	\$467	\$0	\$0	\$0	Perma Pools	Benton & Tracie Hunter	Res Add Pool	Brookhaven	84	2806 E HIGH GROVE	46077
R2025-369	May	2	\$46,908	\$236	\$0	\$0	\$0	The Smart Pergola	Michael & Lanna Guzman	Res Other	Stonegate	312	6490 WESTMINSTER	46077
U2025-370	May	5	\$33,792	\$200	\$0	\$0	\$0	Platinum Deck & Patio	Kyle & Terra Montrose	Res Add Deck	Ansley Park	12	11651 ANSLEY	46077
U2025-371	May	5	\$135,000	\$410	\$0	\$0	\$0	Pools of Fun	Jonathan & Keri Kirschmier	Res Add Pool	Austin Oaks	232	4139 CREEKSIDE	46077
U2025-372	May	5	\$15,500	\$100	\$0	\$0	\$0	Core Concrete Construction	Nicholas Wiegand	Res Other	Sugarbush Hill	31	675 SUGARBUSH	46077
R2025-373	May	5	\$0	\$280	\$0	\$0	\$0	Bradley Ridge Development,	Bradley Ridge Development,	Mass Grading	Bradley Ridge		1310 S US 421	46077
R2025-374	May	5	\$20,000	\$75	\$0	\$0	\$0	Arrow Construction	Neal & Laura Baird	Res Reroof	Saddle Brook Farms	33	244 SADDLEBROOK	46077
U2025-375	May	5	\$280,000	\$565	\$0	\$0	\$0	Rise Builders LLC	Paul Stevenson & Lisa Rollins	Res Add	Cobblestone Lakes	260	4603 S COBBLESTONE	46077
13U2025-376	May	5	\$0	\$0	\$0	\$0	\$0	Singh Construction	Indy Holdings LLC	Comm Finish Permit	Appaloosa Crossing	Outlot H	3255 S US 421	46077
R2025-377	May	6	\$12,300	\$75	\$0	\$0	\$0	Home Value Renovation	David & Elizabeth Curry	Res Reroof	Royal Run	436	6289 SADDLETREE	46077
U2025-378	May	6	\$0	\$100	\$0	\$0	\$0	ARS Rescue Rooter	Philip & Etelka Froymovich	Res Sewer			970 STARKEY	46077
19U2025-379	May	6	\$70,000	\$439	\$0	\$0	\$0	Chuck's Construction	Andrew & Lindsay	Res Add Deck	Fieldstone	50	2500 FAWN BLUFF	46077
R2025-380	May	6	\$50,000	\$417	\$0	\$0	\$0	Archadeck of North	David & Kathleen Smith	Res Add Deck	Royal Run	670	6775 WOODCLIFF	46077
23U2025-381	May	6	\$1,462,915	\$1,437	\$4,025	\$2,045	\$2,625	Old Town Design Group	James & Cheryl Johnson	Res New	THE CLUB AT HOLLIDAY	M2	11140 HAMILTON	46077
U2025-382	May	6	\$575,000	\$0	\$0	\$0	\$0	Robin South (Architech)	Piada Zionsville, LLC	Comm Remodel	The Farm	Building 7	11579 SYLO CROSSING	46077



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R2025-383	May	7	\$0	\$125	\$0	\$0	\$0	Indy Grills	Jillian & Mark Murphy	Res Finish Permit	Stonegate	2	7669 CARRIAGE	46077
U2025-384	May	7	\$19,978	\$75	\$0	\$0	\$0	Universal Roofing	Brian & Heather Walborn	Res Reroof	Cobblestone Lakes	17	9345 COBBLESTONE	46077
23U2025-385	May	7	\$1,635,035	\$1,457	\$4,025	\$2,045	\$2,625	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	L19	4350 HAMILTON	46077
U2025-386	May	8	\$17,000	\$75	\$0	\$0	\$0	Performance Construction	Joseph & Megan Keck	Res Reroof	Smith Meadow	53	4415 SUMMER	46077
23U2025-387	May	8	\$0	\$140	\$0	\$0	\$0	The Club at Holliday Farms	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 Club Ridge Estates	46077
23U2025-388	May	9	\$559,000	\$1,164	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	9	3870 GOODWIN	46077
U2025-389	May	9	\$34,918	\$75	\$0	\$0	\$0	Universal Roofing	Richard & Valentine	Res Reroof	Sugarbush Hill	48	875 SUGARBUSH	46077
13U2025-390	May	9	\$0	\$0	\$0	\$0	\$0	Holliday Farms SL Real Estate,	Holliday Farms SL Real Estate,	Comm Trailer		1	11143 AMBROSE	46077
U2025-391	May	12	\$250,000	\$0	\$0	\$0	\$0	John Pataky Construction	Timothy & Layne Hovda	Res Add Pool	Thornhill	60	613 SILVER WRAITH	46077
U2025-392	May	12	\$28,000	\$0	\$0	\$0	\$0	Capstone Construction	Zionsville United Methodist	Comm Remodel			9644 WHITESTOWN	46077
R2025-393	May	12	\$20,000	\$75	\$0	\$0	\$0	Safe-Haven Roofing Co, LLC	James & Tiffanie Pickett	Res Reroof	Sycamore Bend	10	509 WREN WAY	46077
U2025-394	May	12	\$58,000	\$125	\$0	\$0	\$0	Green Men Restoration	Donald & Catherine	Res Finish Permit	Spring Knoll	27	9662 BELLFLOWER	46077
13U2025-395	May	13	\$1,000,000	\$1,086	\$0	\$0	\$0	Brent Roberts	HARRIS FLP	Comm Remodel	Appaloosa Crossing	J Apicio	3310 S US 421	46077
U2025-396	May	13	\$0	\$100	\$0	\$0	\$0	Williams Comfort Air	Dennis & Jacqueline	Res Sewer	Martha E Millers Addition	3	440 N MAPLE	46077
U2025-397	May	13	\$0	\$75	\$0	\$0	\$0	Bassett Services	James & Lauren Carson	Res Electric	Huntington Woods	66	1054 SULLIVANS	46077
23U2025-398	May	14	\$820,000	\$2,221	\$4,025	\$0	\$4,175	Hannigan Building	GMT Investments,	Comm New	THE CLUB AT HOLLIDAY	Building A	3365 Marketplace	46077
U2025-399	May	15	\$700,000	\$0	\$0	\$0	\$0	Ferris and Sloan (Megan Donges)	The Farm at Zionsville JV,	Comm Remodel	The Farm	Building 8 - CAVA	11569 Sylo Crossing	46077
R2025-400	May	15	\$632,479	\$1,203	\$0	\$2,045	\$2,625	Schumacher Homes of	David and Teresa	Res New			425 S 900 East	46077



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13U2025-401	May	15	\$0	\$0	\$0	\$0	\$0	Lakeshore Hardscapes	John & Deborah Grecco	Res Finish Permit	Willow Glen	44	3230 AUTUMN	46077
U2025-402	May	15	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	Rey & Tiffney Vivo	Res Electric	OLDFIELD	5	6870 OLDFIELDS	46077
U2025-403	May	16	\$9,717	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Matthew & Colleen	Res Other	Spring Knoll	21	4526 SUNFLOWER	46077
23U2025-404	May	19	\$0	\$75	\$0	\$0	\$0	General Supercenter of	Haspard & Rachel Murphy	Res Electric	THE CLUB AT HOLLIDAY	R10	10518 HOLLIDAY	46077
23U2025-405	May	19	\$238,300	\$453	\$0	\$0	\$0	Mike McGhee & Assoc	Erik & Lindsey Skjodt	Res Add Pool	THE CLUB AT HOLLIDAY	R13	10490 HOLLIDAY	46077
U2025-406	May	19	\$16,105	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Travis Brunic & Erin Meegan	Res Other	Thornhill	180	1534 CRICKLEWOOD	46077
R2025-407	May	19	\$224,600	\$475	\$0	\$0	\$0	Mike McGhee & Assoc	Audra & Chris Buckman	Res Add Pool		Parcel 2	8065 HUNT CLUB ROAD	46077
U2025-408	May	19	\$0	\$75	\$0	\$0	\$0	High Point Builders	Gina Kirk	Res Electric	Colony Woods	48	980 WILLIAMSBURG	46077
R2025-409	May	19	\$550,000	\$1,149	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	49	9069 ACADIA LANE	46077
U2025-410	May	20	\$100,000	\$482	\$0	\$0	\$0	Christopher McClimon	Christopher McClimon	Res Add	Iron Gate	24	1615 WALDEN	46077
R2025-411	May	20	\$550,000	\$1,149	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	53	9044 ACADIA LANE	46077
R2025-412	May	20	\$0	\$75	\$0	\$0	\$0	Artisan Electric	John Whorley Jr	Res Electric			6827 W 96TH STREET	46077
R2025-413	May	20	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	54	9038 ACADIA LANE	46077
13U2025-414	May	20	\$70,000	\$436	\$0	\$0	\$0	Chuck's Construction	Michael & Karen Perkins	Res Add Deck	Fox Hollow	29	7398 FOX HOLLOW	46077
R2025-415	May	20	\$0	\$150	\$0	\$0	\$0	Steve Jones	Travis & Jordian Alderman	Res Demo			7730 S 775 East	46077
R2025-416	May	20	\$550,000	\$1,153	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	55	9032 ACADIA LANE	46077
R2025-417	May	21	\$550,000	\$1,153	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	56	7002 YOSEMITE	46077
R2025-418	May	21	\$1,729,696	\$1,590	\$0	\$2,045	\$2,625	Wedgewood Building	The Stewart G Klipsch Living	Res New	Mil-Dot Acres	3	8480 HUNT CLUB ROAD	46077



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R2025-419	May	21	\$245,000	\$1,470	\$0	\$0	\$0	The Stewart G Klipsch Living	The Stewart G Klipsch Living	Res Add	Mil-Dot Acres	3	8480 HUNT CLUB ROAD	46077
R2025-420	May	21	\$20,000	\$263	\$0	\$0	\$0	The Stewart G Klipsch Living	The Stewart G Klipsch Living	Res Other	Mil-Dot Acres	3	8480 HUNT CLUB ROAD	46077
R2025-421	May	21	\$550,000	\$1,143	\$4,025	\$2,045	\$4,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	146	9079 ACADIA LANE	46077
13U2025-422	May	21	\$0	\$0	\$0	\$0	\$0	Lux Outdoor Design	Robert & Brooke Mikan	Res Finish Permit	Montgomery Minor Plat	1	11785 E 300 SOUTH	46077
R2025-423	May	21	\$550,000	\$1,047	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	57	7008 YOSEMITE	46077
R2025-424	May	21	\$550,000	\$1,106	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	149	9091 ACADIA LANE	46077
R2025-425	May	21	\$550,000	\$1,096	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	46	9086 ACADIA LANE	46077
23U2025-426	May	21	\$0	\$0	\$0	\$0	\$0	The Club at Holliday Farms	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	Common Area near	3520 Olde Well Run	46077
R2025-427	May	22	\$550,000	\$1,096	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	50	9062 ACADIA LANE	46077
R2025-428	May	22	\$550,000	\$1,101	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	58	7014 YOSEMITE	46077
U2025-429	May	22	\$27,985	\$90	\$0	\$0	\$0	Robert Stevens Roofing	Mischelle Edwards	Comm Reroof	10 N 1st Street	FC Tucker Bldg	150 W CEDAR	46077
R2025-430	May	22	\$550,000	\$1,017	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	147	9083 ACADIA LANE	46077
R2025-431	May	22	\$26,000	\$75	\$0	\$0	\$0	Jaime Hernandez	Gordon & Peggy Colson	Res Reroof	Stonegate	19	6733 JONS STATION	46077
R2025-432	May	23	\$550,000	\$1,096	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	66	7062 YOSEMITE	46077
R2025-433	May	23	\$0	\$0	\$0	\$0	\$0	A Sign By Design	I-70 WEST LLC	Comm Sign	HUB I-65	2	3201 Couden Drive	46052
R2025-434	May	23	\$0	\$0	\$0	\$0	\$0	A Sign By Design	I-70 WEST LLC	Comm Sign	HUB I-65	2	3201 Couden Drive	46052
13U2025-435	May	23	\$0	\$0	\$0	\$0	\$0	Goodwill of Central &	Goodwill of Central &	Mass Grading	Northwest Technology	7 Goodwill Retail	5900 W 96TH STREET	46077
R2025-436	May	27	\$550,000	\$1,112	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	116	7061 YOSEMITE	46077



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U2025-437	May	27	\$27,081	\$75	\$0	\$0	\$0	Bone Dry Roofing	Constance Fuller	Res Reroof	Austin Oaks	207	4726 AUSTIN TRACE	46077
19U2025-438	May	27	\$20,945	\$75	\$0	\$0	\$0	Bone Dry Roofing	Matthew & Sarah Dixon	Res Reroof	Brookhaven	89	2716 E HIGH GROVE	46077
13U2025-439	May	27	\$155,003	\$530	\$0	\$0	\$0	Kustom Home Solutions, LLC	Adam & Jodi Burns	Res Remodel	The Willows	164	3253 SUNRISE	46077
U2025-440	May	27	\$25,000	\$0	\$0	\$0	\$0	Lux Outdoor Design	Ryan & Abigail Scott	Res Other	Spring Knoll	189	4253 SEDGE COURT	46077
13U2025-441	May	27	\$0	\$0	\$0	\$0	\$0	Burtner Electric	The PS 695 Revocable Trust	Res Electric			3863 WILLOW	46077
23U2025-442	May	27	\$148,000	\$100	\$0	\$0	\$0	Salsbery Brothers	Craig & Lisa Kinyon	Res Other	THE CLUB AT HOLLIDAY	R45	10465 SOMERFORD	46077
R2025-443	May	27	\$550,000	\$1,149	\$2,045	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	148	9087 ACADIA LANE	46077
U2025-444	May	28	\$15,000	\$410	\$0	\$0	\$0	Neil Church	Neil Church	Res Remodel	Coventry Ridge	128	11073 CLARKSTON	46077
R2025-445	May	28	\$95,000	\$439	\$0	\$0	\$0	Perma Pools	Timothy & Ashleigh Taylor	Res Add Pool	Stonegate	353	6619 E DEERFIELD	46077
R2025-446	May	28	\$500,000	\$1,328	\$0	\$0	\$0	Alt Construction	Zionsville Fellowship	Comm Remodel			9090 E Oak Street	46077
U2025-447	May	28	\$375,000	\$540	\$0	\$0	\$0	Tenpenny Houseworks Inc	Megan & Philip Stoller	Res Remodel		91	1947 CAMARGUE	46077
R2025-448	May	29	\$0	\$90	\$0	\$0	\$0	Midwestern Electric, Inc.	INDOT	Comm Other		ROW	10888 E SR 32	46077
R2025-449	May	29	\$550,000	\$1,084	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	63	7044 YOSEMITE	46077
R2025-450	May	29	\$2,400,000	\$0	\$0	\$0	\$0	Old Town Construction,	Old Town Construction,	Comm New	Wild Air	Coffee Shop	8477 Archer Lane	46077
R2025-451	May	29	\$20,000	\$100	\$0	\$0	\$0	Michael & Stacey	Michael & Stacey	Res Other	Blackstone	16	7528 PATRIOT	46077
U2025-452	May	29	\$0	\$400	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm Demo	Hoosier Village		9885 Cherry Leaf Drive	46077
U2025-453	May	29	\$50,000	\$404	\$0	\$0	\$0	Timber Ridge Pools	Lori Smitheram	Res Add Pool	Cobblestone Lakes	370	8759 W COBBLESTONE	46077
23U2025-454	May	29	\$555,000	\$1,745	\$4,025	\$0	\$2,784	Hannigan Building	GMT Investments	Comm New	THE CLUB AT HOLLIDAY	S Building B	3546 S US 421	46077



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23U2025-455	May	29	\$553,000	\$1,079	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	16	8320 LEANDER	46077
U2025-456	May	30	\$55,180	\$0	\$0	\$0	\$0	Platinum Deck & Patio	Erik Simpson	Res Add Deck	Huntington Woods	43	1319 HUNTINGTON	46077
R2025-457	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		RV-3	309 N US 421	46077
R2025-458	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		RV-1	309 N US 421	46077
R2025-459	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		42	9743 Pine Ridge S Drive	46077
R2025-460	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		40 Trailer	9759 Pine Ridge S Drive	46077
R2025-461	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		36	9760 Pine Ridge N Drive	46077
R2025-462	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		26 Trailer	9702-B Pine Ridge N Drive	46077
R2025-463	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		25	9702-A Pine Ridge N Drive	46077
R2025-464	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		24 Trailer	9670 Pine Ridge N Drive	46077
R2025-465	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		23	9664 Pine Ridge N Drive	46077
R2025-466	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		21 Trailer	9652 Pine Ridge N Drive	46077
R2025-467	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		9	9665 Pine Ridge S Drive	46077
R2025-468	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		RV-1 North	9715 Pine Ridge S Drive	46077
R2025-469	May	30	\$0	\$100	\$0	\$0	\$0	MBW Corban, LLC	MBW Corban, LLC	Res Other		RV-2	309 N US 421	46077
23U2025-470	May	30	\$890,000	\$2,608	\$0	\$0	\$4,454	Hannigan Building	GMT Investments	Comm New	THE CLUB AT HOLLIDAY	Lot S Building C	3546 S US 421	46077
U2025-471	May	30	\$12,420	\$0	\$0	\$0	\$0	Bone Dry Roofing	Karen L Harvey	Res Reroof	Cedar Bend	88	9954 LAKEWOOD	46077



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Planning and Building C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2022-1028	Lakeshore Hardscapes	John & Deborah Grecco	Res Other	Willow Glen	44	3230 AUTUMN ASH DRIVE	46077	2025/05/15
U2023-340	ARS Rescue Rooter	Gregory & Stacy Snively	Res Sewer	Cross's Third Addition	6	455 W OAK STREET	46077	2025/05/05
R2023-1022	Homes by Design	Grace & Brian Badman	Res New	THE CLUB AT HOLLIDAY	Q5	4335 ELMSCOTT RIDGE	46077	2025/05/19
R2023-1087	Scott Campbell Custom Homes	Kathleen & Nicholas Barrett	Res New	THE CLUB AT HOLLIDAY	R27	10465 HOLLIDAY FARMS BLVD	46077	2025/05/29
R2024-68	Kent Shaffer Builders. Inc.	Mark & Lora Hanna	Res New			8901 E 250 South	46077	2025/05/21
U2024-119	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	20, 21	9736 & 9738 Highbush Drive	46077	2025/05/12
U2024-128	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	18, 19	9746 & 9748 Highbush Drive	46077	2025/05/12
23U2024-135	Randy Schaffer Builder	Joseph & Jennifer Husar	Res New	THE CLUB AT HOLLIDAY	R44	10455 SOMERFORD RIDGE	46077	2025/05/27
U2024-142	Viewegh Crafted Homes	Christopher & Dawn Parker	Res New	Pemberton	11	5186 HANLEY LANE	46077	2025/05/15
U2024-331	Jesse Kurth	Jesse & Noel Kurth	Res Add Deck	Hampshire	174	4494 OAKLEY TERRACE	46077	2025/05/12
U2024-340	Cochran Exteriors	CHUNSHENG LI & WEI WANG	Res Reroof	Austin Oaks	44	4388 RIVERBIRCH RUN	46077	2025/05/19
U2024-387	Keesling Custom Pools & Patios	Gregory & Kimberly Storen	Res Add Pool	Storen Estates	2	125 N ELM STREET	46077	2025/05/16
U2024-395	Capitol Construction	The Club at Holliday Farms	Comm New	THE CLUB AT HOLLIDAY	P - Starbucks	3675 MARKETPLACE DRIVE	46077	2025/05/07
R2024-420	Bone Dry Roofing	John & Jean Keneipp	Res Reroof			3450 S 875 East	46077	2025/05/05
R2024-430	Jamie Brooks	Donna Perry	Res Remodel	Royal Run	51	6528 ABBY LANE	46077	2025/05/19
R2024-431	Winget Homes	Klimentina & Tim Veljanosk	Res Add			6104 EAGLEWOOD DRIVE	46077	2025/05/23



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2024-461	Smith & Perry Enterprise, LLC	Eric & Cassandra Allen	Res Add Pool	Shannon Springs	14	6455 MONTANA SPRINGS DRIVE	46077	2025/05/01
R2024-477	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown Pkwy	46077	2025/05/22
R2024-484	Universal Roofing	Brian & Dana Foreman	Res Reroof	Stonegate	207	6640 REGENTS PARK DRIVE	46077	2025/05/13
23U2024-494	Wedgewood Building Company	Wedgewood Building Company	Res New	THE CLUB AT HOLLIDAY	P8	4190 HARTSWICK COURT	46077	2025/05/16
U2024-501	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	6, 7, 8 SHELL	9759 Hoosier Village Drive	46077	2025/05/12
U2024-505	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	9, 10, 11 SHELL	9779 Hoosier Village Drive	46077	2025/05/12
U2024-510	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	12, 13, 14 SHELL	9794 Highbush Drive	46077	2025/05/12
U2024-513	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	14 Townhome	9790 Highbush Drive	46077	2025/05/05
U2024-520	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	15, 16, 17 SHELL	9774 Highbush Drive	46077	2025/05/12
U2024-552	Bone Dry Roofing	Zachary & Elizabeth Wagner	Res Reroof	Rock Bridge	76	9147 BROOKSTONE PLACE	46077	2025/05/05
13U2024-558	Michaelis Corp	Tomas & Susan Hoback	Res Reroof	Willow Ridge	40	11555 RIDGE VALLEY COURT	46077	2025/05/19
R2024-565	Universal Roofing	Trenton Hockersmith	Res Reroof	Kaser Minor	2	4336 S 800 East	46077	2025/05/01
13U2024-580	Bone Dry Roofing	Nathan & Natalie Furney	Res Reroof	The Willows	15	11509 WILDLIFE COURT	46077	2025/05/19
R2024-597	Amos Exteriors	Aron & Georgia Steiman	Res Reroof	Saddle Brook Farms	2	9365 E 200 South	46077	2025/05/05
R2024-603	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	25	6871 ACADIA LANE	46077	2025/05/20
R2024-604	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	11	9112 BRYCE CIRCLE	46077	2025/05/14



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R2024-607	Coomer Roofing	Philip & Amanda Keller	Res Reroof	Stonegate	198	6587 REGENTS PARK DRIVE	46077	2025/05/13
13U2024-609	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	1501-1506 (Shell)	3300 MORAB DRIVE	46077	2025/05/08
R2024-615	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	39	9145 BRYCE CIRCLE	46077	2025/05/14
R2024-617	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	22	9182 BRYCE CIRCLE	46077	2025/05/30
R2024-620	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	23	9188 BRYCE CIRCLE	46077	2025/05/30
R2024-621	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	33	9152 YELLOWSTONE WAY	46077	2025/05/12
R2024-622	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	44	9173 BRYCE CIRCLE	46077	2025/05/12
R2024-623	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	34	9146 YELLOWSTONE WAY	46077	2025/05/12
R2024-648	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	26	6875 ACADIA LANE	46077	2025/05/20
R2024-650	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	21	9174 BRYCE CIRCLE	46077	2025/05/30
R2024-654	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	27	6879 ACADIA LANE	46077	2025/05/20
R2024-655	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	32	9160 YELLOWSTONE WAY	46077	2025/05/12
U2024-671	Gilliana Pool LLC	The Farm at Zionsville PropCo,	Comm Add	The Farm	POOL	11550 PITTMAN FARMS DRIVE	46077	2025/05/23
U2024-677	A Sign By Design	MAP Holliday Farms, LLC	Comm Sign	THE CLUB AT HOLLIDAY	P, Q	3675 Marketplace Drive	46077	2025/05/22
R2024-704	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	13	9124 BRYCE CIRCLE	46077	2025/05/14
23U2024-709	Pulte Homes	Pulte Homes	Res New	Devonshire	64	3893 MORGAN LANE	46077	2025/05/20



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R2024-724	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	28	6887 ACADIA LANE	46077	2025/05/21
13U2024-749	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL	10936 HANOVARIAN STREET	46077	2025/05/14
R2024-759	Epcon Communities LLC	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	43	9169 BRYCE CIRCLE	46077	2025/05/12
U2024-764	Community Exteriors, Inc.	Eric & Theresa Shabi	Res Reroof	Northern Meadows	41	550 CENTURY OAKS DRIVE	46077	2025/05/19
U2024-785	Mike McGhee & Assoc	RYAN & SHEILA HILER	Res Add Pool	THE CLUB AT HOLLIDAY	C6	3739 DARTMOOR WAY	46077	2025/05/16
U2024-794	Mitch Young Construction Inc	Larry & Kathleen Rieke	Res New	crosses 4th Addition	89	445 W POPLAR STREET	46077	2025/05/16
U2024-795	BHAM Construction LLC	New Quail Run II LLC	Comm Add	Quail Run		1380 SAYLOR DRIVE	46077	2025/05/16
R2024-805	Bone Dry Roofing	Subrata & Moni Chatterjee	Res Reroof	The Willows	138	11551 BENT TREE COURT	46077	2025/05/19
R2024-809	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	35	9140 YELLOWSTONE WAY	46077	2025/05/12
R2024-839	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	29	6891 ACADIA LANE	46077	2025/05/21
23U2024-840	Pulte Homes	Pulte Homes	Res New	Devonshire	23	8414 LEANDER AVE	46077	2025/05/20
13U2024-844	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL 1601-1604	3308 MORAB DRIVE	46077	2025/05/08
U2024-878	Pulte Homes	Pulte Homes	Res New	Devonshire	65	3909 MORGAN LANE	46077	2025/05/20
R2024-881	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	20	9170 BRYCE CIRCLE	46077	2025/05/30
23U2024-882	Pulte Homes	Pulte Homes	Res New	Devonshire	24	8450 LEANDER AVE	46077	2025/05/20
23U2024-886	Pulte Homes	Pulte Homes	Res New	Devonshire	105	8427 LEANDER AVE	46077	2025/05/20



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13U2024-911	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL (Units 1701-1704)	10977 MORAB DRIVE	46077	2025/05/13
13U2024-912	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1701	10977 MORAB DRIVE	46077	2025/05/01
13U2024-913	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1702	10971 MORAB DRIVE	46077	2025/05/01
23U2024-925	Pools of Fun	Mark & Shawn Parmeter II	Res Add Pool	THE CLUB AT HOLLIDAY	E27	10683 BARRINGTON WAY	46077	2025/05/01
U2024-951	Shiel Sexton	The Farm at Zionsville JV, LLC	Comm Finish Permit	The Farm	Building A Apartments	11550 Pittman Farms Drive	46077	2025/05/21
U2024-952	Shiel Sexton	The Farm at Zionsville JV, LLC	Comm Finish Permit	The Farm	Pavilion	11550 Pittman Farms Drive	46077	2025/05/21
U2024-953	Shiel Sexton	The Farm at Zionsville JV, LLC	Comm Finish Permit	The Farm	Garage Structure	11550 Pittman Farms Drive	46077	2025/05/07
U2024-955	Calvin Landscape, LLC	Christopher & Dawn Parker	Res Other	Pemberton	11	5186 HANLEY LANE	46077	2025/05/07
R2024-960	David Hazen Group	Jay & Eliza Miller	Res Add	IRISHMAN'S RUN	4	7256 HUNT CLUB DRIVE	46077	2025/05/20
R2024-963	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	40	9151 BRYCE CIRCLE	46077	2025/05/12
U2024-967	Cardenas Innovation LLC	Brett & Shanon Couch	Res Add	COLONY SQUARE	63	861 FRANKLIN TRACE	46077	2025/05/20
R2024-976	Epcon Communities LLC	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	19	9164 BRYCE CIRCLE	46077	2025/05/30
R2024-990	Home Value Renovation	Brittany Gehrett	Res Reroof	Royal Run	449	6263 SADDLETREE DRIVE	46077	2025/05/08
23U2024-995	Pulte Homes	Pulte Homes	Res New	Devonshire	66	3921 MORGAN LANE	46077	2025/05/20
R2024-996	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown Pkwy	46077	2025/05/22
R2024-997	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown Pkwy	46077	2025/05/22



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R2024-998	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown Pkwy	46077	2025/05/22
R2024-1002	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	16	9146 BRYCE CIRCLE	46077	2025/05/30
R2024-1004	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	37	9130 YELLOWSTONE WAY	46077	2025/05/12
13U2024-1006	Modish Pools, LLC	Kirk & Jeanine Hockney	Res Add Pool	The Willows	200	11525 GOLDEN WILLOW DRIVE	46077	2025/05/21
13U2024-1031	Bone Dry Roofing	Minghai Shao & Shuhong Zhang	Res Reroof	Willow Glen	4	3223 CIMMARON ASH DRIVE	46077	2025/05/19
R2024-1035	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	36	9136 YELLOWSTONE WAY	46077	2025/05/13
U2024-1042	Bone Dry Roofing	F L & F V Ridding	Res Reroof	Coventry Ridge	117	11349 CLARKSTON ROAD	46077	2025/05/19
R2024-1053	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown Pkwy	46077	2025/05/22
23U2024-1056	Pulte Homes	Pulte Homes	Res New	Devonshire	103	8397 LEANDER AVE	46077	2025/05/20
23U2024-1068	Pulte Homes	Pulte Homes	Res New	Devonshire	90	8354 GOODWIN DRIVE	46077	2025/05/20
R2024-1073	MBC Pole Barns	JORDIN & SHAUN DICKERSON	Res Add	J Marshall Minor	2	6325 S 275 East	46052	2025/05/13
R2024-1094	Bone Dry Roofing	Bradley & Lindsay Bohnstedt	Res Reroof			7702 S 775 East	46077	2025/05/08
R2024-1100	Anthony Georgiou	Essaha Jallow & Kadidja Diallo	Res Reroof	Royal Run	154	6302 PICKWICK COURT	46077	2025/05/08
19U2024-1120	BPI Outdoor Living	Norman & Candy Bineryard	Res Add Deck	Brookhaven	48	11320 ABERCAIRN COURT	46077	2025/05/14
R2024-1121	Bone Dry Roofing	Amy & Douglas Byrum	Res Reroof	Stonegate	365	6577 W DEERFIELD DRIVE	46077	2025/05/13
23U2024-1137	Pulte Homes	Pulte Homes	Res New	Devonshire	84	8446 MORGAN LANE	46077	2025/05/20



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2024-1140	Barton Pool Company	Royal Run HOA	Comm Remodel	Royal Run	Common Area Pool	6514 Royal Run Blvd	46077	2025/05/15
23U2024-1141	Pulte Homes	Pulte Homes	Res New	Devonshire	22	8398 LEANDER AVE	46077	2025/05/15
23U2024-1156	Hittle Construction	Darcy & Zach Snyder	Res Add Deck	Chelsea Park	9	5388 PEMBRIDGE LANE	46077	2025/05/13
23U2025-1	Pulte Homes	Pulte Homes	Res New	Devonshire	91	8336 GOODWIN DRIVE	46077	2025/05/20
23U2025-2	Pulte Homes	Pulte Homes	Res New	Devonshire	3	8333 GOODWIN DRIVE	46077	2025/05/20
R2025-23	Bone Dry Roofing	Jonathan & Laura Bergdoll	Res Reroof	Royal Run	568	6542 HUNTERS RIDGE NORTH	46077	2025/05/08
U2025-67	Bone Dry Roofing	Katherine & Jacob Aeschliman	Res Reroof	Rock Bridge	151	8933 HEARTHSTONE DRIVE	46077	2025/05/05
R2025-98	Barton Pool Company	Brandon & Kristen Bergman	Res Add Pool	PLEASANTVIEW LANE	5	9509 PLEASANT VIEW LANE	46077	2025/05/23
U2025-125	Hometown Roofing & Exteriors	Jessica & Ryan Basham	Res Reroof	Coventry Ridge	64	11337 BRENTWOOD AVE	46077	2025/05/19
U2025-131	Sooner Construction LLC	Leo & Molly Spillane	Res Remodel	Courtyards of Zionsville	28	1728 ARBOR WAY	46077	2025/05/06
U2025-135	Andrew Hehman	Lindsey & Andrew Hehman	Res Finish Permit			275 BEECHWOOD LANE	46077	2025/05/21
U2025-137	Robert Stevens Roofing	Alexis & Christian Sumner	Res Reroof	Rock Bridge	54	9132 STONINGTON PLACE	46077	2025/05/05
R2025-147	Bone Dry Roofing	David & Deborah Prier	Res Reroof	Royal Run	475	6483 GLENWOOD TRACE	46077	2025/05/08
23U2025-196	HERO Homes LLC	Todd & Christy Nebesio	Res Remodel	THE CLUB AT HOLLIDAY	K10	10930 LOCHFIELD DRIVE	46077	2025/05/16
R2025-198	Home Value Renovation	Tamra Matthews	Res Reroof	Royal Run	451	6259 SADDLETREE DRIVE	46077	2025/05/08
U2025-258	Centennial Construction	Nikolay & Callie Zaborenko	Res Add	Spring Knoll	175	4374 GREENTHREAD DRIVE	46077	2025/05/02



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U2025-273	Calvin Landscape LLC	Jonathan & Kathleen Weed	Res Other	Raintree	68	340 RAINTREE DRIVE	46077	2025/05/30
U2025-274	Sanmles Construction	William & Sandra Prucka	Res Add Deck	Cobblestone Lakes	305	8835 SPRING VIOLET PLACE	46077	2025/05/09
U2025-308	Indy Decorative Concrete	Jessica & Ryan Basham	Res Other	Coventry Ridge	64	11337 BRENTWOOD AVE	46077	2025/05/13
U2025-316	Bone Dry Roofing	Patrick & Michelle McGough	Res Reroof	Cobblestone Lakes	115	4656 PEBBLEPOINTE PASS	46077	2025/05/05
R2025-383	Indy Grills	Jillian & Mark Murphy	Res Finish Permit	Stonegate	2	7669 CARRIAGE HOUSE WAY	46077	2025/05/21
U2025-394	Green Men Restoration	Donald & Catherine Corson	Res Finish Permit	Spring Knoll	27	9662 BELLFLOWER DRIVE	46077	2025/05/30



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	16	292	457	11	19
February	3	0	0	4	1	6	21	12	8	3	6	2	25	2	0	93	0	7	387	550	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	10	387	622	13	94
May	4	0	6	3	0	9	22	8	3	6	7	1	36	2	0	107	2	20	440	631	94	118
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	29	0	16	35	5	25	89	62	29	24	31	5	106	14	1	471	8	63	1916	2878	158	354



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Residential Fees	January	February	March	April	May							YTD
New Home Residential ILP Fees	\$21,671	\$20,126	\$18,690	\$13,407	\$25,684							\$99,578
All Other Residential ILP Fees	\$6,357	\$13,736	\$10,877	\$18,887	\$12,311							\$62,168
Residential Inspection Fees (Fees Due)	\$3,525	\$3,825	\$4,275	\$4,425	\$3,600							\$19,650
New Home Residential Road Impact Fees	\$40,369	\$55,104	\$57,729	\$18,368	\$59,728							\$231,298
New Home Residential Park Impact Fees	\$32,720	\$29,397	\$31,742	\$14,315	\$44,990							\$153,164
Sanitary Sewer Fees	\$64,400	\$28,175	\$36,325	\$40,250	\$78,520							\$247,670
Total Residential ILP, Inspection, Impact, Sewer	\$165,517	\$146,538	\$155,363	\$105,227	\$221,233							\$793,878
New Commercial Start ILP Fees	\$25,623	\$2,300	\$1,700	\$8,545	\$6,572							\$44,740
All Other Commercial ILPs	\$3,225	\$806	\$10,361	\$3,857	\$5,025							\$23,274
Commercial Inspection Fees(Fees due)	\$975	\$1,275	\$825	\$900	\$600							\$4,575
Commercial Road Impact Fees	\$38,969	\$0	\$0	\$0	\$11,411							\$50,380
Commercial Sanitary Sewer Fees	\$35,920	\$0	\$0	\$79,085	\$8,050							\$123,055
Total Commercial ILP, Inspection Impact Sewer	\$184,571	\$3,106	\$12,061	\$91,487	\$31,058							\$322,283
Combined Residential and Commercial Sewer	\$100,320	\$28,175	\$36,325	\$119,335	\$86,570							\$370,725
Combined Residential and Commercial Impact	\$192,892	\$84,501	\$89,471	\$32,683	\$116,129							\$515,676
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$350,088	\$149,644	\$167,424	\$196,714	\$252,291							\$1,116,161
Petition Filing Fees	January	February	March	April	May							YTD
Plan Commission												
Primary Plat Approval	\$0	\$0	\$0	\$1,520	\$0							\$1,520
Secondary Plat Approval	\$14,560	\$6,510	\$3,300	\$570	\$0							\$24,940
Re-Plat Approval	\$0	\$0	\$0	\$0	\$0							\$0
Minor Plat Approval	\$1,730	\$0	\$0	\$590	\$0							\$2,320
Zone Map Amendment	\$0	\$0	\$0	\$10,206	\$0							\$10,206
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0							\$0
Development Plan	\$2,714	\$1,066	\$4,051	\$3,480	\$0							\$11,311
Development Plan Amendment	\$615	\$2,253	\$800	\$0	\$0							\$3,668
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0							\$0
Board of Zoning Appeals												
Variance of Use	\$1,200	\$0	\$0	\$0	\$0							\$1,200
Variance of Dev Standards	\$2,300	\$475	\$760	\$2,140	\$0							\$5,675
Special Exception	\$1,400	\$700	\$700	\$0	\$0							\$2,800
TOTAL FILING FEES Plan Commission and	\$25,119	\$12,039	\$10,211	\$21,006	\$0							\$68,375
Permit Overview	January	February	March	April	May							YTD
New Home ILP	16	21	22	8	22							89
New Home Construction Cost	\$19,170,927	\$14,379,780	\$16,593,000	\$14,614,317	\$15,372,125							\$80,130,149
All Other Residential ILP	27	58	53	70	63							271
New Commercial Start ILP	10	3	5	7	4							29
All Other Commercial ILP	9	11	28	16	18							82
Total Permit Per Month	62	93	108	101	107							471
Petition Filing Quantities	January	February	March	April	May							YTD
Plan Commission												
Primary Plat Approval				¹ Kroger Primary Pla								
Secondary Plat Approval	See Files	² Hickory Farms sec Union Woodlands Se	See Files	² Enclave at Hollis Dickinson Secondar	¹ Holiday Farms Eas							
Re-Plat Approval												
Minor Plat Approval	¹ Aquilre Minor Plat			¹ Baker Minor Reside								
Zone Map Amendment				¹ The Courtyards at								
Subdivision Waiver												
Development Plan	² Holiday Farms - B Holiday Farms Eas See Files	See Files	See Files	See Files								
Development Plan Amendment		See Files	¹ Dairy Queen - Ould		¹ Fire Station #232							
Ordinance Amendment			² Outdoor Seating Or Development Plan R		² Solar, Wind, and B Accessory Dwelling							
Comprehensive Plan Amendment												
Board of Zoning Appeals												
Variance of Use	¹ Kroger Grocery Sto											
Variance of Dev Standards	See Files	¹ Morgan Grath	² Regal Custom Homes	See Files								
Special Exception	² Aquilre Minor Resi Brad Tellebaum	¹ Donald Allen	¹ Regal Custom Homes		¹ Brett McCarney							
TOTAL FILINGS Plan Commission and BZA	17	13	15	14	5							64
Collected Fees.Duplicate Permits, Amendments/Flooding fees	\$1,475	\$2,025	\$3,400	\$1,073	\$1,739							\$9,712
TOTAL REVENUE (ILPs, Inspections/Petition Filing Fees)	\$111,614	\$66,146	\$67,150	\$92,033	\$53,792							\$390,735
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$404,826	\$178,822	\$192,946	\$244,051	\$256,491							\$1,277,136



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
23U2025-470	May	30	\$890,000	\$0	\$0	\$0	\$0	Hannigan Building	GMT Investments	Comm New	THE CLUB AT HOLLIDAY	Lot S Building	3546 S US 421	46077
23U2025-455	May	29	\$553,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	Devonshire	16	8320 LEANDER	46077
23U2025-454	May	29	\$555,000	\$1,645	\$4,025	\$0	\$2,784	Hannigan Building	GMT Investments	Comm New	THE CLUB AT HOLLIDAY	S Building	3546 S US 421	46077
R2025-450	May	29	\$2,400,000	\$0	\$0	\$0	\$0	Old Town Construction,	Old Town Construction,	Comm New	Wild Air	Coffee Shop	8477 Archer Lane	46077
R2025-449	May	29	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	63	7044 YOSEMITE	46077
R2025-448	May	29	\$0	\$90	\$0	\$0	\$0	Midwestern Electric, Inc.	INDOT	Comm Other		ROW	10888 E SR 32	46077
U2025-447	May	28	\$375,000	\$0	\$0	\$0	\$0	Tenpenny Houseworks	Megan & Philip Stoller	Res Remodel		91	1947 CAMARGUE	46077
R2025-446	May	28	\$500,000	\$1,328	\$0	\$0	\$0	Alt Construction	Zionsville Fellowship	Comm Remodel			9090 E Oak Street	46077
U2025-444	May	28	\$15,000	\$410	\$0	\$0	\$0	Neil Church	Neil Church	Res Remodel	Coventry Ridge	128	11073 CLARKSTON	46077
R2025-443	May	27	\$550,000	\$1,149	\$2,045	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	148	9087 ACADIA	46077
U2025-440	May	27	\$25,000	\$0	\$0	\$0	\$0	Lux Outdoor Design	Ryan & Abigail Scott	Res Other	Spring Knoll	189	4253 SEDGE	46077
13U2025-439	May	27	\$155,003	\$530	\$0	\$0	\$0	Kustom Home Solutions, LLC	Adam & Jodi Burns	Res Remodel	The Willows	164	3253 SUNRISE	46077
R2025-436	May	27	\$550,000	\$1,112	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	116	7061 YOSEMITE	46077
R2025-432	May	23	\$550,000	\$1,096	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	66	7062 YOSEMITE	46077
R2025-430	May	22	\$550,000	\$1,017	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	147	9083 ACADIA	46077
R2025-428	May	22	\$550,000	\$1,101	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	58	7014 YOSEMITE	46077
R2025-427	May	22	\$550,000	\$1,096	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	50	9062 ACADIA	46077
23U2025-426	May	21	\$0	\$0	\$0	\$0	\$0	The Club at Holliday Farms	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	Common Area near	3520 Olde Well Run	46077



Town Of Zionsville

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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
R2025-425	May	21	\$550,000	\$1,096	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	46	9086 ACADIA	46077
R2025-424	May	21	\$550,000	\$1,106	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	149	9091 ACADIA	46077
R2025-423	May	21	\$550,000	\$1,047	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	57	7008 YOSEMITE	46077
13U2025-422	May	21	\$0	\$0	\$0	\$0	\$0	Lux Outdoor Design	Robert & Brooke Mikan	Res Finish Permit	Montgomery Minor Plat	1	11785 E 300 SOUTH	46077
R2025-421	May	21	\$550,000	\$1,143	\$4,025	\$2,045	\$4,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	146	9079 ACADIA	46077
R2025-420	May	21	\$20,000	\$263	\$0	\$0	\$0	The Stewart G Klipsch Living	The Stewart G Klipsch Living	Res Other	Mil-Dot Acres	3	8480 HUNT CLUB	46077
R2025-419	May	21	\$245,000	\$1,470	\$0	\$0	\$0	The Stewart G Klipsch Living	The Stewart G Klipsch Living	Res Add	Mil-Dot Acres	3	8480 HUNT CLUB	46077
R2025-418	May	21	\$1,729,696	\$1,590	\$0	\$2,045	\$2,625	Wedgewood Building	The Stewart G Klipsch Living	Res New	Mil-Dot Acres	3	8480 HUNT CLUB	46077
R2025-417	May	21	\$550,000	\$1,153	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	56	7002 YOSEMITE	46077
R2025-416	May	20	\$550,000	\$1,153	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	55	9032 ACADIA	46077
13U2025-414	May	20	\$70,000	\$436	\$0	\$0	\$0	Chuck's Construction	Michael & Karen Perkins	Res Add Deck	Fox Hollow	29	7398 FOX HOLLOW	46077
R2025-413	May	20	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	54	9038 ACADIA	46077
R2025-411	May	20	\$550,000	\$1,149	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	53	9044 ACADIA	46077
U2025-410	May	20	\$100,000	\$482	\$0	\$0	\$0	Christopher McClimon	Christopher McClimon	Res Add	Iron Gate	24	1615 WALDEN	46077
R2025-409	May	19	\$550,000	\$1,149	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	49	9069 ACADIA	46077
13U2025-401	May	15	\$0	\$0	\$0	\$0	\$0	Lakeshore Hardscapes	John & Deborah	Res Finish Permit	Willow Glen	44	3230 AUTUMN	46077
R2025-400	May	15	\$632,479	\$1,203	\$0	\$2,045	\$2,625	Schumacher Homes of	David and Teresa	Res New			425 S 900 East	46077
U2025-399	May	15	\$700,000	\$0	\$0	\$0	\$0	Ferris and Sloan (Megan	The Farm at Zionsville JV,	Comm Remodel	The Farm	Building 8 - CAVA	11569 Sylo Crossing	46077



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
23U2025-398	May	14	\$820,000	\$2,121	\$4,025	\$0	\$4,175	Hannigan Building	GMT Investments,	Comm New	THE CLUB AT HOLLIDAY	Building A	3365 Marketplace	46077
13U2025-395	May	13	\$1,000,000	\$1,086	\$0	\$0	\$0	Brent Roberts	HARRIS FLP	Comm Remodel	Appaloosa Crossing	J Apicio	3310 S US 421	46077
U2025-394	May	12	\$58,000	\$125	\$0	\$0	\$0	Green Men Restoration	Donald & Catherine	Res Finish Permit	Spring Knoll	27	9662 BELLFLOWER	46077
U2025-392	May	12	\$28,000	\$0	\$0	\$0	\$0	Capstone Construction	Zionsville United	Comm Remodel			9644 WHITESTOWN	46077
23U2025-388	May	9	\$559,000	\$1,164	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	9	3870 GOODWIN	46077
23U2025-387	May	8	\$0	\$140	\$0	\$0	\$0	The Club at Holliday Farms	The Club at Holliday Farms	Comm Finish Permit	THE CLUB AT HOLLIDAY	R51	3950 Club Ridge	46077
23U2025-385	May	7	\$1,635,035	\$1,457	\$4,025	\$2,045	\$2,625	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	L19	4350 HAMILTON	46077
R2025-383	May	7	\$0	\$125	\$0	\$0	\$0	Indy Grills	Jillian & Mark Murphy	Res Finish Permit	Stonegate	2	7669 CARRIAGE	46077
U2025-382	May	6	\$575,000	\$0	\$0	\$0	\$0	Robin South (Architech)	Piada Zionsville, LLC	Comm Remodel	The Farm	Building 7	11579 SYLO CROSSING	46077
23U2025-381	May	6	\$1,462,915	\$1,437	\$4,025	\$2,045	\$2,625	Old Town Design Group	James & Cheryl Johnson	Res New	THE CLUB AT HOLLIDAY	M2	11140 HAMILTON	46077
13U2025-376	May	5	\$0	\$0	\$0	\$0	\$0	Singh Construction	Indy Holdings LLC	Comm Finish Permit	Appaloosa Crossing	Outlot H	3255 S US 421	46077
U2025-375	May	5	\$280,000	\$565	\$0	\$0	\$0	Rise Builders LLC	Paul Stevenson &	Res Add	Cobblestone Lakes	260	4603 S COBBLESTONE	46077
R2025-369	May	2	\$46,908	\$236	\$0	\$0	\$0	The Smart Pergola	Michael & Lanna Guzman	Res Other	Stonegate	312	6490 WESTMINSTER	46077
R2025-367	May	2	\$51,113	\$231	\$0	\$0	\$0	The Smart Pergola	Tabitha Meier	Res Other			6360 W 96TH	46077
R2025-366	May	1	\$2,902,479	\$1,612	\$0	\$0	\$0	Comass Commercial	I-70 WEST LLC	Comm Remodel	HUB I-65	3 & 4	3201 COUDEN	46052



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, May 7, 2025

6:30 PM (Local Time)

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

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

via the following forms of electronic communication:

Please click the following link to join the webinar:

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

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

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

The following items are scheduled for consideration:

I. Pledge Of Allegiance

II. Attendance

Present: Josh Fedor, Jim Hurst, Josh Martin, and Kathi Postlethwait

Absent: Amanda Miller

III. Approval Of Minutes

1. Minutes From The April 8, 2025 Meeting. Approved (4 In Favor, 0 Opposed)

Documents:

IV. **Continuance Or Withdrawal Requests**

1. 2025-10-SE. Continued To The June 4, 2025 Meeting.

Regal Custom Homes / Brad Davis	7860 E 850 S, Zionsville, IN 46077	Special Exception pursuant to Section 194.082 to provide for a Major Residential Subdivision in the Rural Equestrian (RE) zoning district.
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Documents:

[2025-10-SE REGAL CUSTOM HOMES - INITIAL FILING.PDF](#)
[2025-10-SE CONTINUANCE REQUEST.PDF](#)
[2025-10-SE REGAL CUSTOM HOMES - EXHIBIT 5 - CONCEPTUAL LAYOUT \(V3\).PDF](#)

V. **Continued Business**

VI. **New Business**

1. 2025-09-DSV. Conditionally Approved (4 In Favor, 0 Opposed)

Jim Hurst made a motion to conditionally approve the request, based on:

- The findings in the staff report and staff recommendations
- Submitted Findings of Fact
- Substantial compliance with the submitted site plan
- The following conditions of approval:
 1. This variance only applies to the second story deck encroachment.
 2. The petition is required to adhere to the requirement of the 2020 Indiana Residential Code. Specifically, the petition shall ensure that all fire-resistance ratings are met, and the structure adheres to all applicable safety standards.

Josh Fedor seconded the motion.

The motion passed 4 in favor, 0 opposed.

Elizabeth Schwede	4190 Hamilton Run, Zionsville, IN 46077	Development Standards Variances pursuant to Exhibit 5, Row G of the Holiday Farms PUD to reduce the 5-foot side yard setback on lot L6.
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Documents:

2025-09-DSV ELIZABETH SCHWEDE - EXHIBIT 1 - STAFF REPORT.PDF
2025-09-DSV ELIZABETH SCHWEDE - EXHIBIT 2 - LOCATION MAP.PDF
2025-09-DSV ELIZABETH SCHWEDE - EXHIBIT 3 - PETITIONERS
NARRATIVE.PDF
2025-09-DSV ELIZABETH SCHWEDE - EXHIBIT 4 - SITE PLAN.PDF
2025-09-DSV ELIZABETH SCHWEDE - EXHIBIT 5 - PETITIONES FINDINGS
OF FACT.PDF
2025-09-DSV ELIZABETH SCHWEDE - EXHIBIT 6 - HOUSE PLANS.PDF
2025-09-DSV ELIZABETH SCHWEDE - EXHIBIT 7 - APPROVED
IMPROVEMENT LOCATION PERMIT (ILP).PDF
2025-09-DSV ELIZABETH SCHWEDE - INITIAL FILING.PDF
2025-09-DSV ELIZABETH SCHWEDE - EXECUTED FINDINGS OF FACT.PDF
2025-09-DSV - 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.
3. The Board of Zoning Appeals will continually revisit and refine the procedures in this Annex to address public accessibility to meetings.



ZIONSVILLE PLAN COMMISSION

MEETING RESULTS

Monday, May 19, 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, Andrew Kossack, and Nick Plopper attended in person.
- III. Planning & Building Department [April 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
2025-45-OA: Staff Memo with Materials	Zionsville Zoning Ordinance Amendments	Town of Zionsville	**This item will not be heard. The item will be tabled and may be discussed at a future meeting.** Request for a recommendation to the Town Council to amend various Sections of the Zionsville Zoning Ordinance to establish regulations regarding: 1) Accessory Dwelling Units (ADU); 2) Agritourism; and 3) Zoning Code Enforcement Penalties. The amendment would provide new regulations for, and repeal and/or replace various sections relating to the aforementioned items. This item was tabled to the July 21, 2025 meeting. 6 in Favor 1 Opposed

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-24-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Continued at the Town Council for amendments. Consideration of the Town Council's amendment of a Zoning Ordinance Amendment to change the approval process for Development Plans. IC 36-7-4-607 This item is still under consideration by the Town Council.

2025-26-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Returned from Town Council due to denial. Consideration of the Town Council's rejection of a Zoning Ordinance Amendment to change the approval process for outdoor dining in the Village Business District. IC 36-7-4-607 The Town Council rejection of the ordinance was disapproved by the Plan Commission and will be returned to the Town Council for final action. 7 in Favor 0 Opposed
2025-14-DP: Staff Report with Materials	Bradley Ridge Development, LLC / Bradley Ridge – Section 1C	1310 U.S. 421 Zionsville, IN	Continued from the April 21, 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). Development Plan was Conditionally Approved. 7 in Favor 0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-29-DP: Staff Report with Materials	Old Town Companies, LLC / Wild Air Archer Park	Wild Air Development Zionsville, IN	Development Plan Review for a 3.88 acre park in Wild Air. Part of Lot 7 being in the Wild Air PUD District. Development Plan was Conditionally Approved 7 in Favor 0 Opposed
2025-31-DPA: Staff Report with Materials	Lee Kleiner / Dairy Queen - Outdoor Seating	340 S. First Street Zionsville, IN	Development Plan Amendment to add outdoor seating to an existing restaurant in the Urban Outdoor Business (B-3) district. Development Plan Amendment was Conditionally Approved. 7 in Favor 0 Opposed
2025-32-DP: Staff Report with Materials	Goodwill of Central & Southern Indiana / Goodwill Retail Store	5900 W. 96th Street Zionsville, IN	Development Plan for a 14,300+/- sf retail store on 2.39 acres in the Rural Local Business (Rural LB) district. Development Plan was Conditionally Approved. 7 in Favor 0 Opposed
2025-33-PPA: Staff Report with Materials	EA Land Holdings, LLC / Creekside Corporate Park - Lots 7 & 8	10870 Creek Way Zionsville, IN	Primary Plat Amendment to combine the recorded Lots 7 & 8 of Creekside Corporate Park into a single lot being zoned Planned Unit Development (Creekside PUD). Primary Plat Amendment was Conditionally Approved. 7 in Favor 0 Opposed
2025-34-DP: Staff Report with Materials	EA Land Holdings, LLC / Exclusive Autosport	10870 Creek Way Zionsville, IN	Development Plan for a 45,000 SF building, including office space and shop/storage area, on 3.35 acres being in the Planned Unit Development (Creekside Corporate Park PUD) district. Development Plan was Conditionally Approved. 7 in Favor 0 Opposed

2025-35-DP: Staff Report with Materials	Aaron Springhetti / Springhetti Dentist Office	3710 Marketplace Drive Zionsville, IN	Development Plan for a 7,180 SF medical office building (dentistry) on a 1.20 acre site (Lot C of Section 7 in Holliday Farms) being in the Planned Unit Development (Holliday Farms PUD) district. Development Plan was Conditionally Approved. 7 in Favor 0 Opposed
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VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
			None

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