



Town Of Zionsville

Planning and Building Combined Permit Activity

August 2025

Total permits issued for the month of August: 112

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Permit Activity Breakdown

Commercial Permits	August 2025	August 2024	YTD 2025	YTD 2024	YTD Diff
New	0	3	39	21	18
Interior Remodel	7	3	35	14	21
Addition	1	2	2	10	-8
Sign	7	10	62	48	14
Electric	1	4	8	15	-7
Other	7	7	47	37	10
Sewer	0	0	1	1	0
Commercial Totals	23	29	194	146	48
Residential Permits					
Single Family	23	22	150	163	-13
Addition	14	20	102	111	-9
Remodel	10	5	57	62	-5
Electric	7	5	51	38	13
Pool/Spa	4	2	42	38	4
Demolition	3	1	14	13	1
Other	27	34	177	208	-31
Sewer/Repairs	1	1	19	26	-7
Residential Totals	89	90	612	659	-47
Combined Totals	112	119	806	805	1

Building/Site Inspections: 493 Number Of Inspections: 736

Certificates Of Occupancy Issued: 71

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 25

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

Number of Investigations closed this month: 18

Total number of zoning code violations to date: 1



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Planning and Building Permit 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
13U2025-696	August	1	\$110,000	\$444	\$0	\$0	\$0	Centennial Construction	Nicole Robinson	Res Add	The Willows	59	3211 WILLOW	46077
19U2025-697	August	1	\$0	\$0	\$0	\$0	\$0	Maker Factory	DOUGLAS & DAWN RAPP	Res Finish Permit			10550 ZIONSVILLE	46077
U2025-698	August	1	\$33,074	\$75	\$0	\$0	\$0	Bone Dry Roofing	Stephen & Beth Wilson	Res Reroof	Sugarbush	19	776 SUGARBUSH	46077
R2025-699	August	4	\$550,000	\$1,005	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	124	7060 SHENANDOAH	46077
U2025-700	August	4	\$600,000	\$1,021	\$0	\$0	\$0	Andvis Construction	The Farm at Zionsville JV,	Comm Remodel	The Farm	Bldg 9	11545 Sylo Crossing	46077
U2025-701	August	4	\$0	\$125	\$0	\$0	\$0	Sachin Chhokar	Sachin Chhokar	Res Finish Permit	Hampshire	145	8051 HAYLE STREET	46077
U2025-702	August	4	\$0	\$75	\$0	\$0	\$0	B&W Electrical Service	Thomas & Judith Streeter	Res Electric	CENTURE OAKS	8	577 CENTURY	46077
R2025-703	August	5	\$15,000	\$263	\$0	\$0	\$0	R&G Home Improvement Inc	Robert & Elizabeth Stone	Res Add	Stone Minor	2	4805 S 700 EAST	46077
23U2025-704	August	5	\$10,000	\$125	\$0	\$0	\$0	Sushrut & Swapna Kawar	Sushrut & Swapna Kawar	Res Finish Permit	Chelsea Park	3	5458 PEMBRIDGE	46077
U2025-705	August	5	\$650,000	\$1,007	\$0	\$0	\$0	Reliable Builders	Matthew & Morgan Grahn	Res Add	Olivers Addition	44	55 E ASH STREET	46077
23U2025-706	August	5	\$9,787	\$225	\$0	\$0	\$0	Zinga's Home Solutions	Mark & Shawn Parmeter II	Res Other	THE CLUB AT HOLLIDAY	E27	10683 BARRINGTON	46077
R2025-707	August	5	\$0	\$75	\$0	\$0	\$0	Joe Schmo Electrical	Daniel & Morgan Morton	Res Electric	Spring Hill	11	665 SPRING HILLS DRIVE	46077
R2025-708	August	5	\$500,000	\$215	\$0	\$0	\$0	Kyle Rowles	I-70 WEST LLC	Comm Other	JIG FARMS SUBDIVISION	2	4175 S INDIANAPOLIS	46077
R2025-709	August	5	\$110,000	\$425	\$0	\$0	\$0	Indy Grills	Corwin & Erin Huston	Res Other	Stonegate	1	6215 STONEGATE	46077
U2025-710	August	6	\$6,949	\$75	\$0	\$0	\$0	Universal Roofing	Rottman Collier Development	Res Reroof			535 S 5TH STREET	46077
23U2025-711	August	6	\$576,000	\$1,177	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	15	3786 GOODWIN	46077
R2025-712	August	6	\$2,000,000	\$1,626	\$4,025	\$0	\$0	G&G Custom Homes, Inc.	G&G Custom Homes, Inc.	Res New	Wild Air	13	5854 JULEP DRIVE	46077
U2025-713	August	7	\$56,000	\$410	\$0	\$0	\$0	Nicholas Design Build	Susan Lewis	Res Remodel	Clifden Pond	10	60 MONAHAN	46077



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23U2025-714	August	7	\$0	\$125	\$0	\$0	\$0	Homes by Design	Todd & Linda Maurer	Res Finish Permit	THE CLUB AT HOLLIDAY	R22	10386 HOLLIDAY	46077
R2025-715	August	7	\$85,000	\$303	\$0	\$0	\$0	Miller Logan Construction	Kristin & Christopher	Res Add	COOPER HEIGHTS	8	8330 COOPER	46077
U2025-716	August	7	\$100,000	\$410	\$0	\$0	\$0	Worthington Design &	JOHN & TINA LASTOVICA	Res Remodel	COBBLESTONE LAKES OF	48	4944 S COBBLESTONE	46077
U2025-717	August	8	\$300,000	\$1,267	\$0	\$0	\$0	David Wang	The Farm at Zionsville JV,	Comm Remodel	The Farm	Bldg 9 Niku	11543 SYLO CROSSING	46077
13U2025-718	August	8	\$40,000	\$410	\$0	\$0	\$0	Joshua Frodge	Adam & Mikah Konst	Res Add	Willow Glen	11	3257 CIMMARON	46077
23U2025-719	August	8	\$147,866	\$468	\$0	\$0	\$0	CMH Builders	Kevin & Kerrie Patton	Res Remodel	THE CLUB AT HOLLIDAY	B16	3872 CHERWELL	46077
U2025-720	August	8	\$4,650	\$0	\$0	\$0	\$0	Bruce Fahnestock	Barbara Harris FLP	Comm Remodel		Cedar Street	95 S ELM STREET	46077
U2025-721	August	11	\$110,000	\$262	\$0	\$0	\$0	Indy Grills	Christopher & Kristin Koch	Res Add	Oak Ridge	7	9935 OAK RIDGE	46077
13U2025-722	August	11	\$50,000	\$519	\$0	\$0	\$0	Construction by Kennard	Chad & Crystal Pannucci	Res Remodel	HIDDEN PINES	19	3850 SUGAR PINE LANE	46077
R2025-723	August	12	\$550,000	\$1,084	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	65	7056 YOSEMITE	46077
U2025-724	August	12	\$20,647	\$75	\$0	\$0	\$0	Bone Dry Roofing	Jerry & Pamela Bond	Res Reroof	Cobblestone Lakes	339	8742 HEATHERSTONE	46077
R2025-725	August	12	\$0	\$165	\$0	\$0	\$0	Strongbox Commercial,	Tom Wood Management	Mass Grading			6408 CRANE DRIVE	46077
U2025-726	August	12	\$0	\$90	\$0	\$0	\$0	Freije Engineered	Hunters Point Apartments	Comm Electric	Hunters Point Apts		1509 Hunters Glen	46077
R2025-727	August	13	\$0	\$75	\$0	\$0	\$0	Complete Solar, Inc	Arundathi & Pradeep Prasad	Res Electric	Blackstone	17	7533 PATRIOT	46077
23U2025-728	August	13	\$0	\$0	\$0	\$0	\$0	Premier Sign Group	GMT Investments	Comm Sign	THE CLUB AT HOLLIDAY	S	3575 Marketplace	46077
U2025-729	August	14	\$21,000	\$517	\$0	\$0	\$0	Grande & Grande Inc	Diane & Kevin Bowen	Res Remodel	Ashburn	57	5418 ROSE DRIVE	46077
R2025-730	August	14	\$0	\$265	\$0	\$0	\$0	V3 Companies	Bradley Ridge Development,	Mass Grading	Bradley Ridge		1310 S US 421	46077
U2025-731	August	14	\$0	\$0	\$0	\$0	\$0	Schaefer Sign Works	J&T Properties	Comm Sign			70 S Main Street	46077



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U2025-732	August	14	\$95,000	\$464	\$0	\$0	\$0	Perma Pools	Daniel & Jennifer Leblanc	Res Add Pool	Colonial Heights	6	10833 MARQUETTE	46077
R2025-733	August	14	\$7,500,000	\$2,371	\$0	\$2,045	\$2,625	Kent Shaffer Builders Inc	MJLJPJ FAMILY TRUST, LLC	Res New			7281 E 550 South	46077
R2025-734	August	14	\$950,000	\$0	\$0	\$0	\$0	Kent Shaffer Builders Inc	MJLJPJ FAMILY TRUST, LLC	Res Add			7281 E 550 South	46077
U2025-735	August	15	\$81,996	\$410	\$0	\$0	\$0	Booher Building	Andrew Schafer	Res Remodel	Colony Acres	1	685 MULBERRY	46077
R2025-736	August	15	\$0	\$75	\$0	\$0	\$0	Huston Solar	Sally Barton	Res Electric	SARATOGA	15 SOLAR	3271 PADDOCK	46052
U2025-737	August	15	\$0	\$0	\$0	\$0	\$0	Wildwood Designs, Inc	Justin & Emily Scheitlin	Res Finish Permit	Rock Bridge	171	3556 MOSSY ROCK DRIVE	46077
R2025-738	August	15	\$19,000	\$75	\$0	\$0	\$0	Cloud Nine Roofing and	Wanda Ferraro	Res Reroof			5701 S 950 East	46077
R2025-739	August	15	\$17,500	\$75	\$0	\$0	\$0	Cloud Nine Roofing and	Sharon Hine	Res Reroof			5695 S 950 East	46077
R2025-740	August	15	\$5,000	\$100	\$0	\$0	\$0	Jagwant Kaur	Jagwant Kaur	Res Other	Ashburn	45	5355 PEACHTREE	46077
23U2025-741	August	15	\$15,000	\$100	\$0	\$0	\$0	Manning LLC	Vaishali Shukla	Res Other	Devonshire	87	8410 MORGAN	46077
R2025-742	August	18	\$1,150,000	\$1,399	\$4,025	\$0	\$0	Gradison Building	Richard Skiles	Res New	Wild Air	24	5778 MARVIE	46077
U2025-743	August	18	\$0	\$75	\$0	\$0	\$0	Bone Dry Solar	Christopher & Reba Toloday	Res Electric	Colony Woods	188	1165 PRINCETON	46077
23U2025-744	August	18	\$558,000	\$1,158	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	98	3815 GOODWIN	46077
R2025-745	August	18	\$282,000	\$507	\$0	\$0	\$0	David Clarke	David & Charity Clarke	Res Add	Les Arbres	3	9526 E 300 South	46077
R2025-746	August	18	\$192,000	\$259	\$0	\$0	\$0	David Clarke	David & Charity Clarke	Res Add	Les Arbres	3	9526 E 300 South	46077
R2025-747	August	18	\$1,300,000	\$1,425	\$4,025	\$0	\$0	Gradison Building	Michael & Erin Kennedy	Res New	Wild Air	4	8248 BELMONT	46077
U2025-748	August	18	\$500,000	\$0	\$0	\$0	\$0	Banyan Construction	PITTMAN INVESTORS	Comm Remodel	The Farm	Bldg 8	11565 Sylo Crossing	46077
R2025-749	August	18	\$2,300,000	\$1,756	\$0	\$2,045	\$2,625	Schafer Real Estate LLC	The Alexander J Alexander Trust	Res New	Homestead	3	4880 HOMESTEAD	46077



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R2025-750	August	18	\$17,114	\$0	\$0	\$0	\$0	Indy Rooftops	Brian and Elizabeth Marsh	Res Reroof	Royal Run	687	6758 WOODCLIFF	46077
U2025-751	August	18	\$0	\$75	\$0	\$0	\$0	Josh Shmitt	Chad Everts	Res Electric			6825 S Ford Road	46077
R2025-752	August	18	\$0	\$100	\$0	\$0	\$0	Ray's Demolition	MC715 HOLDINGS LLC	Res Demo			9430 E 600 South	46077
R2025-753	August	18	\$0	\$150	\$0	\$0	\$0	Ray's Demolition	MC715 HOLDINGS LLC	Res Demo			5580 S 950 East	46077
U2025-754	August	19	\$30,000	\$0	\$0	\$0	\$0	Back Yard Living	Naomi & Jeffrey Mersinger	Res Add Deck	Hampshire	236	4177 KEIGHLEY	46077
U2025-755	August	19	\$0	\$100	\$0	\$0	\$0	Hope Plumbing	Gonzalo & Mari Frejenal	Res Sewer	Laughlin, Fours, Har	50	333 S 4TH STREET	46077
13U2025-756	August	19	\$0	\$0	\$0	\$0	\$0	ASD Signs & Graphics LLC	Bob Harris	Comm Sign	Appaloosa Crossing	J - Hot Yoga	3299 S US 421	46077
R2025-757	August	19	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Mass Grading		Early Learning	7100 MORTON	46077
13U2025-758	August	19	\$30,205	\$75	\$0	\$0	\$0	Moss Roofing	Jason & Stephanie Arnett	Res Reroof	Willow Glen	66	3214 PURPLE	46077
R2025-759	August	19	\$650,000	\$488	\$0	\$0	\$0	Kent Shaffer Builders Inc	Audra & Chris Buckman	Res Add	Hunt Club		8065 HUNT CLUB ROAD	46077
U2025-760	August	19	\$0	\$0	\$0	\$0	\$0	Town of Zionsville	Zionsville Park and Recreation	Comm Demo		Lincoln Park	100 W OAK STREET	46077
U2025-761	August	19	\$0	\$125	\$0	\$0	\$0	Michael & MariAnn Paton	Michael & Mari Ann Paton	Res Finish Permit	Austin Oaks	77	4548 CHASE OAK COURT	46077
R2025-762	August	19	\$88,606	\$515	\$0	\$0	\$0	CMH Builders	Jason & Allenoush	Res Remodel	Blackstone	62	6441 CONCORD	46077
R2025-763	August	20	\$0	\$75	\$0	\$0	\$0	Huston Electric	Michael & Diane Hilligoss	Res Electric	Minor Plat 97EA-1	3	6702 S 850 EAST	46077
U2025-764	August	20	\$0	\$0	\$0	\$0	\$0	Avenue Construction	HOLLIDAY-ROGERS LIMITED	Comm Sign			11143 AMBROSE	46077
19U2025-765	August	20	\$23,000	\$0	\$0	\$0	\$0	Beechy LLC	Dwayne Moore	Res Finish Permit	Shannon Springs	Common Area Block	6340 S 850 EAST	46077
23U2025-766	August	20	\$5,000	\$100	\$0	\$0	\$0	Anish Thomas & Xavier Ginu	Anish Thomas & Xavier Ginu	Res Other	Devonshire	35	8650 LEANDER	46077
U2025-767	August	20	\$1,270,700	\$1,476	\$4,025	\$2,045	\$2,625	Executive Homes	Jeremy & Christina Morin	Res New	Pemberton	49	8100 ABINGTON	46077



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19U2025-768	August	20	\$4,090	\$410	\$0	\$0	\$0	R J & E Remodeling	Gina & Sam Haskett	Res Remodel	Brookhaven	13	2694 E HIGH GROVE	46077
U2025-769	August	20	\$1,275,000	\$1,483	\$4,025	\$2,045	\$2,625	Executive Homes	David & Julie Dumser	Res New	Pemberton	40	8038 HANLEY	46077
R2025-770	August	20	\$550,000	\$1,370	\$0	\$2,045	\$2,625	Heath Kostello	Heath Kostello	Res New	Banbury Farms	9	1843 S 900 East	46077
U2025-771	August	20	\$145,000	\$805	\$0	\$0	\$0	Bryants Steel Buildings &	Jacob & Jacqueline	Res Add			9019 E 100 NORTH	46077
13U2025-772	August	21	\$250,000	\$761	\$0	\$0	\$0	Matthew Andrews	HARRIS FLP	Comm Remodel	Appaloosa Crossing	Outlot J Hot Yoga	3299 S US 421	46077
R2025-773	August	22	\$2,200,000	\$1,531	\$4,025	\$0	\$0	Gradison Building	Gradison Building	Res New	Wild Air	35	8277 DUKE DRIVE	46077
R2025-774	August	22	\$2,269,951	\$1,643	\$4,025	\$0	\$0	Old Town Design Group	Old Town Design Group	Res New	Wild Air	18	8313 KEENELAND	46077
U2025-775	August	22	\$20,000	\$410	\$0	\$0	\$0	Tom Simmons, Inc	Patricia Brown	Res Remodel			150 Elm Court	46077
U2025-776	August	22	\$200,000	\$0	\$0	\$0	\$0	Kang Construction	The Farm IIA, LLC	Comm Remodel	The Farm	5 West Coast	11559 Sylo Crossing	46077
R2025-777	August	22	\$1,650,000	\$1,420	\$4,025	\$0	\$0	Wedgewood Building	Wedgewood Building	Res New	Wild Air	26	5750 MARVIE	46077
R2025-778	August	25	\$16,467	\$75	\$0	\$0	\$0	Bone Dry Roofing	Michael & Debbie Pittard	Res Reroof			9810 E SR 32	46077
19U2025-779	August	25	\$12,000	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Rachel & Danny Krupp	Res Other	THE ENCLAVE	46	6842 WOODHAVEN	46077
U2025-780	August	25	\$0	\$0	\$0	\$0	\$0	Sign Craft	The Farm IIA, LLC	Comm Sign			11569 Sylo Crossing	46077
U2025-781	August	25	\$0	\$0	\$0	\$0	\$0	Sign Craft	The Farm IIA, LLC	Comm Sign			11569 Sylo Crossing	46077
U2025-782	August	25	\$0	\$0	\$0	\$0	\$0	Sign Craft	The Farm IIA, LLC	Comm Sign			11569 Sylo Crossing	46077
U2025-783	August	25	\$0	\$140	\$0	\$0	\$0	Alderson Commercial	The Farm IIA, LLC	Comm Trailer	The Farm	7	11521 Sylo Crossing	46077
19U2025-784	August	25	\$85,000	\$506	\$0	\$0	\$0	Hendrick Pool and Lawn	Jason & Devona Bithos	Res Add Pool	Vonterra	37	10328 SEMILLON	46077
R2025-785	August	26	\$18,300	\$75	\$0	\$0	\$0	ARAC Roof It Forward	William & Cyril Spink	Res Reroof	Deer Ridge	14	9334 DEER RIDGE	46077



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U2025-786	August	26	\$7,000,000	\$1,402	\$0	\$0	\$30,897	T & W Corporation	Advent Evangelical	Comm Add			11250 N MICHIGAN	46077
U2025-787	August	26	\$764,000	\$1,305	\$0	\$0	\$0	FMD Architects	The Farm at Zionsville JV,	Comm Remodel	The Farm	Building 5	11812 Sylo Crossing	46077
R2025-788	August	26	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	64	7050 YOSEMITE	46077
R2025-789	August	26	\$2,011,979	\$1,473	\$4,025	\$0	\$0	Old Town Design Group	Old Town Design Group	Res New	Wild Air	19	5850 Marvie Drive	46077
U2025-790	August	26	\$41,966	\$75	\$0	\$0	\$0	Bone Dry Roofing	Project 1500, Inc	Res Reroof	Oak Ridge	79	4978 WILLOW	46077
13U2025-791	August	27	\$113,000	\$405	\$0	\$0	\$0	Pools of Fun	Bryan & Kristin Spencer	Res Add Pool	Fox Hollow	87	9957 FORD VALLEY	46077
23U2025-792	August	27	\$932,593	\$1,158	\$4,025	\$2,045	\$2,625	Old Town Design Group	Giovanna Giannico	Res New	THE CLUB AT HOLLIDAY	N5	4185 HAMILTON	46077
R2025-793	August	27	\$1,163,854	\$1,420	\$4,025	\$0	\$0	OLD TOWN DESIGN	Kok & Mei Kua	Res New	Wild Air	40	8232 KEENELAND	46077
23U2025-794	August	28	\$561,000	\$1,083	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	39	8700 LEANDER	46077
U2025-795	August	28	\$24,608	\$75	\$0	\$0	\$0	Bone Dry Roofing	Michael & Katherine	Res Reroof	Austin Oaks	96	11736 ARBORHILL	46077
R2025-796	August	28	\$7,000	\$125	\$0	\$0	\$0	Jaco Waterproofing	Jason & Allenoush	Res Remodel	Blackstone	62	6441 CONCORD	46077
19U2025-797	August	28	\$85,000	\$441	\$0	\$0	\$0	Hendrick Pool and Lawn	Mark & Kate Huber	Res Add Pool	Vonterra	36	10336 SEMILLON	46077
R2025-798	August	28	\$7,660	\$75	\$0	\$0	\$0	Bone Dry Roofing	Theodore & Jessica Reinke	Res Reroof			7370 E WHITESTOWN	46077
R2025-799	August	28	\$0	\$0	\$0	\$0	\$0	Thomas Longest	Thomas Longest	Res Finish Permit	IRISHMAN'S RUN	1	8995 HUNT CLUB ROAD	46077
23U2025-800	August	29	\$0	\$0	\$0	\$0	\$0	Springhetti Dentistry AJS	AJS Real Estate, LLC	Mass Grading	THE CLUB AT HOLLIDAY	Commercial Lot C	3710 Marketplace	46077
R2025-801	August	29	\$1,750,000	\$1,484	\$4,025	\$0	\$0	G & G Custom Homes Inc	G & G Custom Homes Inc	Res New	Wild Air	22	5818 MARVIE	46077
U2025-802	August	29	\$185,000	\$349	\$0	\$0	\$0	FBI Buildings Inc	Matthew & Linda Striebel	Res Add	Huntington Woods	59	1170 WOODSIDE	46077
23U2025-803	August	29	\$625,000	\$1,273	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	100	8357 Leander Ave	46077



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R2025-804	August	29	\$350	\$0	\$0	\$0	\$0	Elevation Excavation Inc.	Bradley Ridge Development,	Res Demo	Bradley Ridge	B36	1555 Pleasant	46077
R2025-805	August	29	\$18,750	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Kevin & Amy Connelly	Res Reroof	Rock Bridge	7	8817 WEATHER	46077
R2025-806	August	29	\$650,000	\$1,941	\$0	\$2,045	\$2,625	Dvelpco LLC	Sandhu Manveer Singh	Res New			610 S US 421	46077
U2025-807	August	29	\$36,000	\$410	\$0	\$0	\$0	Kilburn Brothers Construction	Bradley & Nancy Butler	Res Add	Sugarbush	69	677 MORNINGSIDE	46077



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Planning and Building C of O Detail

August 2025

Total: C of O issued for the month of August: 71

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
23U2024-17	Homes by Design	Thomas & Linda Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE LANE	46077	2025/08/06
R2024-174	Stephan & Judith Alsmeyer	Stephen & Judith Alsmeyer	Res Finish Permit			7965 S 1000 East	46077	2025/08/13
U2024-237	Vibrant Outdoors	Yang Liu & Melissa Eddy	Res Other	ASHBURN	50	5423 PEACHTREE ROAD	46077	2025/08/22
23U2024-243	Williams Custom Art Builders	Grant & Kylee Leiendecker	Res New	THE CLUB AT HOLLIDAY	T17	10521 DARTMOOR WAY	46077	2025/08/06
U2024-349	Roman Catholic Diocese of	ROMAN CATHOLIC	Comm Add			1870 W OAK STREET	46077	2025/08/20
R2024-434	Wildwood Home Co	Christopher & Michele Kirkup	Res Remodel			9984 E 300 South	46077	2025/08/13
R2024-489	Schafer Real Estate LLC	Nolan Schafer	Res New	SCHAFER CR 500 S MINOR	3	7670 E 500 South	46077	2025/08/12
R2024-490	Sigma Builders, LLC	Joesph & Megan Keck	Res New	THE CLUB AT HOLLIDAY	T19	10477 DARTMOOR WAY	46077	2025/08/29
R2024-718	Custom Built Structure	Michael Shoemaker	Res Add			8601 E 50 South	46077	2025/08/28
U2024-737	Chris McDonald	Christopher & Julie McDonald	Res Other	Cobblestone Lakes	247	8920 SNOWBERRY COURT	46077	2025/08/15
R2024-769	Silvers Concrete & Paving	Daniel & Rebecca Rusher	Res Other	Sycamore Bend	19	524 WREN WAY	46077	2025/08/01
23U2024-958	AR Homes	Rob & Brenda Larew	Res Finish Permit	THE CLUB AT HOLLIDAY	C30	3854 DARTMOOR WAY	46077	2025/08/13
U2024-1003	Paul Davis	Anthony & Kimberly Lunato	Res Remodel	Spring Knoll	25	4217 GREENTHREAD DRIVE	46077	2025/08/13
U2024-1082	Westwood Properties, LLC	Ashley J Meuer	Res New	Ansley Park	10	11695 ANSLEY COURT	46077	2025/08/12
U2024-1144	Burkhard Construction	B & D Homes LLC	Res Add			650 MULBERRY STREET	46077	2025/08/19
R2025-3	Benjamin Design-Build	Sharon Weller	Res Add			605 SYCAMORE COURT	46077	2025/08/08



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U2025-5	Sooner Construction LLC	Christine & Mark Jordan	Res Add			620 VALLEY VIEW DRIVE	46077	2025/08/01
U2025-27	indreno Development	Francis & Kelley Violi	Res Remodel	Austin Oaks	170	11651 TRAIL RIDGE PLACE	46077	2025/08/18
R2025-40	Carpenter's Crew, Inc	Diaz Properties LLC	Comm Remodel	Stonegate	65	7637 E STONEGATE DRIVE	46077	2025/08/25
U2025-80	R&G Home Improvement Inc	Kevin & Melissa Schmidt	Res Remodel	Colony Woods	77	1110 WILLIAMSBURG LANE	46077	2025/08/23
U2025-101	David Hazen Group	Natalie & Michael Ranibar	Res Remodel	Oak Ridge	91	10415 OAK RIDGE DRIVE	46077	2025/08/28
13U2025-108	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	1901-1906	3287 HAFLINGER DRIVE	46077	2025/08/05
13U2025-109	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1901	3287 HAFLINGER DRIVE	46077	2025/08/07
13U2025-110	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1902	3289 HAFLINGER DRIVE	46077	2025/08/07
13U2025-111	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1903	3291 HAFLINGER DRIVE	46077	2025/08/07
13U2025-112	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1904	3293 HAFLINGER DRIVE	46077	2025/08/07
13U2025-113	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1905	3295 HAFLINGER DRIVE	46077	2025/08/14
13U2025-114	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1906	3297 HAFLINGER DRIVE	46077	2025/08/05
13U2025-115	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	2001 - 2006 Bldg 20	3275 HAFLINGER DRIVE	46077	2025/08/14
13U2025-116	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2001	3275 HAFLINGER DRIVE	46077	2025/08/19
13U2025-117	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2002	3277 HAFLINGER DRIVE	46077	2025/08/28
13U2025-118	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2002	3279 HAFLINGER DRIVE	46077	2025/08/18



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13U2025-119	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2004	3281 HAFLINGER DRIVE	46077	2025/08/18
13U2025-120	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2005	3283 HAFLINGER DRIVE	46077	2025/08/28
13U2025-121	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2006	3285 HAFLINGER DRIVE	46077	2025/08/28
U2025-153	Pulliam-Scott Construction Inc	Joseph & Mary Overhage	Res Add			4540 S 975 East	46077	2025/08/21
23U2025-157	Pulte Homes	Pulte Homes	Res New	Devonshire	8	3886 GOODWIN DRIVE	46077	2025/08/27
U2025-237	Pools of Fun	Prentice Stovall Jr	Res Add Pool	Pemberton	39	8086 HANLEY LANE	46077	2025/08/22
U2025-241	Hoosier Pool Guy LLC	Mary Stehle	Res Finish Permit	Iron Gate	10	1575 CONCORD CIRCLE	46077	2025/08/12
13U2025-249	Everything Home LLC	Ryan & Christina Owings	Res Remodel	The Willows	42	11510 WILLOW BEND DRIVE	46077	2025/08/06
R2025-257	Rustic Sheds and Cabins	Kenneth & Michelle Weaver	Res Add	IRISHMAN'S RUN	6	7325 HUNT CLUB DRIVE	46077	2025/08/29
U2025-260	Creative Outdoor Living	Jeramiah & Andre Westerfield	Res Add	Cobblestone Lakes	213	8792 WINDPOINTE PASS	46077	2025/08/23
U2025-289	Indy Grills	Jason & Jessica Lile	Res Add Deck	Oak Ridge	17	9904 OAK RIDGE DRIVE	46077	2025/08/18
U2025-328	Booher Remodeling Company	Nikki Hall	Res Remodel	Cobblestone Lakes	246	8940 SNOWBERRY COURT	46077	2025/08/06
U2025-333	Pulte Homes	Pulte Homes	Res New	Devonshire	17	8330 LEANDER AVE	46077	2025/08/27
U2025-338	Andrew Hehman	LALA Enterprises LLC	Res Add	CARTERS ADD.	17	160 N 8TH STREET	46077	2025/08/25
19U2025-346	Peace Water Pools LLC	Grace Conard	Res Add Pool	Brookhaven	124	11212 GLEN AVON WAY	46077	2025/08/28
U2025-349	Booher Remodeling Company	Michael & Amanda Wells	Res Remodel	Brittany Chase	3	4420 BRITTANY DRIVE	46077	2025/08/06



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2025-351	Scott Plumber	Scott & Sally Plummer	Res Add Pool	Sycamore Meadows	1, 2	506 ZION LANE	46077	2025/08/07
U2025-371	Pools of Fun	Jonathan & Keri Kirschnier	Res Add Pool	Austin Oaks	232	4139 CREEKSIDE PASS	46077	2025/08/08
R2025-380	Archadeck of North Indianapolis	David & Kathleen Smith	Res Add Deck	Royal Run	670	6775 WOODCLIFF CIRCLE	46077	2025/08/05
13U2025-414	Chuck's Construction	Michael & Karen Perkins	Res Add Deck	Fox Hollow	29	7398 FOX HOLLOW RIDGE	46077	2025/08/29
U2025-444	Neil Church	Neil Church	Res Remodel	Coventry Ridge	128	11073 CLARKSTON ROAD	46077	2025/08/20
U2025-456	Platinum Deck & Patio	Erik Simpson	Res Add Deck	Huntington Woods	43	1319 HUNTINGTON WOODS ROAD	46077	2025/08/23
R2025-457	MBW Corban, LLC	MBW Corban, LLC	Res Other		RV-3	309 N US 421	46077	2025/08/04
R2025-461	MBW Corban, LLC	MBW Corban, LLC	Res Other		36	9760 Pine Ridge N Drive	46077	2025/08/04
R2025-462	MBW Corban, LLC	MBW Corban, LLC	Res Other		26 Trailer	9702-B Pine Ridge N Drive	46077	2025/08/04
R2025-464	MBW Corban, LLC	MBW Corban, LLC	Res Other		24 Trailer	9670 Pine Ridge N Drive	46077	2025/08/04
R2025-465	MBW Corban, LLC	MBW Corban, LLC	Res Other		23	9664 Pine Ridge N Drive	46077	2025/08/04
R2025-467	MBW Corban, LLC	MBW Corban, LLC	Res Other		9	9665 Pine Ridge S Drive	46077	2025/08/04
R2025-478	Perma Pools	Stephen & Laura Schott	Res Add Pool	Blackstone	11	7583 BLACKSTONE COURT	46077	2025/08/26
23U2025-493	Homes by Design	Frederick Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE LANE	46077	2025/08/22
R2025-515	Tahoe Fire Design, LLC - Vince Diorio	I-70 WEST LLC	Comm Remodel	HUB I-65	2 Building #3 RACKING	3201 Couden Drive	46052	2025/08/06
U2025-531	Morrissey Design + Build	William & Mary Reid	Res Remodel	Buttondown Farms	24	9903 BUTTONDOWN LANE	46077	2025/08/05



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2025-533	Pools by Cory	Allison Walradth	Res Add Pool			8964 E 300 South	46077	2025/08/06
R2025-601	Olympus Management, LLC	Alexander Weseman	Res Add Deck			1875 S 1100 East	46077	2025/08/21
R2025-604	Raber Portable Storage Barns	Chelsea & Christopher	Res Other			5350 S 950 East	46077	2025/08/25
R2025-641	B&H Professional Services	Tanya & Brian Schnelzar	Res Finish Permit			5655 S 875 EAST	46077	2025/08/07
19U2025-653	Tehniat Haider	Tehniat Haider	Res Remodel	Fieldstone	80	2971 ALAMOSA LANE	46077	2025/08/21
U2025-701	Sachin Chhokar	Sachin Chhokar	Res Finish Permit	Hampshire	145	8051 HAYLE STREET	46077	2025/08/25
R2025-736	Huston Solar	Sally Barton	Res Electric	SARATOGA	15 SOLAR	3271 PADDOCK ROAD	46052	2025/08/26



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	10	19
February	3	0	0	4	1	6	21	12	8	3	6	2	25	2	0	93	0	7	387	550	17	60
March	5	0	6	16	2	3	22	17	6	6	2	0	20	2	1	108	0	9	410	618	22	63
April	7	0	2	9	1	4	8	17	10	5	13	2	19	4	0	101	5	10	389	624	13	94
May	4	0	6	3	0	9	22	8	3	6	7	1	36	2	0	107	3	20	441	632	88	118
June	7	1	8	6	1	8	22	13	12	10	2	4	20	2	0	116	8	19	453	690	27	91
July	3	0	4	14	1	7	16	13	6	10	5	2	24	2	0	107	1	14	540	742	29	87
August	0	1	7	7	1	7	23	14	10	7	4	3	27	1	0	112	0	19	493	736	21	71
September																						
October																						
November																						
December																						
Totals	39	2	35	62	8	47	150	102	57	51	42	14	177	19	1	806	18	114	3405	5049	227	603



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Residential Fees	January	February	March	April	May	June	July	August					YTD
New Home Residential ILP Fees	\$21,671	\$20,126	\$18,690	\$13,407	\$25,684	\$27,331	\$21,920	\$32,861					\$181,690
All Other Residential ILP Fees	\$6,357	\$14,278	\$10,977	\$19,363	\$13,066	\$15,486	\$11,802	\$14,832					\$106,161
Residential Inspection Fees (Fees Due)	\$3,525	\$4,050	\$4,275	\$4,425	\$3,600	\$3,950	\$3,775	\$4,775					\$32,375
New Home Residential Road Impact Fees	\$40,369	\$55,104	\$57,728	\$18,368	\$59,728	\$55,104	\$39,360	\$36,736					\$362,497
New Home Residential Park Impact Fees	\$32,720	\$29,397	\$31,742	\$14,315	\$44,990	\$42,945	\$30,675	\$28,630					\$255,414
Sanitary Sewer Fees	\$64,400	\$28,175	\$36,225	\$40,250	\$80,500	\$76,475	\$56,350	\$76,475					\$458,850
Total Residential ILP, Inspection, Impact, Sewer	\$165,517	\$147,080	\$155,362	\$105,703	\$223,968	\$231,348	\$160,107	\$189,534					\$1,378,619
New Commercial Start ILP Fees	\$25,623	\$2,300	\$1,700	\$8,450	\$8,269	\$11,942	\$5,548	\$0					\$63,832
All Other Commercial ILPs	\$3,225	\$806	\$10,885	\$4,568	\$7,853	\$10,695	\$6,429	\$6,630					\$51,091
Commercial Inspection Fees(Fees due)	\$975	\$1,275	\$825	\$900	\$600	\$1,200	\$1,275	\$1,500					\$8,550
Commercial Road Impact Fees	\$38,969	\$0	\$0	\$0	\$11,411	\$67,360	\$64,577	\$0					\$182,317
Commercial Sanitary Sewer Fees	\$35,920	\$0	\$0	\$79,085	\$48,895	\$96,570	\$15,565	\$0					\$276,035
Total Commercial ILP, Inspection Impact Sewer	\$184,571	\$3,106	\$12,585	\$92,103	\$168,283	\$226,649	\$144,726	\$37,526					\$869,549
Combined Residential and Commercial Sewer	\$100,320	\$28,175	\$36,225	\$119,335	\$129,395	\$173,045	\$71,915	\$76,475					\$734,885
Combined Residential and Commercial Impact	\$192,892	\$84,501	\$89,470	\$32,683	\$207,984	\$219,498	\$187,219	\$96,262					\$1,110,509
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$350,088	\$150,186	\$167,947	\$197,806	\$392,251	\$457,997	\$304,833	\$227,060					\$2,248,168
Petition Filing Fees	January	February	March	April	May	June	July	August					YTD
Plan Commission													
Primary Plat Approval	\$0	\$0	\$0	\$1,520	\$0	\$14,170	\$0	\$0					\$15,690
Secondary Plat Approval	\$14,560	\$6,510	\$3,300	\$570	\$0	\$1,222	\$590	\$0					\$26,752
Re-Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Minor Plat Approval	\$1,730	\$0	\$0	\$590	\$0	\$0	\$0	\$0					\$2,320
Zone Map Amendment	\$0	\$0	\$0	\$10,206	\$0	\$16,710	\$0	\$0					\$26,916
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Development Plan	\$2,714	\$1,066	\$4,051	\$3,480	\$0	\$6,930	\$9,329	\$2,667					\$30,237
Development Plan Amendment	\$615	\$2,253	\$800	\$0	\$0	\$1,693	\$0	\$0					\$5,361
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Board of Zoning Appeals													
Variance of Use	\$1,200	\$0	\$0	\$0	\$0	\$1,200	\$1,100	\$1,500					\$5,000
Variance of Dev Standards	\$2,300	\$475	\$760	\$2,140	\$0	\$1,505	\$2,055	\$1,180					\$10,415
Special Exception	\$1,400	\$700	\$700	\$0	\$700	\$700	\$700	\$0					\$4,900
TOTAL FILING FEES Plan Commission and	\$25,119	\$12,039	\$10,211	\$21,006	\$700	\$44,130	\$13,774	\$5,347					\$132,326
Permit Overview	January	February	March	April	May	June	July	August					YTD
New Home ILP	16	21	22	8	22	22	16	23					150
New Home Construction Cost	\$19,170,927	\$14,379,780	\$16,593,000	\$14,614,317	\$15,372,125	\$23,416,125	\$20,462,432	\$33,944,077					\$157,952,783
All Other Residential ILP	27	58	53	70	63	63	62	66					462
New Commercial Start ILP	10	3	5	7	4	7	3	0					39
All Other Commercial ILP	9	11	28	16	18	24	26	23					155
Total Permit Per Month	62	93	108	101	107	116	107	112					806
Petition Filing Quantities	January	February	March	April	May	June	July	August					YTD
Plan Commission													
Primary Plat Approval				Kroger Primary Pla		Saddlecreek Farms Wild Air - Section							
Secondary Plat Approval	See Files	Hickory Farms seco Union Woodlands Se	See Files	Enclave at Hollida Dickerson Secondar	Holiday Farms Eas	Creekside Lots 7 a	Baker Minor Reside Kroger Commercial						
Re-Plat Approval													
Minor Plat Approval	Aguirre Minor Plat			Baker Minor Reside									
Zone Map Amendment				The Courtyards at		Maple Lane Club of Zionville Lion's							
Subdivision Waiver													
Development Plan	Holiday Farms - B Holiday Farms Eas	See Files	See Files	See Files		Saddlecreek Farms Intelligent Living	Orider & Orider - Wild Air - Section	The Farm - Connect					
Development Plan Amendment	See Files	See Files	Dairy Queen - Ould		Fire Station #292	See Files	ZYSA Soccer Field Convivio Remodel						
Ordinance Amendment			Outdoor Seating Or Development Plan R		Solar, Wind, and B Accessory Dwelling	FEMA & NOAA Data f							
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	Kroger Grocery Sto					Tim Wilson	Saddlecreek subdv Tim Wilson	Alison and Thomas Alison and Thomas					
Variance of Dev Standards	See Files	Morgan Grahn	Regal Custom Homes	See Files		See Files	See Files	Jason Gresson William Alderson					
Special Exception	Aguirre Minor Resi Brad Tetteibaum	Donald Allen	Regal Custom Homes		Brett McCarney	Xanderbull Commer	Peters Property						
TOTAL FILINGS Plan Commission and BZA Collected Fees Duplicate Permits, AmendmentsPreceding fees	17	13	15	14	5	17	12	5					98
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$111,614	\$66,913	\$67,774	\$93,125	\$60,472	\$158,864	\$78,297	\$71,292					\$708,351
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$404,826	\$179,589	\$193,469	\$245,143	\$397,851	\$551,407	\$337,431	\$244,029					\$2,553,745



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, August 6, 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: Kathi Postlethwait, Amanda Miller, Josh Martin, Jim Hurst, and Josh Fedor

Absent: None

III. Approval Of Minutes

1. Minutes From The July 8, 2025 Meeting: Approved (5 In Favor, 0 Opposed)

Jim Hurst made a motion to approve the July 8 meeting minutes as presented.

Josh Fedor seconded the motion.

The motion passed 5 in Favor, 0 Opposed.

Documents:

[MINUTES FROM JULY 8, 2025.PDF](#)

IV. **Continuance Or Withdrawal Requests**

1. 2025-18-DSV: Continued To The September 9, 2025 Meeting (5 In Favor, 0 Opposed)

Clarence Dale Kennedy & Cheryl Kennedy / Mike Andreoli	210 W Hawthorne Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.052 (C) to exceed maximum lot coverage and reduce the south front yard setback requirement in the Urban Village Residential (R-V) zoning district.
---	---	--

Josh Martin made a motion to continue this petition to the September 9, 2025 meeting.

Jim Hurst seconded the motion.

The motion passed 5 in Favor, 0 Opposed

Documents:

[2025-18-DSV DALE KENNEDY - INITIAL FILING.PDF](#)

[2025-18-DSV DALE KENNEDY - CONTINUANCE REQUEST.PDF](#)

[2025-18-DSV DALE KENNEDY - CONTINUANCE REQUEST_2.PDF](#)

2. 2025-21-SE: Withdrawal Request Approved (5 In Favor, 0 Opposed)

Xanderbuilt Commercial LLC / John Cross	526 N 1200 E, Sheridan, IN 46069	Special Exception pursuant to Section 194.082, Table 2 to provide for a landscape contractor business in the Rural General Agriculture (AG) zoning district.
--	---	---

Josh Fedor made a motion to accept the petitioners request to withdraw this petition.

Josh Martin seconded the motion.

The motion passed 5 in Favor, 0 Opposed

Documents:

[2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 1 - STAFF
REPORT.PDF](#)

[2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 2 - LOCATION](#)

[MAP.PDF](#)
[2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 3 - ZONING MAP.PDF](#)
[2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 4 - UNION TOWNSHIP COMP PLAN MAP.PDF](#)
[2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 5 - PLAN OF OPERATION.PDF](#)
[2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 6 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 7 - CONCEPTUAL LAYOUT.PDF](#)
[PETITIONER POWERPOINT - 2025-21-SE.PDF](#)
[2025-21-SE LETTERS OF INTEREST.PDF](#)
[2025-21-SE WITHDRAWAL OF PETITION.PDF](#)

V. Continued Business

VI. New Business

1. 2025-22-UV, 2025-23-UV, And 2025-24-DSV: Continued To September 9, 2025 Meeting (5 In Favor, 0 Opposed)

Tim Wilson	9015 E 200 S, Zionsville, IN 46077	Use Variance pursuant to Section 194.082, Table 2 to provide for the use of Outdoor Recreation Facility in the Rural Single and Two-Family Residential (R-2) zoning district. Use Variance pursuant to Section 194.082, Table 2 to provide for the use of Retail in the Rural Single and Two-Family Residential (R-2) zoning district. Development Standards Variance pursuant to Section 194.169 to provide for wall signs in the Rural Single and Two-Family Residential (R-2) zoning district.
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Josh Fedor made a motion to continue docket #2025-22-UV to the September 9, 2025 meeting. Amanda Miller seconded the motion. The motion passed 5 in Favor, 0 Opposed.

Josh Fedor made a motion to continue docket #2025-23-UV to the September 9, 2025 meeting. Josh Martin seconded the motion. The motion passed 5 in Favor, 0 Opposed.

Josh Fedor made a motion to continue docket #2025-24-DSV to the September 9, 2025 meeting. Josh Martin seconded the motion. The motion passed 5 in Favor, 0

Opposed.

Documents:

WILLYS WAGYU - EXHIBIT 1 - STAFF REPORT.PDF
WILLYS WAGYU - EXHIBIT 2 - LOCATION MAP.PDF
WILLYS WAGYU - EXHIBIT 3 - UNION TOWNSHIP COMP PLAN MAP.PDF
WILLYS WAGYU - EXHIBIT 4 - PETITIONERS FINDINGS (USE - OUTDOOR
REC FACILITY).PDF
WILLYS WAGYU - EXHIBIT 5 - PETITIONERS FINDINGS (USE - RETAIL).PDF
WILLYS WAGYU - EXHIBIT 6 - PETITIONERS FINDINGS (SIGNAGE).PDF
WILLYS WAGYU - EXHIBIT 7 - PROPOSED SIGNS.PDF
WILLYS WAGYU - EXHIBIT 8 - SURROUNDING LAND USES.PDF
WILLYS WAGYU - EXHIBIT 9 - CONCEPTUAL LAYOUT.PDF
2025-22-UV TIM WILSON - INITIAL FILING - REDACTED.PDF
WILLYS WAGYU - OPERATIONS PLAN.PDF
WILLYS WAGYU - LETTERS OF INTEREST (UPDATED 8.6).PDF

2. 2025-25-DSV: Approved (5 In Favor, 0 Opposed)

Jacob Greenwald / Eric Bryant	9019 E 100 North, Whitestown, IN 46075	Development Standards Variance pursuant to Section 194.082, Table 3 and Section 194.097 (C) (2) to reduce the west side yard setback requirement, allow for accessory square footage to exceed primary square footage, and allow for the height of the accessory structure to exceed the height of the primary structure in the Rural General Agriculture (AG) zoning district.
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Jim Hurst made a motion to reduce the side yard setback to 15 feet. Josh Martin seconded the motion. The motion passed 5 in Favor, 0 Opposed.

Jim Hurst made a motion to allow accessory square footage to exceed primary square footage. Josh Fedor seconded the motion. The motion passed 5 in Favor, 0 Opposed.

Documents:

2025-25-DSV EXHIBIT 1 - STAFF REPORT.PDF
2025-25-DSV EXHIBIT 2 - LOCATION MAP.PDF
2025-25-DSV EXHIBIT 3 - ZONING MAP.PDF
2025-25-DSV EXHIBIT 4 - PETITIONERS NARRATIVE.PDF
2025-25-DSV EXHIBIT 5 - SITE PLAN.PDF
2025-25-DSV EXHIBIT 6 - PETITIONERS FINDING OF FACT.PDF
2025-25-DSV JAKE GREENWALD - REDACTED.PDF
2025-25-DSV EXECUTED FINDINGS OF FACT.PDF
2025-25-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=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.

Name	Appointing Authority	Term Start Date	Term End Date
Amanda Miller	Mayor	01/01/2025	12/31/2028
Josh Fedor	Plan Commission	01/01/2025	12/31/2028
Jim Hurst	Mayor	01/01/2025	12/31/2028
Josh Martin	Town Council	01/01/2025	12/31/2028
Kathi Postlewait	Mayor	01/01/2022	12/31/2025



MEETING RESULTS
Monday, August 18, 2025
6:30 PM (Local Time)

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

The following items are considered and acted upon where noted:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Kendrick Davis, Josh Fedor, Jim Hurst, Brad Johnson, and Adnrew Kossack attended in person. Nick Plopper was absent.
- III. Planning & Building Department [July 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 Letters of Interest	Zionsville Zoning Ordinance Amendments	Town of Zionsville	This item was continued from the May 19, 2025, and July 21, 2025, meetings. This item is now to be tabled as requested by Administration. 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. It will be re-noticed when it reappears on an agenda for consideration. 6 in Favor/0 Opposed

2025-46-OA: Staff Memo with Materials	Zionsville Zoning Ordinance Amendments	Town of Zionsville	This item was continued from the May 19, 2025, and July 21, 2025, meetings. This item is now to be tabled as requested by Administration. Request for a recommendation to the Town Council to amend various Sections of the Zionsville Zoning Ordinance to establish regulations regarding: 1) Solar Energy; 2) Wind Energy Conversion Systems (WECS); and 3) Battery Energy Storage Systems (BESS). The amendment would provide new regulations for, and repeal and/or replace various sections relating to the aforementioned items. This item was tabled. It will be re-noticed when it reappears on an agenda for consideration. 6 in Favor/0 Opposed
2025-53-Z: Initial Filing Proposed PUD Ordinance (as of 2025-08-11) Letters of Interest	Maple Lane LLC / Maple Lane Club of Bradley Ridge PUD Rezoning	1755 S. US Highway 421 Zionsville, IN	Petitioner has requested a continuance to the September 15, 2025, Plan Commission meeting to address items from Staff. Change of Zoning for 181.52 acres from the Rural General Agriculture (AG) district to a Planned Unit Development (PUD) for a mixed use development including agricultural, residential, low-intensity commercial, and a non-profit operation. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed
2025-55-PP: Staff Report with Exhibits	Old Town Land Development, LLC / Wild Air - Section 2 Primary Plat	Both sides of Marysville Road between Oak Street and CR 550 South Zionsville, IN	Petition must be continued to the September 15, 2025, Plan Commission meeting due to a delay in the publication of Legal Notice. Primary Plat Approval to subdivide 81.5 acres into 159 residential lots, including single-family lots and townhome lots, multiple common areas, and Block “C” for future development, all being in the Wild Air PUD District. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed
2025-62-DP: Staff Report with Exhibits	Old Town Land Development, LLC / Wild Air - Section 2 Development Plan	Both sides of Marysville Road between Oak Street and CR 550 South Zionsville, IN	Petition must be continued to the September 15, 2025, Plan Commission meeting due to a delay in the publication of Legal Notice. Development Plan for 159 residential lots, including single-family lots and townhome lots, multiple common areas, and Block “C” for future development, all being in the Wild Air PUD District. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed

2025-60-PP: Initial Filing	Davis Homes / Saddlecreek Farms - Primary Plat	7860 S. 850 East Zionsville, IN	Petition must be continued to the September 15, 2025, Plan Commission meeting due to a delay in the publication of Legal Notice. Primary Plat to subdivide 58.83 acres into 14 residential single-family lots in the Rural Equestrian (RE) district. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed
2025-61-DP: Initial Filing	Davis Homes / Saddlecreek Farms - Development Plan	7860 S. 850 East Zionsville, IN	Petition must be continued to the September 15, 2025, Plan Commission meeting due to a delay in the publication of Legal Notice. Development Plan for a 14-lot residential subdivision on 58.83 acres in the Rural Equestrian (RE) district. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-40-Z: Staff Report with Exhibits Proposed PUD Ordinance (as of 2025-08-08) Redline Version of Proposed PUD Ordinance Letters of Interest	Epcon Communities / The Courtyards at Heritage Trail PUD Rezoning	7798 E. 500 South Zionsville, IN	Continued from the June 25, 2025, and July 21, 2025, Plan Commission Meetings. Rezoning of 180.75+/- acres from the Rural Single-Family Residential (R1) district to the Planned Unit Development (PUD) district for an age-restricted residential development not to exceed 362 homes. This item received a Favorable recommendation from Plan Commissioners 6 in Favor/0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-51-DPA: Staff Report with Exhibits	K&JK Enterprises, Inc. / Burger King Drive Aisle Modification	6330 Center Drive Zionsville, IN	Development Plan Amendment for the removal of 10 parking spaces and to reconfigure and add an additional service aisle to the existing drive through on 1.18 acres in the Rural General Business (GB) zoning district and within the I-65 South Overlay. This item was Conditionally Approved 6 in Favor/0 Opposed

2025-52-Z: Staff Report with Exhibits	Zionsville Lions Park Inc. / Zionsville Lion's Club Park Rezone	115 S. Elm Street Zionsville, IN	Change of Zoning for 4.99 acres from the Urban Village Residential (R-V) district to Special Use Seven (SU-7) and 2.48 acres from Village Business District (VBD) to SU-7. This item received a Favorable recommendation from Plan Commissioners 6 in Favor/0 Opposed
2025-54-DP: Staff Report with Exhibits	GJK Legacy Intelligent Living / Intelligent Living Multi- tenant Building	5550 W. 106th Street Zionsville, IN	Development Plan approval for a new 20,000 sf two-story multi-tenant commercial building with onsite parking, drives, and utility services on 2.09 acres in the Creekside Corporate Park PUD (Lot #9). This item was Conditionally Approved 6 in Favor/0 Opposed
2025-56-DPA: Staff Report with Exhibits	Jason Greeson / Imel Building Addition	10701 Deandra Drive Zionsville, IN	Development Plan Amendment for two building additions totaling 4,209 sf in the Urban General Industrial (I-2) district. This item was Conditionally Approved 6 in Favor/0 Opposed
2025-57-DPA: Staff Report with Exhibits	BHI Senior Living, Inc. / Hoosier Village Outdoor Amenity Center	9895 Hoosier Village Drive Zionsville, IN	Development Plan Amendment for a new outdoor amenity center within the Hoosier Village development, on 2.12 acres in the SU-7 zoning district. This item was Conditionally Approved 6 in Favor/0 Opposed
2025-58-DPA: Staff Report with Exhibits	Halcyon Futures Group / Convivio Remodel	40 S. Main Zionsville, IN	Development Plan Amendment to enhance the existing rear access and deck area facing 1st Street in the Village Business (VBD) District. This item was Conditionally 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
			None

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