



Town Of Zionsville

Planning and Building Combined Permit Activity

September 2025

Total permits issued for the month of September: 104

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Permit Activity Breakdown

Commercial Permits	September 2025	September 2024	YTD 2025	YTD 2024	YTD Diff
New	0	5	39	26	13
Interior Remodel	2	0	37	14	23
Addition	0	0	2	10	-8
Sign	2	6	64	54	10
Electric	6	6	14	21	-7
Other	3	4	50	41	9
Sewer	0	1	1	2	-1
Commercial Totals	13	22	207	168	39
Residential Permits					
Single Family	13	30	163	193	-30
Addition	13	14	115	125	-10
Remodel	7	6	64	68	-4
Electric	11	6	62	44	18
Pool/Spa	7	6	49	44	5
Demolition	2	1	16	14	2
Other	36	21	213	229	-16
Sewer/Repairs	2	5	21	31	-10
Residential Totals	91	89	703	748	-45
Combined Totals	104	111	910	916	-6

Building/Site Inspections: 514 Number Of Inspections: 732

Certificates Of Occupancy Issued: 86

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 17

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

Number of Investigations closed this month: 32

Total number of zoning code violations to date: 1



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2025-808	September	2	\$0	\$125	\$0	\$0	\$0	Nicholas Bechert	Nicholas Bechert	Res Finish Permit	Crosses 4th Addition	97	70 N 2ND STREET	46077
23U2025-809	September	2	\$545,000	\$1,093	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	14	3798 GOODWIN	46077
19U2025-810	September	2	\$63,000	\$200	\$0	\$0	\$0	BPI Outdoor Living	Aaron & Joleen Haskell	Res Add Deck	Fieldstone	78	11554 INDIAN HILL	46077
U2025-811	September	2	\$5,315	\$100	\$0	\$0	\$0	Metzinger Construction	Gerald & Therese Smith	Res Remodel	Oak Ridge	135	10344 COTTONWOOD	46077
U2025-812	September	3	\$14,700	\$75	\$0	\$0	\$0	Bone Dry Roofing	Gerald & Beverly Pullen	Res Reroof	Irongate	78	160 IRONGATE	46077
U2025-813	September	3	\$19,375	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Michael & Suzanne	Res Reroof	Rock Bridge	118	8809 AMBER STONE	46077
U2025-814	September	3	\$8,000	\$75	\$0	\$0	\$0	Arrow Construction	Nicholas & Jessica Gahl	Res Reroof	Northern Meadows	A	5305 WILLOW	46077
R2025-815	September	3	\$45,000	\$500	\$0	\$0	\$0	PATRICK & LEZLIE MYERS	PATRICK & LEZLIE MYERS	Res Add Pool			3273 E 700 South	46077
U2025-816	September	4	\$0	\$90	\$0	\$0	\$0	Kyle Robinson	Fanim Prop LLC	Comm Electric	BENNETT TECHNOLOGY	7	10983 BENNETT	46077
U2025-817	September	4	\$1,500	\$0	\$0	\$0	\$0			Comm Sign			95 S 1st Street	46077
U2025-818	September	4	\$1,000	\$0	\$0	\$0	\$0			Comm Sign			95 S 1st Street	46077
23U2025-819	September	4	\$0	\$125	\$0	\$0	\$0	Sigma Builders, LLC	Linda & Mickey Upchurch	Res Finish Permit	THE CLUB AT HOLLIDAY	L2	4124 HAMILTON	46077
U2025-820	September	5	\$0	\$100	\$0	\$0	\$0	Outdoor Environments	Scott Fitzgerald	Res Finish Permit			11425 E 550 South	46077
U2025-821	September	5	\$0	\$125	\$0	\$0	\$0	Homes by Design	Helene Hallett	Res Finish Permit	THE CLUB AT HOLLIDAY	Q19	4400 ELMSCOTT	46077
23U2025-822	September	5	\$0	\$125	\$0	\$0	\$0	Homes by Design	Shine Property Group LLC	Res Finish Permit	THE CLUB AT HOLLIDAY	R48	3800 Holliday Farms Blvd	46077
13U2025-823	September	5	\$1,200,000	\$493	\$0	\$0	\$0	Custom Living	John & Tiffany Sauder	Res Remodel	Willow Ridge	57	11557 WILLOW	46077
R2025-824	September	8	\$2,150,000	\$1,610	\$4,025	\$0	\$0	Wedgewood Building	Wedgewood Building	Res New	Wild Air	17	8295 KEENELAND	46077
R2025-825	September	8	\$15,000	\$75	\$0	\$0	\$0	Home Value Renovation	Harold & Jacquelyn Dillon	Res Reroof			5501 S 875 EAST	46077



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R2025-826	September	8	\$0	\$75	\$0	\$0	\$0	Craig & Jean Sterler	Craig & Jean Sterler	Res Electric			344 S 1100 East	46077
U2025-827	September	8	\$105,000	\$247	\$0	\$0	\$0	Indy Grills	James & Sarah Pastrnak	Res Add	Rock Bridge	51	9074 STONINGTON	46077
23U2025-828	September	8	\$14,450	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Varun Goel & Kavita Bhandari	Res Other	Devonshire	67	3937 MORGAN	46077
U2025-829	September	8	\$200,000	\$650	\$0	\$0	\$0	Chateau Kitchens and	Russell Leach	Res Remodel	CRENSHAW	1, 2	4560 S 975 East	46077
19U2025-830	September	9	\$25,000	\$100	\$0	\$0	\$0	R&R Outdoors	Andrew & Brianna	Res Other	Brookhaven	35	11341 ABERCAIRN	46077
13U2025-831	September	9	\$0	\$75	\$0	\$0	\$0	Martin Sweet	Martin Sweet	Res Electric			3933 WILLOW	46077
R2025-832	September	10	\$50,000	\$539	\$0	\$0	\$0	Schafer Real Estate LLC	Nolan Schafer	Res Add	SCHAFER CR 500 S MINOR	3	7670 E 500 SOUTH	46077
U2025-833	September	10	\$16,358	\$75	\$0	\$0	\$0	Universal Roofing	Kurt & Nicole Robeson	Res Reroof	Cobblestone Lakes	58	4874 S COBBLESTONE	46077
13U2025-834	September	10	\$0	\$0	\$0	\$0	\$0	Mike McGhee	Derron & Natalie Wilson	Res Finish Permit	The Willows	213	11578 WILLOW	46077
R2025-835	September	10	\$0	\$100	\$0	\$0	\$0	Spades Excavation, LLC	7615 Fayette Dr LLC William	Res Demo			7615 FAYETTE	46052
U2025-836	September	10	\$13,388	\$100	\$0	\$0	\$0	Franco Landscaping	Hunter & Elizabeth	Res Other	Ashburn	41	8583 VERBENA	46077
U2025-837	September	10	\$0	\$75	\$0	\$0	\$0	Adams Electric	Joseph & Mary Overhage	Res Electric			4540 S 975 East	46077
R2025-838	September	10	\$11,802	\$75	\$0	\$0	\$0	Bone Dry Roofing	12/31 Property Group LLC AKA	Res Reroof	STONEGATE	60 Unit 3	7645 E Stonegate	46077
R2025-839	September	10	\$11,802	\$75	\$0	\$0	\$0	Bone Dry Roofing	Larry & Carey Siegler	Res Reroof	Stonegate	60 Unit 4	7645 E Stonegate	46077
U2025-840	September	10	\$0	\$75	\$0	\$0	\$0	The Electric Express	Courtland Jackson	Res Electric			10 S 6TH STREET	46077
U2025-841	September	10	\$0	\$200	\$0	\$0	\$0	Khoury Custom Homes	Nelly Chacon	Res Demo			5365 W OLD 106TH	46077
U2025-842	September	11	\$88,748	\$410	\$0	\$0	\$0	Worthington Design &	Jason & Rebecca	Res Remodel	Spring Knoll	42	9583 GREENTHREAD	46077
13U2025-843	September	11	\$150,000	\$0	\$0	\$0	\$0	Chuck's Construction	William & Lindsay	Res Add Deck	IRISHMAN'S RUN	56	9404 WOODBRIDGE	46077



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U2025-844	September	11	\$15,369	\$75	\$0	\$0	\$0	Grace 4 U Inc	Carrie Williamson	Res Reroof	Cedar Bend	6	9838 BARTH DRIVE	46077
19U2025-845	September	11	\$23,196	\$75	\$0	\$0	\$0	Bone Dry Roofing	Leo & Cynthia Lyons	Res Reroof	Brookhaven	91	2712 E HIGH GROVE	46077
19U2025-846	September	11	\$650,000	\$1,357	\$0	\$2,045	\$2,625	Arbor Homes	Silverthorne Homes	Res New			4075 S 875 EAST	46077
23U2025-847	September	12	\$1,300,000	\$1,608	\$4,025	\$2,045	\$2,625	Homes by Nest	Homes by Nest, LLC	Res New	THE CLUB AT HOLLIDAY	S15	3664 CHERWELL	46077
13U2025-848	September	12	\$36,044	\$75	\$0	\$0	\$0	Amos Exteriors	Charles & Geta Maynard	Res Reroof	Fox Hollow	45	7024 BEAUMONT	46077
R2025-849	September	15	\$0	\$125	\$0	\$0	\$0	Jerry Kinslow	Jerry & Jerri Kinslow	Res Finish Permit	DEROSSI ESTATES	9	8965 WHITESTOWN	46077
R2025-850	September	15	\$0	\$100	\$0	\$0	\$0	Jerry Kinslow	Jerry & Jerri Kinslow	Res Finish Permit	DEROSSI ESTATES	9	8965 WHITESTOWN	46077
23U2025-851	September	15	\$1,631,609	\$1,363	\$4,025	\$0	\$0	Scott Bates Builders, Inc	Shari Jenkins	Res New			10555 E 400 SOUTH	46077
23U2025-852	September	15	\$0	\$130	\$0	\$0	\$0	Foxlane Homes at Indy 1, LLC	Foxlane Homes at Indy 1, LLC	Mass Grading	THE CLUB AT HOLLIDAY		BLOCK 1 (NWC of US	46077
R2025-853	September	15	\$0	\$75	\$0	\$0	\$0	General Supercenter of	Gregory & Julia Schultz	Res Electric	Mil-Dot Acres	1	8440 HUNT CLUB ROAD	46077
U2025-854	September	15	\$600,000	\$856	\$0	\$0	\$34,794	David Swan	The Farm at Zionsville JV,	Comm Remodel	The Farm	5	11555 SYLO CROSSING	46077
23U2025-855	September	16	\$0	\$75	\$0	\$0	\$0	Solar Energy Solutions	Peter & Lauren Sallay	Res Electric	THE CLUB AT HOLLIDAY	F29	10591 PETE DYE RIDGE	46077
13U2025-856	September	16	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	Gregory & Mary Pease	Res Electric	Willow Ridge	28	11524 WILLOW	46077
U2025-857	September	16	\$105,000	\$410	\$0	\$0	\$0	Alfa Remodeling Inc	ROC Group LLC	Res Remodel			980 W POPLAR ST	46077
U2025-858	September	16	\$0	\$0	\$0	\$0	\$0	New Generation Homes LLC	Marc & Loria Gerdisch	Res Finish Permit	OLDFIELD	30	6763 WELLINGTON	46077
R2025-859	September	16	\$550,000	\$1,095	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	61	7032 YOSEMITE	46077
U2025-860	September	16	\$25,000	\$100	\$0	\$0	\$0	Therese Burkhard	Gerald Smith & Therese	Res Add Deck	Oak Ridge Estates	135	10344 COTTONWOOD	46077
23U2025-861	September	16	\$4,000,000	\$0	\$0	\$0	\$0	Randy Shaffer Custom Homes	Kathryn & Benjamin	Res New	THE CLUB AT HOLLIDAY	E12	10554 BARRINGTON	46077



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U2025-862	September	16	\$0	\$0	\$0	\$0	\$0	New Generation Homes LLC	MICHAEL & CAROLYN	Res Finish Permit	Crosses 4th Addition	14	120 S 6TH STREET	46077
R2025-863	September	17	\$37,000	\$75	\$0	\$0	\$0	Indy Rooftops LLC	Dewey & Cheryl Conces	Res Reroof			5884 S 950 EAST	46077
U2025-864	September	17	\$0	\$0	\$0	\$0	\$0	New Generation Homes LLC	MICHAEL & CAROLYN	Res Finish Permit	Cross's Third Addition	14	120 S 6TH STREET	46077
U2025-865	September	17	\$800,000	\$0	\$0	\$0	\$0	CR Architecture & Design	Boone Village Shopping	Comm Remodel	Boone Village	Kroger	5 Boone Village	46077
U2025-866	September	17	\$120,000	\$410	\$0	\$0	\$0	Indy Grills	Jeffrey Lawrence	Res Add	Huntington Woods	38	1229 HUNTINGTON	46077
R2025-867	September	17	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	127	7082 SHENANDOAH	46077
R2025-868	September	17	\$0	\$90	\$0	\$0	\$0	Old Town Construction,	Wild Air Land Development,	Comm Electric	Wild Air	19	5850 MARVIE	46077
R2025-869	September	17	\$0	\$90	\$0	\$0	\$0	Old Town Companies, LLC	Wild Air Land Development,	Comm Electric	Wild Air	1	8312 BELMONT	46077
R2025-870	September	17	\$0	\$90	\$0	\$0	\$0	Old Town Companies, LLC	Wild Air Land Development,	Comm Electric	Wild Air	18	8313 KEENELAND	46077
U2025-871	September	17	\$20,000	\$410	\$0	\$0	\$0	Jeffrey & Lynnsa Byrum	Jeffrey & Lynnsa Byrum	Res Add	Brittany Chase	69	4200 FIELD MASTER	46077
U2025-872	September	18	\$50,000	\$410	\$0	\$0	\$0	Carpenter's Crew, Inc	Robin Browning	Res Add	Crosses 4th Addition	58	415 W WALNUT	46077
U2025-873	September	18	\$63,812	\$410	\$4,025	\$2,045	\$2,625	Booher Remodeling	Robert & Katelyn Bray III	Res Remodel	Oak Ridge	115	10148 HICKORY	46077
23U2025-874	September	18	\$1,672,428	\$1,461	\$4,025	\$2,045	\$2,625	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	L26	11231 HAMILTON	46077
U2025-875	September	18	\$0	\$75	\$0	\$0	\$0	Freedom Electric, LLC	Rachelle & Clark Snyder	Res Electric	Colony Woods	84	40 Blackstone	46077
R2025-876	September	18	\$0	\$75	\$0	\$0	\$0	David Wright	David Wright	Res Finish Permit			9495 E 400 South	46077
19U2025-877	September	18	\$108,000	\$425	\$0	\$0	\$0	Pools of Fun	Ryan & Melissa Duncan	Res Add Pool	Fieldstone	5	2987 STONE CREEK	46077
R2025-878	September	18	\$113,000	\$439	\$0	\$0	\$0	Pools of Fun	Jerry & Valerie Beard	Res Add Pool			11823 E 200 South	46077
U2025-879	September	18	\$21,518	\$75	\$0	\$0	\$0	Bone Dry Roofing	Kenneth & Kathleen Dobin	Res Reroof	Cobblestone Lakes	172	4661 PEBBLEPOINTE	46077



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23U2025-880	September	19	\$1,170,588	\$1,398	\$4,025	\$2,045	\$2,625	Old Town Design Group	Marisa & Erik Andersen	Res New	THE CLUB AT HOLLIDAY	V1	10810 DARTMOOR	46077
23U2025-881	September	19	\$3,800,000	\$2,037	\$4,025	\$2,045	\$2,625	Homes by Design	Shailaja Valluri & Ramana	Res New	THE CLUB AT HOLLIDAY	R37	10380 SOMERFORD	46077
U2025-882	September	19	\$65,000	\$0	\$0	\$0	\$0	Lawn Landscape	Louis & Jennifer Janiera	Res Other	Thornhill	95	1775 CONTINENTAL	46077
U2025-883	September	19	\$16,673	\$75	\$0	\$0	\$0	Bul-Tec Roofing Inc	Richard & Martha Dietz	Res Reroof	Cross's Third Addition	8, 9	505 W OAK STREET	46077
23U2025-884	September	19	\$70,000	\$410	\$0	\$0	\$0	Mohamed Mansoori	Mohamad & Karen Sue	Res Add	Chelsea Park	11	5359 PEMBRIDGE	46077
U2025-885	September	22	\$180,000	\$90	\$0	\$0	\$0	Danco Roofing Services	Cedar Crest Cottage LLC	Comm Reroof	Ford Centre	2	1510 W OAK STREET	46077
U2025-886	September	23	\$30,000	\$0	\$0	\$0	\$0	Glenn Hoge	Glenn & Cheryl Hoge	Res Add	Austin Oaks	36	11724 PROMONTORY	46077
U2025-887	September	23	\$13,000	\$231	\$0	\$0	\$0	Jeff Zartman	Jeffrey & Debra Zartman	Res Add	Malora Dyes Addition	26 W 1/2 & 27 E 1/2	980 W PINE STREET	46077
U2025-888	September	23	\$14,382	\$75	\$0	\$0	\$0	Universal Roofing	Caitlyn Alvar	Res Reroof	Village Walk	103	1472 WATERFORD	46077
R2025-889	September	24	\$0	\$100	\$0	\$0	\$0	PJE Lawn Care & Landscaping	Jennifer Braun	Res Finish Permit			8099 HUNT CLUB ROAD	46077
R2025-890	September	24	\$6,600,000	\$2,936	\$4,025	\$0	\$0	Scott Bates Custom Homes,	MC715 HOLDINGS LLC	Res New			5580 S 950 East	46077
R2025-891	September	25	\$25,550	\$75	\$0	\$0	\$0	AmeriPro Roofing	Marissa Dinucci	Res Reroof			8919 E 300 South	46077
R2025-892	September	25	\$33,150	\$75	\$0	\$0	\$0	SPG Roofing & Exteriors	CHERYL & RUSSELL	Res Reroof	Countrywood	7	1113 FOXGLOVE	46077
U2025-893	September	25	\$112,000	\$439	\$0	\$0	\$0	Pools of Fun	Raufu adefemi Lasisi	Res Add Pool	HIDDEN PINES	47	3431 SUGAR PINE LANE	46077
19U2025-894	September	25	\$95,000	\$421	\$0	\$0	\$0	Perma Pools	TODD & AMY EATON	Res Add Pool	BROOKHAVEN	4	11332 ABBITT	46077
R2025-895	September	25	\$0	\$90	\$0	\$0	\$0	Setco, LLC	I-70 WEST LLC	Comm Electric	HUB I-65	2	3201 COUDEN	46077
23U2025-896	September	25	\$1,401,355	\$1,447	\$4,025	\$2,045	\$2,625	Sigma Builders, LLC	Amy & Blake Sauer	Res New	THE CLUB AT HOLLIDAY	S9	3554 CHERWELL	46077
R2025-897	September	29	\$43,000	\$0	\$0	\$0	\$0	FBI Buildings Inc	Luke & Shana Collier	Res Add			7300 S SR 267	46077



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13U2025-898	September	29	\$0	\$0	\$0	\$0	\$0	Roto Rooter	CARI KLINE	Res Sewer	Fox Hollow	43	7055 Beaumont	46077
U2025-899	September	29	\$0	\$0	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living, Inc	Mass Grading	Hoosier Village		9895 Hoosier Village Drive	46268
U2025-900	September	29	\$100,000	\$0	\$0	\$0	\$0	Pools by Cory	Jennifer Ritchi	Res Add Pool	Hampshire	203	4317 FORRES	46077
R2025-901	September	29	\$0	\$90	\$0	\$0	\$0	Telecom Placement	Wild Air Land Development,	Comm Electric	Wild Air		COMMON AREA 1-6	46077
U2025-902	September	30	\$0	\$0	\$0	\$0	\$0	Steward Electric	Matthew & Linda Striebel	Res Electric	Huntington Woods	60	1165 WOODSIDE	46077
U2025-903	September	30	\$97,000	\$410	\$0	\$0	\$0	Fairchild Services Group,	John & Maureen Brown	Res Remodel	Raintree	14	80 RAINTREE	46077
19U2025-904	September	30	\$0	\$125	\$0	\$0	\$0	Franco Landscaping	Wesley & Erica Drew	Res Finish Permit	Vonterra	81	10257 DURELLA	46077
R2025-905	September	30	\$247,842	\$977	\$0	\$0	\$0	FBI Buildings Inc	Chad & Supranee	Res Add			1581 S 825 EAST	46077
19U2025-906	September	30	\$0	\$0	\$0	\$0	\$0	C & E Decks	Matthew Mauck	Res Finish Permit	Fieldstone	28	2977 STONE CREEK	46077
U2025-907	September	30	\$0	\$0	\$0	\$0	\$0	Generator Supercenter of	Julia Dye Congdon	Res Electric	Cedar Bend	35	10542 WILDWOOD	46077
U2025-908	September	30	\$0	\$0	\$0	\$0	\$0	ARS Rescue Rooter	Josh & Jamey Peavler	Res Sewer			510 W PINE STREET	46077
R2025-909	September	30	\$113,000	\$459	\$0	\$0	\$0	Pools of Fun	Stewart & Amy Klipsch	Res Add Pool			8480 HUNT CLUB ROAD	46077
R2025-910	September	30	\$5,000	\$100	\$0	\$0	\$0	Stewart Klipsch	Stewart & Amy Klipsch	Res Other			8480 HUNT CLUB ROAD	46077
U2025-911	September	30	\$0	\$0	\$0	\$0	\$0	Steward Electric	Daniel & Jennifer Leblanc	Res Electric	Colonial Heights	6	10833 MARQUETTE	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-72	New Generation Homes LLC	Marc & Loria Gerdisch	Res New	OLDFIELD	30	6763 WELLINGTON CIRCLE	46077	2025/09/16
23U2024-156	Homes by Design	Sean & Melilssa Gardner	Res Finish Permit	THE CLUB AT HOLLIDAY	M5	11045 HAMILTON RUN	46077	2025/09/04
U2024-195	Belfor Property Restoration	BUCKINGHAM MR LLC	Comm Finish Permit	BENNETT TECHNOLOGY	13	2201 Williams Glen Blvd	46077	2025/09/05
23U2024-262	Sigma Builders, LLC	Tom & Wendy Cornwell	Res New	THE CLUB AT HOLLIDAY	N15	4285 HAMILTON RUN	46077	2025/09/04
R2024-277	Rise Builders LLC	Rise Builders LLC	Res New	Promontory	A10	9700 WINDY HILLS DRIVE	46077	2025/09/23
U2024-280	Viewegh Crafted Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	44	8083 EASTON LANE	46077	2025/09/10
R2024-333	Chad Back	Chad & Michele Back	Res Add			8170 E 300 South	46077	2025/09/22
U2024-428	Viewegh Crafted Homes	Louis & Connie Menegotto	Res New	PEMBERTON	23	8060 TOTTON COURT	46077	2025/09/03
U2024-474	Viewegh Crafted Homes	Michael & Kathie Newman	Res New	Inglenook of Zionsville	35	10486 ST ANNE DRIVE	46077	2025/09/24
R2024-634	Bennett Custom Homes	Ryan & Lynzee Grooms	Res New			205 S 900 East	46077	2025/09/22
R2024-667	Buildmore Inc	CJ Family Trust	Res Remodel	Cheval De Salle	7	8001 CHEVAL RUE COURT	46077	2025/09/26
R2024-688	Hugo Preciado	FAM LLC	Comm Remodel	Stonegate	73, 74	7629 W STONEGATE DRIVE	46077	2025/09/02
U2024-730	Brandon Toney	Christina Robinson	Res Other	Oak Ridge	2	9901 OAK RIDGE DRIVE	46077	2025/09/10
23U2024-743	G & G Custom Homes Inc	Sean & Megan Calloway	Res New	THE CLUB AT HOLLIDAY	T9	10751 DARTMOOR WAY	46077	2025/09/25
U2024-748	Great Day Improvements	Sarah Torgeson	Res Finish Permit	CROSSES	10	325 S THIRD STREET	46077	2025/09/10
R2024-762	Indy Decorative Concrete	Adam & Sarah Lark	Res Other	Royal Run	621	6553 YORKSHIRE CIRCLE	46077	2025/09/02



Town Of Zionsville

Planning and Building C of O Detail

September 2025

Total: C of O issued for the month of September: 86

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
23U2024-783	OLD TOWN DESIGN GROUP	OLD TOWN DESIGN GROUP	Res New	THE CLUB AT HOLLIDAY	N16	4295 HAMILTON RUN	46077	2025/09/08
U2024-822	C-Ray Pools LLC	Drew & Kimberly Gore	Res Add Pool	Thornhill	47	1927 CAMARGUE DRIVE	46077	2025/09/16
U2024-856	Gilliatte General Contractors	PITTMAN INVESTORS LLC	Comm Electric	The Farm	Common Area	11812 Sylo Crossing	46077	2025/09/02
U2024-880	Benjamin Carr	Benjamin & Amanda Carr	Res Add	Countrywood	24	270 LARKSPUR COURT	46077	2025/09/23
U2024-930	Kent Shaffer Builders Inc	Simon & Katherine Katz	Res New			950 STARKEY ROAD	46077	2025/09/16
U2024-934	Gilliatte General Contractors	PITTMAN INVESTORS LLC	Comm New	The Farm	Building 6	11826 Sylo Crossing	46077	2025/09/19
19U2024-940	Fox Pools of Indianapolis	Jeffrey & Megan Easler	Res Add Pool	THE ENCLAVE	64	6824 WINDEMERE DRIVE	46077	2025/09/17
23U2024-941	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	40	8720 LEANDER AVE	46077	2025/09/23
U2024-971	JB Partners LLC	Ett Hem Properties LLC	Res New	Ansley Park	4	11680 ANSLEY COURT	46077	2025/09/22
U2024-977	Wedgewood Building Company	Matthew & William Schumaker	Res New	Pemberton	53, 54	8089 ABINGTON WAY	46077	2025/09/17
R2024-983	Crown Castle USA, Inc	Robert & DeLores Bender	Comm Cell Tower		T-Mobile	7555 S 1000 East	46077	2025/09/17
R2024-993	Lemcke Landscape	Curtis & Julia Condict	Res Other	Stonegate	328	6528 DEERFIELD WAY	46077	2025/09/23
U2024-1013	Mitch Young Construction Inc	Whitney Wolf & Roger Rutl	Res Add	Colony Acres	7	3 COLONY COURT	46077	2025/09/15
23U2024-1017	Homes by Nest	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	S1	3733 CHERWELL DRIVE	46077	2025/09/29
U2024-1028	Viewegh Crafted Homes	Brian & Candelaria Olson	Res New	PEMBERTON	52	8068 ABINGTON WAY	46077	2025/09/24
R2024-1051	Brad Hill Custom Builder LLC	Patrick & Kaitlyn Brewer	Res Add			809 EAGLEWOOD DRIVE	46077	2025/09/05



Town Of Zionsville

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-1138	Alt Construction	106 & Bennett LLC	Comm Remodel	Bennett Technology Park	Suite 200	10650 BENNETT PKWY	46077	2025/09/19
23U2025-152	Pulte Homes	Pulte Homes	Res New	Devonshire	7	3900 GOODWIN DRIVE	46077	2025/09/16
U2025-172	A Sign By Design	Sam Pittman	Comm Sign	The Farm		11585 Sylo Crossing	46077	2025/09/24
U2025-173	A Sign By Design	Sam Pittman	Comm Sign	The Farm		11585 Sylo Crossing	46077	2025/09/24
U2025-174	A Sign By Design	Sam Pittman	Comm Sign	The Farm		11585 Sylo Crossing	46077	2025/09/24
U2025-175	Winget Homes	Timothy & Nicole Fox	Res Add			265 BEECHWOOD LANE	46077	2025/09/17
U2025-178	A Sign By Design	The Farm at Zionsville JV, LLC	Comm Sign	The Farm		11550 Pittman Farms Drive	46077	2025/09/24
U2025-179	A Sign By Design	The Farm at Zionsville JV, LLC	Comm Sign			11550 Pittman Farms Drive	46077	2025/09/24
13U2025-242	Huston Signs LLC	Bob Harris	Comm Sign	Appaloosa Crossing		3295 S US 421	46077	2025/09/24
R2025-256	Bankert Boys Unlimited	C-W Exchange Company LLC	Comm Remodel			4310 E 750 South	46052	2025/09/10
U2025-265	MJ Brown Renovations LLC	Ann Pagano	Res Remodel	Raintree	33	795 EAGLE CREEK COURT	46077	2025/09/04
U2025-270	Pools of Fun	Mark & Sandra Sifferlen	Res Add Pool	Thornhill	126	639 SILVER DAWN COURT	46077	2025/09/24
U2025-271	Pools of Fun	Brian & Candelaria Olson	Res Add Pool	Pemberton	52	8068 ABINGTON WAY	46077	2025/09/26
U2025-272	Sign Craft	Rob Thomas	Comm Sign			1559 W Oak Street	46077	2025/09/24
U2025-284	Midwest Sign Company	PITTMAN INVESTORS LLC	Comm Sign	The Farm		11579 Sylo Crossing	46077	2025/09/24
2025-285	Midwest Sign Company	PITTMAN INVESTORS LLC	Comm Sign	The Farm		11579 Sylo Crossing	46077	2025/09/24



Town Of Zionsville

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
2025-286	Midwest Sign Company	PITTMAN INVESTORS LLC	Comm Sign	The Farm		11579 Sylo Crossing	46077	2025/09/24
U2025-293	Fox Pools of Indianapolis	Frederick & Laura Czerwionka	Res Add Pool	The Preserve at Spri	120	9151 IRIS LANE	46077	2025/09/18
23U2025-321	Gradison Building Corporation	Ryan & Lindsay Haas	Res Add	THE CLUB AT HOLLIDAY	E15	10702 BARRINGTON WAY	46077	2025/09/11
R2025-343	Pools of Fun	Robert & Rhonda Simmonds	Res Add Pool			4995 S 700 EAST	46075	2025/09/29
R2025-366	Comass Commercial	I-70 WEST LLC	Comm Remodel	HUB I-65	3 & 4	3201 Couden Drive	46052	2025/09/11
U2025-372	Core Concrete Construction LLC	Nicholas Wiegand	Res Other	Sugarbush Hill	31	675 SUGARBUSH DRIVE	46077	2025/09/17
23U2025-388	Pulte Homes	Pulte Homes	Res New	Devonshire	9	3870 GOODWIN DRIVE	46077	2025/09/23
U2025-391	John Pataky Construction	Timothy & Layne Hovda	Res Add Pool	Thornhill	60	613 SILVER WRAITH COURT	46077	2025/09/17
R2025-411	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	53	9044 ACADIA LANE	46077	2025/09/24
R2025-430	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	147	9083 ACADIA LANE	46077	2025/09/12
R2025-479	ACO Fulcrum Investments	Chelsea & Kyle Roth	Res Remodel			8275 E 250 South	46077	2025/09/12
U2025-507	Elder Jones, Inc	The Farm at Zionsville JV, LLC	Comm Remodel	The Farm	901	11549 Sylo Crossing	46077	2025/09/19
R2025-539	Mitch Young Construction Inc	Andrew & Allison Clark	Res Add	Sycamore Bend	7	911 CARDINAL DRIVE	46077	2025/09/19
U2025-548	Mitch Young Construction Inc	Marcelino & Sara Rivera	Res Add	Pleasant View Estates	8	9895 Equestrian Way	46077	2025/09/15
R2025-552	Roubee LLC	Theodore & Ruth Batson	Res Add Deck	Royal Run	651	6575 HUNTERS RIDGE SOUTH	46077	2025/09/26
U2025-566	Booher Remodeling Company	Daniel & Lindsey Diebolt	Res Remodel	Cobblestone Lakes	290	8785 WOOD DUCK COURT	46077	2025/09/11



Town Of Zionsville

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2025-592	Hunter Smith	Hunter & Jennifer Smith	Res Finish Permit			2140 S US 421	46077	2025/09/24
U2025-594	Bunner Building	Stephen & Molly Haas	Res Add Deck	Brittany Chase	76	4191 FIELD MASTER DRIVE	46077	2025/09/30
R2025-627	J & C Construction and Design LLC	Darren & Janai Roberts	Res Other	Royal Run	573	6532 HUNTERS RIDGE NORTH	46077	2025/09/26
U2025-630	Grounded Solutions	Marcus Applegate	Res Electric	Crosses 4th Addition	113	580 W CEDAR STREET	46077	2025/09/23
U2025-639	GJ Gardner Homes	GJ Gardner Homes	Res Finish Permit	Ansley Park	2	11640 ANSLEY COURT	46077	2025/09/16
U2025-643	Timber Ridge Pools	Cynthia Holt	Res Add Pool	Cobblestone Lakes	360	8842 W COBBLESTONE	46077	2025/09/09
R2025-645	Precision Post Frame	Kendal & Kevin Kajer	Res Add			1790 S 925 EAST	46077	2025/09/17
U2025-655	Freeman's Signs	KLC Realty, LLC	Comm Sign	Zionsville Bus.		88 Brendon Way	46077	2025/09/24
23U2025-675	The Smart Pergola	John & Angela Hicks	Res Other	THE CLUB AT HOLLIDAY	A4	10980 Holliday Farms Blvd	46077	2025/09/09
U2025-684	Artisan Outdoor Craftsman	Gary & Kathryn Steichele	Res Add Deck	Cobblestone Lakes	114	4664 PEBBLEPOINTE PASS	46077	2025/09/29
23U2025-704	Sushrut & Swapna Kawar	Sushrut & Swapna Kawar	Res Finish Permit	Chelsea Park	3	5458 PEMBRIDGE LANE	46077	2025/09/24
R2025-708	Kyle Rowles	I-70 WEST LLC	Comm Other	JIG FARMS SUBDIVISION	2	4175 S INDIANAPOLIS ROAD	46077	2025/09/04
23U2025-728	Premier Sign Group	GMT Investments LLC	Comm Sign	THE CLUB AT HOLLIDAY	S	3575 Marketplace Court	46077	2025/09/24
R2025-740	Jagwant Kaur	Jagwant Kaur	Res Other	Ashburn	45	5355 PEACHTREE ROAD	46077	2025/09/30
13U2025-756	ASD Signs & Graphics LLC	Bob Harris	Comm Sign	Appaloosa Crossing	J - Hot Yoga	3299 S US 421	46077	2025/09/24
19U2025-768	R J & E Remodeling Corp	Gina & Sam Haskett	Res Remodel	Brookhaven	13	2694 E HIGH GROVE CIRCLE	46077	2025/09/08



Town Of Zionsville

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
19U2025-779	Indy Decorative Concrete	Rachel & Danny Krupp	Res Other	THE ENCLAVE	46	6842 WOODHAVEN PLACE	46077	2025/09/09
U2025-780	Sign Craft	The Farm IIA, LLC	Comm Sign			11569 Sylo Crossing	46077	2025/09/24
U2025-781	Sign Craft	The Farm IIA, LLC	Comm Sign			11569 Sylo Crossing	46077	2025/09/24
U2025-782	Sign Craft	The Farm IIA, LLC	Comm Sign			11569 Sylo Crossing	46077	2025/09/24
23U2025-819	Sigma Builders, LLC	Linda & Mickey Upchurch	Res Finish Permit	THE CLUB AT HOLLIDAY	L2	4124 HAMILTON RUN	46077	2025/09/17
23U2025-828	Indy Decorative Concrete	Varun Goel & Kavita Bhandari	Res Other	Devonshire	67	3937 MORGAN LANE	46077	2025/09/22



Town Of Zionsville

Planning and Building Permit Activity

Year: 2025

Activity Report Printed 2025/10/03 07:40 AM

	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	20	455	692	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	494	737	21	71
September	0	0	2	2	6	3	13	13	7	11	7	2	36	2	0	104	0	11	514	732	21	86
October																						
November																						
December																						
Totals	39	2	37	64	14	50	163	115	64	62	49	16	213	21	1	910	18	126	3922	5784	248	689



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Residential Fees	January	February	March	April	May	June	July	August	September				YTD
New Home Residential ILP Fees	\$21,671	\$20,126	\$18,690	\$13,407	\$25,684	\$28,981	\$21,920	\$32,861	\$17,400				\$200,740
All Other Residential ILP Fees	\$6,357	\$14,278	\$10,977	\$19,363	\$13,066	\$15,486	\$12,498	\$16,060	\$13,122				\$121,207
Residential Inspection Fees (Fees Due)	\$3,525	\$4,050	\$4,275	\$4,425	\$3,600	\$3,950	\$3,775	\$4,775	\$3,725				\$36,100
New Home Residential Road Impact Fees	\$40,369	\$55,104	\$57,728	\$18,368	\$59,728	\$57,728	\$39,360	\$36,736	\$20,992				\$386,113
New Home Residential Park Impact Fees	\$32,720	\$29,397	\$31,742	\$14,315	\$44,990	\$44,990	\$30,675	\$28,630	\$16,360				\$273,819
Sanitary Sewer Fees	\$64,400	\$28,175	\$36,225	\$40,250	\$80,500	\$80,500	\$56,350	\$76,475	\$44,275				\$507,150
Total Residential ILP, Inspection, Impact, Sewer	\$165,517	\$147,080	\$155,362	\$105,703	\$223,968	\$241,692	\$160,803	\$190,762	\$116,818				\$1,507,705
New Commercial Start ILP Fees	\$25,623	\$2,300	\$1,700	\$8,450	\$8,269	\$11,942	\$5,548	\$0	\$0				\$63,832
All Other Commercial ILPs	\$3,225	\$806	\$10,885	\$5,126	\$7,853	\$10,695	\$6,429	\$8,256	\$1,615				\$54,890
Commercial Inspection Fees(Fees due)	\$975	\$1,275	\$825	\$900	\$600	\$1,200	\$1,275	\$1,500	\$1,200				\$9,750
Commercial Road Impact Fees	\$38,969	\$0	\$0	\$0	\$11,411	\$67,360	\$64,577	\$0	\$0				\$182,317
Commercial Sanitary Sewer Fees	\$35,920	\$0	\$0	\$79,085	\$48,895	\$96,570	\$15,565	\$0	\$0				\$276,035
Total Commercial ILP, Inspection Impact Sewer	\$184,571	\$3,106	\$12,585	\$92,661	\$168,283	\$226,649	\$144,726	\$39,152	\$36,408				\$908,141
Combined Residential and Commercial Sewer	\$100,320	\$28,175	\$36,225	\$119,335	\$129,395	\$177,070	\$71,915	\$76,475	\$44,275				\$783,185
Combined Residential and Commercial Impact	\$192,892	\$84,501	\$89,470	\$32,683	\$207,984	\$224,167	\$187,219	\$96,262	\$76,814				\$1,191,992
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$350,088	\$150,186	\$167,947	\$198,364	\$392,251	\$468,341	\$305,529	\$229,914	\$153,226				\$2,415,846
Petition Filing Fees	January	February	March	April	May	June	July	August	September				YTD
Plan Commission													
Primary Plat Approval	\$0	\$0	\$0	\$1,520	\$0	\$14,170	\$0	\$0	\$0				\$15,690
Secondary Plat Approval	\$14,560	\$6,510	\$3,300	\$570	\$0	\$1,222	\$590	\$0	\$14,000				\$40,752
Re-Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Minor Plat Approval	\$1,730	\$0	\$0	\$590	\$0	\$0	\$0	\$0	\$0				\$2,320
Zone Map Amendment	\$0	\$0	\$0	\$10,206	\$0	\$16,710	\$0	\$0	\$5,827				\$32,743
Subdivision Waiver	\$0	\$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	\$1,405				\$31,642
Development Plan Amendment	\$615	\$2,253	\$800	\$0	\$0	\$1,693	\$1,050	\$0	\$0				\$6,411
Ordinance Amendment	\$0	\$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	\$1,200				\$6,200
Variance of Dev Standards	\$2,300	\$475	\$760	\$2,140	\$0	\$1,505	\$2,055	\$1,180	\$3,545				\$13,960
Special Exception	\$1,400	\$700	\$700	\$0	\$700	\$700	\$700	\$0	\$0				\$4,900
TOTAL FILING FEES Plan Commission and	\$25,119	\$12,039	\$10,211	\$21,006	\$700	\$44,130	\$14,824	\$5,347	\$25,977				\$159,353
Permit Overview	January	February	March	April	May	June	July	August	September				YTD
New Home ILP	16	21	22	8	22	22	16	23	13				163
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	\$26,020,980				\$183,973,763
All Other Residential ILP	27	58	53	70	63	63	62	66	78				540
New Commercial Start ILP	10	3	5	7	4	7	3	0	0				39
All Other Commercial ILP	9	11	28	16	18	24	26	23	13				168
Total Permit Per Month	62	93	108	101	107	116	107	112	104				910
Petition Filing Quantities	January	February	March	April	May	June	July	August	September				YTD
Plan Commission													
Primary Plat Approval				¹ Kroger Primary Pla		² Saddlecreek Farms Wild Air - Section							
Secondary Plat Approval	^{See Files}	² Hickory Farms seco Union Woodlands Se	^{See Files}	² Enclave at Hollida Dickerson Secondar	¹ Holiday Farms Eas	¹ Creekside Lots 7 a	² Baker Minor Reside Kroger Commercial		² Wild Air - Section Wild Air - Section				
Re-Plat Approval													
Minor Plat Approval	¹ Aguire Minor Plat			¹ Baker Minor Reside					¹ Fayette Farms Mino				
Zone Map Amendment				¹ The Courtyards at		² Maple Lane Club of Zionville Lion's			² Pulte Rezoning - S Pulte Rezoning - P				
Subdivision Waiver													
Development Plan	² Holiday Farms - B Holiday Farms Eas	^{See Files}	^{See Files}	^{See Files}		² Saddlecreek Farms Intelligent Living	² Orider & Orider - Wild Air - Section	¹ The Farm - Commer	^{See Files}				
Development Plan Amendment	^{See Files}	^{See Files}	¹ Dairy Queen - Ould		¹ Fire Station #252	² ZYSA Soccer Field Convivio Remodel							
Ordinance Amendment			² Outdoor Seating Or Development Plan R		² Solar, Wind, and B Accessory Dwelling	¹ FEMA & NOAA Data f							
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ Kroger Grocery Sto					¹ Tim Wilson	² Saddlecreek subdv	² Alison and Thomas Alison and Thomas	¹ John McClure				
Variance of Dev Standards	^{See Files}	¹ Morgan Grahn	² Regal Custom Homes	^{See Files}		^{See Files}	^{See Files}	² Jason Gresson William Alderson	^{See Files}				
Special Exception	² Aguire Minor Resi Brad Tellebaum	¹ Donald Allen	¹ Regal Custom Homes		¹ Brett McKarney	¹ Xanderbull Commer	¹ Peters Property						
TOTAL FILINGS Plan Commission and BZA	17	13	15	14	5	17	12	5	14				112
Collected Fees Duplicate Permits, AmendmentsProceeding fees	\$1,475	\$2,025	\$3,400	\$1,073	\$1,739	\$2,345	\$1,954	\$1,637	\$2,400				\$18,048
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$111,614	\$66,913	\$67,774	\$93,683	\$60,472	\$160,514	\$81,093	\$74,146	\$89,016				\$805,225
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$404,826	\$179,589	\$193,469	\$245,701	\$397,851	\$561,751	\$340,227	\$246,883	\$210,105				\$2,780,402



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Tuesday, September 9, 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, Jim Hurst, Josh Fedor

Absent: Josh Martin

III. Approval Of Minutes

1. Minutes From The August 6, 2025 Meeting: Approved (4 In Favor, 0 Opposed)

Documents:

[MINUTES FOR AUGUST 6, 2025.PDF](#)

IV. Continuance Or Withdrawal Requests

1. 2025-18-DSV: Denied (Motion To Deny Passed With 4 In Favor, 0 Opposed)

Dale and Cheryl Kennedy / Mike Andreoli	210 W Hawthorne Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.052 (C) to exceed the maximum lot coverage of 35% in the Urban Village Residential (R-V) zoning district.
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Josh Fedor made a motion to deny the petition as presented and described.

Jim Hurst seconded the motion.

The motion passed with 4 in Favor, 0 Opposed.

Documents:

- [2025-18-DSV DALE KENNEDY - EXHIBIT 1 - STAFF REPORT.PDF](#)
- [2025-18-DSV DALE KENNEDY - EXHIBIT 2 - LOCATION MAP.PDF](#)
- [2025-18-DSV DALE KENNEDY - EXHIBIT 3 - ZONING MAP.PDF](#)
- [2025-18-DSV DALE KENNEDY - EXHIBIT 4 - PETITIONERS NARRATIVE.PDF](#)
- [2025-18-DSV DALE KENNEDY - EXHIBIT 5 - SITE PLAN \(RECEIVED 8.15\).PDF](#)
- [2025-18-DSV DALE KENNEDY - EXHIBIT 6 - PETITIONERS FINDINGS OF FACT.PDF](#)
- [2025-18-DSV DALE KENNEDY - UPDATED APPLICATION - REDACTED.PDF](#)
- [2025-18-DSV LETTER OF REMOISTRANCE.PDF](#)
- [2025-18-DSV SIGNATURES FOR LETTER OF REMOISTRANCE.PDF](#)

2. 2025-22-UV (Outdoor Rec Facility): Denied (Motion Passed 4 In Favor, 0 Opposed) / 2025-23-UV (Retail Use): Denied (Motion Passed 4 In Favor, 0 Opposed) / 2025-24-DSV (Signs): Approved (4 In Favor, 0 Opposed)

Tim Wilsons	9015 E 200 South, Zionsville, IN 46077	1. 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. 2. 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. 3. Development Standards Variance pursuant to Section 194.169 to exceed the
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**limitations for signage
in the Rural Single and
Two-Family Residential
(R-2) zoning district.**

Jim Hurst made a motion to deny the requested variance to allow for the use of Outdoor Recreation Facility. Amanda Miller seconded the motion. The motion passed with 4 in Favor, 0 Opposed.

Jim Hurst made a motion to deny the required variance to allow for the use of Retail. Josh Fedor seconded the motion. The motion passed with 4 in Favor, 0 Opposed.

Jim Hurst made a motion to approve the requested variance to exceed one sign per lot, exceed the maximum combined area for signs, and provide for three (3) Willys Wagyu wall signs, one (1) Willys Wagyu gate sign, and one (1) temporary office yard sign. Amanda Miller seconded the motion. The motion passed with 4 in Favor, 0 Opposed.

Documents:

WILLYS WAGYU - EXHIBIT 1 - STAFF REPORT FOR SEPTEMBER 9, 2025.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 ZONING AND LAND USES.PDF
WILLYS WAGYU - EXHIBIT 9 - CONCEPTUAL LAYOUT.PDF
WILLYS WAGYU - EXHIBIT 10 - OPERATIONS PLAN.PDF
WILLYS WAGYU - EXHIBIT 11 - FARM STORE PRODUCT LIST.PDF
2025-22-UV TIM WILSON - INITIAL FILING - REDACTED.PDF
WILLYS WAGYU - LETTERS OF INTEREST (UPDATED 8.6).PDF
2025-22-UV EXECUTED FINDINGS OF FACT.PDF
2025-23-UV EXECUTED FINDINGS OF FACT.PDF
2025-24-DSV EXECUTED FINDINGS OF FACT.PDF
2025-24-DSV - LETTER OF GRANT FOR SIGNS.PDF

V. Continued Business

VI. New Business

1. 2025-26-DSV: Conditionally Approved (4 In Favor, 0 Opposed)

**Thomas A. Rumohr /
Michel J. Andreoli**

**145 S 775 E, Zionsville,
IN 46077**

**Development Standards
Variance pursuant to
Section 194.082, Table 3
and Section 194.097 (C)
to reduce the south side
yard setback
requirement, allow an
accessory structure to
exceed the square
footage of the primary**

structure, and allow the height of the accessory structure to exceed the height of the primary structure in the Rural General Agriculture (AG) zoning district.

Josh Fedor made a motion to approve reducing the south side yard setback to 8 feet. Jim Hurst seconded the motion. The motion passed with 4 in Favor, 0 Opposed.

Josh Fedor made a motion to conditionally approve allowing the square footage of the accessory structure to exceed the total square footage of the primary residence. The one condition being the proposed accessory structure cannot exceed 3,000 square feet. Jim Hurst seconded the motion. The motion passed with 4 in Favor, 0 Opposed.

Josh Fedor made a motion to approve the height of the accessory structure to be taller than the height of the primary residence. Jim Hurst seconded the motion. The motion passed with 4 in Favor, 0 Opposed.

Documents:

[2025-26-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-26-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-26-DSV EXHIBIT 3 - ZONING MAP.PDF](#)
[2025-26-DSV EXHIBIT 4 - PETITIONERS NARRATIVE \(UPDATED 8.15\).PDF](#)
[2025-26-DSV EXHIBIT 5 - BUILDING PLANS.PDF](#)
[2025-26-DSV EXHIBIT 6 - PETITIONERS FINDINGS OF FACT \(UPDATED 8.19\).PDF](#)
[2025-26-DSV EXHIBIT 7 - SITE PLAN \(RECEIVED 8.15\).PDF](#)
[2025-26-DSV RUMOHR PROPERTY - INITIAL FILING - REDACTED.PDF](#)
[RUMOHR - COLORED COPIES.PDF](#)
[2025-26-DSV LETTERS OF INTEREST.PDF](#)
[2025-26-DSV - LETTER FROM MR. ANDREOLI.PDF](#)
[2025-26-DSV EXECUTED FINDINGS OF FACT.PDF](#)
[2025-26-DSV - LETTER OF GRANT.PDF](#)

2. 2025-27-SE: Approved (4 In Favor, 0 Opposed)

**Trevor and Natalie
Peters**

**345 S 775 E, Zionsville,
IN 46077**

**Special Exception
pursuant to Section
194.082, Table 2 to
provide for the
construction of a single-
family residential in the
Rural General
Agriculture (AG) zoning
district.**

Josh Fedor made a motion to approve.

Amanda Miller seconded the motion.

The motion passed with 4 in Favor, 0 Opposed.

Documents:

2025-27-SE TREVOR PETERS - EXHIBIT 1 - STAFF REPORT.PDF
2025-27-SE TREVOR PETERS - EXHIBIT 2 - LOCATION MAP.PDF
2025-27-SE TREVOR PETERS - EXHIBIT 3 - ZONING MAP.PDF
2025-27-SE TREVOR PETERS - EXHIBIT 4 - UNION TOWNSHIP COMP PLAN MAP.PDF
2025-27-SE TREVOR PETERS - EXHIBIT 5 - PETITIONERS NARRATIVE.PDF
2025-27-SE TREVOR PETERS - EXHIBIT 6 - PETITIONERS FINDINGS OF FACT.PDF
2025-27-SE TREVOR PETERS - EXHIBIT 7 - SURVEY (UPDATED 9.3.25).PDF
2025-27-DSV TREVOR PETERS - INITIAL FILING - REDACTED.PDF
SURVEY 1 .PDF
SURVEY 2 .PDF
2025-27-SE LETTERS OF INTEREST.PDF

3. 2025-28-UV: Conditionally Approved (4 In Favor, 0 Opposed)

Regal Custom Homes, Brandon Knox / Kyle T. Resetarits	7860 S 850 E, Zionsville, IN 46077	Use Variance pursuant to Section 194.169, Table 16 to provide for 2 monument signs for a single-family residential subdivision in the Rural Equestrian (RE) zoning district.
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Josh Fedor made a motion to approve this request with the condition that the lights for the sign be downward facing.

Jim Hurst seconded the motion.

The motion passed with 4 in Favor, 0 Opposed.

Documents:

2025-28-UV SADDLECREEK MONUMENT SIGNS - EXHIBIT 1 - STAFF REPORT.PDF
2025-28-UV SADDLECREEK MONUMENT SIGNS - EXHIBIT 2 - LOCATION MAP.PDF
2025-28-UV SADDLECREEK MONUMENT SIGNS - EXHIBIT 3 - EAGLET TOWNSHIP COMPREHENSIVE PLAN MAP.PDF
2025-28-UV SADDLECREEK MONUMENT SIGNS - EXHIBIT 4 - PETITIONERS FINDINGS OF FACT.PDF
2025-28-UV SADDLECREEK MONUMENT SIGNS - EXHIBIT 5 - SIGN ELEVATIONS.PDF
2025-28-UV SADDLECREEK MONUMENT SIGNS - EXHIBIT 6 - ZONING MAP AND SURROUNDING LAND USES.PDF
2025-28-UV SADDLECREEK MONUMENT SIGNS - INITIAL FILING_REDACTED.PDF
2025-28-UV EXECUTED FINDINGS OF FACT.PDF
2025-28-UV - 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



ZIONSVILLE PLAN COMMISSION

MEETING RESULTS

Monday, September 15, 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, Jim Hurst, Brad Johnson, and Nick Plopper attended in person. Josh Fedor and Andrew Kossack were absent.
- III. Planning & Building Department [August 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
			None

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-53-Z: Staff Report with Exhibits Proposed PUD Ordinance (as of 2025-09-09) Letters of Interest	Maple Lane LLC / Maple Lane Club of Bradley Ridge PUD Rezoning	1755 S. US Highway 421 Zionsville, IN	Petition was continued from the August 18, 2025, meeting. 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. Jim Hurst recused himself. After discussion, this item was continued to the October 20, 2025, meeting. 4 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 was continued from the August 18, 2025, meeting. 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. The Primary Plat was Conditionally Approved. 5 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 was continued from the August 18, 2025, meeting. 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. The Development Plan was Conditionally Approved. 5 in Favor/0 Opposed
2025-60-PP: Staff Report with Exhibits	Davis Homes / Saddlecreek Farms - Primary Plat	7860 S. 850 East Zionsville, IN	Petition was continued from the August 18, 2025, meeting. Primary Plat to subdivide 58.83 acres into 14 residential single-family lots in the Rural Equestrian (RE) district. The sidewalk waiver was denied. The sidewalk deferral was granted. The Primary Plat was Conditionally Approved. 5 in Favor/0 Opposed
2025-61-DP: Staff Report with Exhibits	Davis Homes / Saddlecreek Farms - Development Plan	7860 S. 850 East Zionsville, IN	Petition was continued from the August 18, 2025, meeting. Development Plan for a 14-lot residential subdivision on 58.83 acres in the Rural Equestrian (RE) district. The Development Plan was Conditionally Approved. 5 in Favor/0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-64-DP: Staff Report with Exhibits	F.A. Wilhelm Construction on behalf of Crider & Crider, Inc./ Crider & Crider - Commercial Office Building	10885 Creek Way Zionsville, IN	Development Plan for 22,500 SF commercial office building and corporate headquarters on 2.49 acres (Lot #2 of Creekside Corporate Park). The Development Plan was Conditionally Approved. 5 in Favor/0 Opposed
2025-65-DPA: Staff Report with Exhibits	Zionsville Youth Soccer Association (ZYSA) / ZYSA Soccer Field Lighting	5616 S.700 East Zionsville, IN	Development Plan Amendment for the addition of lighting on a second field. The Development Plan was Conditionally Approved. 5 in Favor/0 Opposed

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
ACT 2025-014: Staff Memo with Exhibits	Holliday Farms Senior Living	11143 Ambrose Lane Zionsville, IN	Minor Development Plan Amendment regarding a revised landscape plan (no action required). Roger Kilmer reported on this administrative action.

	Staff / Rules of Procedure	Town-Wide	Amendment to Plan Commission Rules of Procedure Regarding Development Plan Approval Process This item will be placed on a future agenda for consideration.
	Staff / Code Interpretation	Town-Wide	Zoning Code Interpretation Regarding Approval Process for Major Residential Subdivisions Mike Dale explained the zoning ordinance regarding development plan approval for certain residential subdivisions.
SEA 425	Staff / SEA 425	Town-Wide	Senate Enrolled Act 425 / New Laws Dan Taylor briefly described newly enacted legislation regarding local zoning issues.
DRAFT 2026 PC Calendar	Staff	Town-Wide	DRAFT 2026 Plan Commission Meeting and Filing Deadlines The 2026 meeting schedule was Approved. 5 in Favor/0 Opposed

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