



Town Of Zionsville

Planning and Building Combined Permit Activity

October 2025

Total permits issued for the month of October: 89

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Permit Activity Breakdown

Commercial Permits	October 2025	October 2024	YTD 2025	YTD 2024	YTD Diff
New	9	6	48	32	16
Interior Remodel	3	2	40	16	24
Addition	0	0	2	10	-8
Sign	16	9	80	63	17
Electric	0	4	14	25	-11
Other	3	12	53	53	0
Sewer	0	0	1	2	-1
Commercial Totals	31	33	238	201	37
Residential Permits					
Single Family	10	21	173	214	-41
Addition	9	10	124	135	-11
Remodel	6	5	70	73	-3
Electric	6	4	68	48	20
Pool/Spa	6	4	55	48	7
Demolition	0	1	16	15	1
Other	17	25	229	254	-25
Sewer/Repairs	4	4	25	35	-10
Residential Totals	58	74	760	822	-62
Combined Totals	89	107	998	1023	-25

Building/Site Inspections: 483 Number Of Inspections: 712

Certificates Of Occupancy Issued: 127

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 11

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

Number of Investigations closed this month: 2

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
U2025-912	October	1	\$44,032	\$200	\$0	\$0	\$0	Platinum Deck & Patio	Chad & Gena Pulley	Res Add Deck	AUSTIN OAKS	229	4275 CREEKSIDE	46077
U2025-913	October	1	\$35,000	\$500	\$0	\$0	\$0	ZR General Construction	Rajavelu & Preveena	Res Remodel	Hampshire	91	8227 BRADFIELD	46077
U2025-914	October	1	\$0	\$75	\$0	\$0	\$0	Mister Quik	Robert & Jessica Redden	Res Electric	Brittany Chase	90	4240 FIRST FLIGHT	46077
R2025-915	October	1	\$75,000	\$417	\$0	\$0	\$0	Perma Pools	David & Charity Clarke	Res Add Pool	Les Arbres	3	9526 E 300 South	46077
U2025-916	October	1	\$0	\$100	\$0	\$0	\$0	Peterman Brothers	John Allen	Res Sewer	CARTERS ADD.	4	125 N 9TH STREET	46077
R2025-917	October	1	\$550,000	\$1,061	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	119	7043 YOSEMITE	46077
U2025-918	October	1	\$8,400	\$180	\$0	\$0	\$0	ASD Signs & Graphics LLC	The Farm IIA, LLC	Comm Sign		5	11585 SYLO CROSSING	46077
U2025-919	October	1	\$1,600	\$163	\$0	\$0	\$0	ASD Signs & Graphics LLC	The Farm IIA, LLC	Comm Sign	The Farm	5	11814 Sylo Crossing	46077
R2025-920	October	1	\$10,000	\$299	\$0	\$0	\$0	A Sign By Design	I-70 WEST LLC	Comm Sign		1	3150 COUDEN	46052
U2025-921	October	1	\$5,000	\$250	\$0	\$0	\$0	A Sign By Design	I-70 WEST LLC	Comm Sign		1	3150 Couden Drive	46052
U2025-922	October	1	\$6,000	\$190	\$0	\$0	\$0	A Sign By Design	The Farm IIA, LLC	Comm Sign	The Farm	5	11812 Sylo Crossing	46077
U2025-923	October	1	\$7,000	\$173	\$0	\$0	\$0	A Sign By Design	The Farm IIA, LLC	Comm Sign	The Farm	5	11812 Sylo Crossing	46077
U2025-924	October	1	\$7,000	\$173	\$0	\$0	\$0	A Sign By Design	The Farm IIA, LLC	Comm Sign	The Farm	5	11812 Sylo Crossing	46077
R2025-925	October	1	\$3,300,000	\$1,843	\$0	\$2,045	\$2,625	Scott Campbell Custom Homes	Zach & Emily Richardson	Res New	Promontory	A17 & A18	1870 WINDY HILLS DRIVE	46077
R2025-926	October	2	\$200,000	\$0	\$0	\$0	\$0	Scott Campbell Custom Homes	Zach & Emily Richardson	Res Add	Promontory	A17, A18	1870 WINDY HILLS DRIVE	46077
R2025-927	October	3	\$68,339	\$451	\$0	\$0	\$0	CMH Builders	Alexandra & Joshua Hall	Res Remodel			1885 S 925 East	46077
23U2025-928	October	6	\$8,000	\$100	\$0	\$0	\$0	Sundown Gardens	Homes by Nest, LLC	Res Other	THE CLUB AT HOLLIDAY	S14	3644 CHERWELL	46077
U2025-929	October	6	\$13,947	\$410	\$0	\$0	\$0	Booher Remodeling	Nikki Hall	Res Remodel	Cobblestone Lakes	246	8940 SNOWBERRY	46077



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U2025-930	October	8	\$0	\$125	\$0	\$0	\$0	Alt Construction	GJK Legacy Intelligent Living	Mass Grading	Creekside Corporate Park	9	5550 W 106th Street	46077
R2025-931	October	8	\$2,008,279	\$1,571	\$4,025	\$0	\$0	Old Town Design Group	Rogelio Mancillas Jr	Res New	Wild Air	7	5752 JULEP DRIVE	46077
R2025-932	October	8	\$111,443	\$515	\$0	\$0	\$0	CMH Builders	Stephen & Michelle Birrer	Res Remodel	Blackstone	24	7465 INDEPENDENCE	46077
U2025-933	October	8	\$0	\$125	\$0	\$0	\$0	Hoss Building Group	Scott Fitzgerald	Res Finish Permit		HOUSE	11425 E 550 South	46077
R2025-934	October	8	\$0	\$100	\$0	\$0	\$0	Hoss Building Group	Scott Fitzgerald	Res Finish Permit		Detached Garage	11425 E 550 South	46077
U2025-935	October	9	\$0	\$0	\$4,025	\$0	\$0	S & C Financial Group LLC	S & C Financial Group LLC	Res Sewer	North View	6	489 BEVERLY	46077
23U2025-936	October	9	\$0	\$75	\$0	\$0	\$0	Reynolds Electric LLC	Homes by Nest, LLC	Res Electric	THE CLUB AT HOLLIDAY	S14	3644 CHERWELL	46077
R2025-937	October	9	\$18,139	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Jeffrey & Rachel Felling	Res Other			5699 S 800 East	46077
R2025-938	October	9	\$0	\$75	\$0	\$0	\$0	Bone Dry Solar	Deeksha Ahuja & Vijay Mutyala	Res Electric	Stonegate	316	6495 WESTMINSTER	46077
U2025-939	October	9	\$140,000	\$489	\$0	\$0	\$0	Tom Simmons, Inc	Kristina Watson	Res Remodel	Village Walk	35	35 CLAY COURT	46077
U2025-940	October	9	\$24,359	\$75	\$0	\$0	\$0	Bone Dry Roofing	John & Trina Viterisi	Res Reroof	Crosses 4th Addition	19	360 W LINDEN	46077
13U2025-941	October	10	\$287,000	\$0	\$0	\$0	\$0	Cambri Builders	EJC 6400, LLC	Comm Remodel	Northwest Technology	8	6400 TECHNOLOGY	46077
23U2025-942	October	10	\$0	\$125	\$0	\$0	\$0	Homes by McKenzie	Francis & Kelley Violi	Res Finish Permit	THE CLUB AT HOLLIDAY	L6	4190 HAMILTON	46077
R2025-943	October	10	\$23,738	\$75	\$0	\$0	\$0	Bone Dry Roofing	Shari Spencer	Res Reroof			827 EAGLEWOOD	46077
U2025-944	October	13	\$20,000	\$629	\$0	\$0	\$19,485	123 Steps General	The Farm at Zionsville JV,	Comm Remodel	The Farm	Bldg 5	11814 Sylo Crossing	46077
U2025-945	October	13	\$10,871	\$100	\$0	\$0	\$0	Platinum Deck & Patio	TIMOTHY & LORI	Res Add Deck	Colony Woods	4	25 Williamsburg	46077
U2025-946	October	13	\$95,000	\$0	\$0	\$0	\$0	Baxter Family Construction	MATTHEW & ELIZABETH	Res Add	Hampshire	110	4551 KETTERING	46077
U2025-947	October	14	\$23,425	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Nicole Clark	Res Other	Village Walk	57	45 WATERFORD	46077



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R2025-948	October	14	\$100,000	\$455	\$0	\$0	\$0	Carr Property Group	Robert Carr	Res Add Pool			802 S 1100 East	46077
R2025-949	October	14	\$0	\$0	\$0	\$0	\$0	Kimley-Horn	Kroger Limited Partnership I	Mass Grading	Kroger Zionsville Plat	1	6425 E SR 334	46077
U2025-950	October	14	\$6,500	\$0	\$0	\$0	\$0	Robert Alan	Robert Alan	Res Add Deck	COLONY WOODS SEC 4	89	1125 PARK PLACE	46077
19U2025-951	October	14	\$0	\$0	\$0	\$0	\$0	Huston Signs LLC	Boone County Tennis Center	Comm Sign			4560 S 875 East	46077
U2025-952	October	14	\$227,950	\$426	\$0	\$0	\$0	Winget Development,	Jack & Amber Lee	Res Add	Thornhill	166	1808 CORNICHE	46077
U2025-953	October	15	\$0	\$100	\$0	\$0	\$0	317 Plumber	Nicholas & Courtney Raben	Res Sewer	Sugarbush	38	605 SUGARBUSH	46077
U2025-954	October	15	\$1,700	\$174	\$0	\$0	\$0	Huston Electric	The Farm IIA, LLC	Comm Sign	The Farm		11555 Sylo Crossing	46077
U2025-955	October	15	\$1,700	\$174	\$0	\$0	\$0	Huston Electric	The Farm IIA, LLC	Comm Sign	The Farm		11555 Sylo Crossing	46077
U2025-956	October	15	\$800	\$153	\$0	\$0	\$0	Huston Electric	The Farm IIA, LLC	Comm Sign	The Farm		11555 Sylo Crossing	46077
U2025-957	October	15	\$800	\$153	\$0	\$0	\$0	Huston Electric	The Farm IIA, LLC	Comm Sign	The Farm		11555 Sylo Crossing	46077
23U2025-958	October	15	\$89,500	\$391	\$0	\$0	\$0	Mike McGhee & Assoc	Daniel & Beth Sease	Res Add Pool	THE CLUB AT HOLLIDAY	T20	10461 DARTMOOR	46077
U2025-959	October	16	\$900,000	\$1,497	\$0	\$2,045	\$2,625	Westwood Properties, LLC	Ashley Meijer	Res New	Ansley Park	7	11753 ANSLEY	46077
R2025-960	October	17	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	60	7026 YOSEMITE	46077
U2025-961	October	20	\$7,500	\$180	\$0	\$0	\$0	A Sign By Design	The Farm IIA, LLC	Comm Sign	The Farm	5	11561 Sylo Crossing	46077
U2025-962	October	20	\$7,000	\$178	\$0	\$0	\$0	A Sign By Design	The Farm IIA, LLC	Comm Sign	The Farm	5	11561 Sylo Crossing	46077
U2025-963	October	20	\$20,720	\$75	\$0	\$0	\$0	Bone Dry Roofing	Ryan Sookhai & Catherine	Res Reroof	Cobblestone Lakes	21	5074 S COBBLESTONE	46077
13U2025-964	October	21	\$0	\$0	\$0	\$0	\$0	Sign Craft Industries	Goodwill of Central &	Comm Sign			5900 W 96th Street	46077
R2025-965	October	21	\$55,000,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm New			7100 MORTON	46077



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19U2025-966	October	21	\$18,243	\$75	\$0	\$0	\$0	Prestige Roofing	Deng Ping & Hailin Feng	Res Reroof	Fieldstone	55	2509 FAWN BLUFF	46077
23U2025-967	October	21	\$105,000	\$0	\$0	\$0	\$0	Mike McGhee & Assoc	Homes by Design	Res Add Pool	THE CLUB AT HOLLIDAY	K16	4435 STRATHMORE	46077
U2025-968	October	21	\$24,312	\$75	\$0	\$0	\$0	Moss Roofing	TAYLOR & KAYLA LAMM	Res Reroof	Sugarbush	43	850 SUGARBUSH	46077
U2025-969	October	22	\$0	\$125	\$0	\$0	\$0	New Generation Homes LLC	MICHAEL & CAROLYN	Res Finish Permit	Cross's Third Addition	14	120 S 6TH STREET	46077
R2025-970	October	22	\$851,958	\$1,228	\$4,025	\$0	\$0	OLD TOWN DESIGN	Scott Puffer & Briannia Liberio	Res New	Wild Air	133	6269 SALISBURY	46077
R2025-971	October	22	\$854,830	\$1,237	\$4,025	\$0	\$0	Old Town Design Group	Paul & Diane Burch	Res New	Wild Air	131	6249 SALISBURY	46077
U2025-972	October	22	\$4,600,000	\$4,781	\$4,025	\$0	\$9,464	Alt Construction	GJK Legacy Intelligent Living	Comm New	Creekside Corporate Park	9 Intelligent	5550 W 106th Street	46077
R2025-973	October	22	\$0	\$75	\$0	\$0	\$0	The Electric Express	Benjamin & Elizabeth Griffin	Res Electric	Fox Run	26	10120 FOX TRACE	46077
R2025-974	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 25 H (9-Plex)	6190 STERLING	46077
R2025-975	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 27 L (9-Plex)	8550 STERLING	46077
U2025-976	October	23	\$22,731	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Mark and Ann Bender	Res Reroof	Rock Bridge	125	8820 WEATHER	46077
U2025-977	October	23	\$130,000	\$3,638	\$0	\$0	\$0	Alt Construction	106 & Bennett LLC	Comm Remodel		400 medical	10650 N Bennett Pkwy	46077
R2025-978	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 28 I (9 Plex)	6140 Sterling Circle	46077
R2025-979	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 30 J (9 Plex)	8570 Sterling Circle	46077
13U2025-980	October	23	\$85,000	\$0	\$0	\$0	\$0	Alexandr Gringauz	Alex & Jodi Mereish	Res Remodel	HIDDEN PINES	120	3637 EVERGREEN	46077
R2025-981	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 29 K (9-Plex)	8560 Sterling Circle	46077
R2025-982	October	24	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 26 M (8-Plex)	8540 Sterling Circle	46077
23U2025-983	October	24	\$1,100,000	\$1,522	\$4,025	\$2,045	\$2,625	Homes by Nest	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	V6	10880 DARTMOOR	46077



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R2025-984	October	27	\$0	\$100	\$0	\$0	\$0	Callihan Contracting &	Aaron Nelson & Joseph Johnson	Res Finish Permit			780 S US 421	46077
U2025-985	October	27	\$0	\$130	\$0	\$0	\$0	FA Wilhelm Construction	Crider & Crider Inc	Mass Grading	Creekside Corporate Park	2	10885 CREEK WAY	46077
R2025-986	October	27	\$43,306	\$384	\$0	\$0	\$0	Blitz Builders	Nicole Swiney	Res Add	HIDDEN HOLLOW	3	5779 S 900 East	46077
U2025-987	October	28	\$900,000	\$1,349	\$4,025	\$0	\$0	Khoury Custom Homes	Nelly Chacon	Res New			5365 W OLD 106TH	46077
R2025-988	October	28	\$0	\$75	\$0	\$0	\$0	Adams Electric	Alexander & Carol Shepko	Res Electric	Stonegate	8	6095 STONEGATE	46077
U2025-989	October	29	\$0	\$100	\$0	\$0	\$0	Pristine Plumbing	Ruth & Daniel Hersey	Res Sewer	Cedar Bend	74	9805 Lakewood	46077
R2025-990	October	29	\$100,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Restrooms Archer	6570 Liz Drive	46077
19U2025-991	October	29	\$33,630	\$100	\$0	\$0	\$0	Homestead Outdoor Living	Leo & Molly Spillane	Res Other	Courtyards of Zionsville		1728 ARBOR WAY	46077
13U2025-992	October	29	\$75,000	\$443	\$0	\$0	\$0	Daniela Bianchi Designs	Bennett & Brooke Williams	Res Add	Bridlewood	4	3425 BRIDLEWOOD	46077
U2025-993	October	29	\$125,000	\$440	\$0	\$0	\$0	Modish Pools, LLC	5 Woodard PI LLC	Res Add Pool	Lost Run Farms	5	5 WOODARD PLACE	46077
U2025-994	October	30	\$1,600	\$0	\$0	\$0	\$0	ASD Signs & Graphics LLC	The Farm IIA, LLC	Comm Sign	The Farm	5	11585 SYLO CROSSING	46077
23U2025-995	October	30	\$120,000	\$392	\$0	\$0	\$0	PJE Lawn Care & Landscaping	ELEVATION HOMES LLC	Res Add Pool	THE CLUB AT HOLLIDAY	R18	10400 HOLLIDAY	46077
U2025-996	October	30	\$30,000	\$0	\$0	\$0	\$0	Chews Lawn Restoration	Naomi & Jeffrey Mersinger	Res Other	Hampshire	236	4177 KEIGHLEY	46077
R2025-997	October	31	\$2,524,713	\$1,347	\$4,025	\$0	\$0	Old Town Design Group	Wild Air Land Development,	Res New	Wild Air	126	6119 SALISBURY	46077
R2025-998	October	31	\$0	\$75	\$0	\$0	\$0	MAD Construction	Frank & Janet Kafoure	Res Electric			8000 HUNT CLUB ROAD	46077
R2025-999	October	31	\$750,000	\$638	\$0	\$0	\$0	H.W. Gunn	Todd & Jodi McClure	Res Add			5538 S 700 EAST	46077
U2025-1000	October	31	\$48,500	\$100	\$0	\$0	\$0	Franco Landscaping	Diane & Kevin Bowen	Res Other	Ashburn	57	5418 ROSE DRIVE	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2023-271	Huston Electric	HARRIS FLP	Comm Sign	Appaloosa Crossing		3101 S US 421	46077	2025/10/17
U2024-282	Central Construction Group	Lawrence & Heather Mitchell	Res Add	Raintree	32	780 EAGLE CREEK COURT	46077	2025/10/22
R2024-356	Jeffrey & Carolyn Masengale	Jeffrey & Carolyn Masengale	Res Add	Sycamore Bend	32	534 NUTHATCH DRIVE	46077	2025/10/28
U2024-365	James Randy Lang	James Randy Lang	Res Add			590 W ASH STREET	46077	2025/10/08
13U2024-418	Housewurks of Zionsville	Christopher & Kathryn Fredrick	Res Remodel	Willow Glen	43	3234 AUTUMN ASH DRIVE	46077	2025/10/21
23U2024-818	Homes by Design	Stephen & Kara Ritter	Res Add Pool	THE CLUB AT HOLLIDAY	Q13	4525 ELMSCOTT RIDGE	46077	2025/10/10
19U2024-855	Vive Exterior Design	Trent & Michelle Gray	Res Add Pool	Shannon Springs	12	6363 MONTANA SPRINGS DRIVE	46077	2025/10/10
19U2024-860	Vive Exterior Design	Christopher & Rachelle Amick	Res Add Pool	Shannon Springs	5	6650 MONTANA SPRINGS DRIVE	46077	2025/10/10
R2024-888	Property Pros LM	John & Jennifer Huber	Res Add			3285 S 975 East	46077	2025/10/13
13U2024-926	Platinum Deck & Patio	Todd & Sally Stark	Res Add Deck	The Willows	240	11508 GOLDEN WILLOW COURT	46077	2025/10/08
23U2024-966	The Club at Holliday Farms LLP	The Club at Holliday Farms	Comm Electric	THE CLUB AT HOLLIDAY	R51 Tennis & Pavilion	3950 CLUB RIDGE ESTATES	46077	2025/10/02
U2024-989	English Excavating	Thomas & Kelley Leix	Res Sewer	Spring Knoll	162	8947 WINTERBERRY COURT	46077	2025/10/02
U2024-999	ISF Sign Specialist	Top Properties	Comm Sign	OP of Zionsville	04	365 S Main Street	46077	2025/10/23
U2024-1012	Indy Decorative Concrete	Troy & Marisa Willard	Res Other	ASHBURN	53	5439 PEACHTREE ROAD	46077	2025/10/06
R2024-1047	Jay Weddle	Jay & Alexandra Weddle	Res Add	Fox Run	36	2851 WOLVERINE WAY	46077	2025/10/22
23U2024-1052	Homes by Nest	Justin & Carolyn Leiberling	Res New	THE CLUB AT HOLLIDAY	S14	3644 CHERWELL DRIVE	46077	2025/10/02



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U2024-1075	Burnham Nationwide	PITTMAN INVESTORS LLC	Comm Tenant Finish	The Farm	Building 7 Shake Shack	11585 Sylo Crossing	46077	2025/10/02
19U2024-1076	Platinum Deck & Patio	James DeMorest	Res Add Deck	THE ENCLAVE	107	6811 WOODHAVEN PLACE	46077	2025/10/15
R2024-1084	Schafer Real Estate LLC	Daniel & Christine Reichart	Res New	SCHAFER CR 500 S MINOR	2	7660 E 500 South	46077	2025/10/24
19U2024-1089	Indy Grills	Corey & Ashley Kist	Res Add	Fieldstone	73	2517 BOYLSTON COURT	46077	2025/10/15
R2024-1145	Old Town Construction, LLC	Wild Air Multifamily LLC	Comm New	Wild Air	Building 3 W 12 Plex	8651 Nevis Drive	46077	2025/10/16
23U2024-1159	Sign Doc Identity	MAP Holliday Farms LLC	Comm Sign	THE CLUB AT HOLLIDAY	Starbucks Holliday Farms	3675 Marketplace Drive	46077	2025/10/17
23U2024-1160	Sign Doc Identity	MAP Holliday Farms LLC	Comm Sign	THE CLUB AT HOLLIDAY	Starbucks	3675 Marketplace Drive	46077	2025/10/17
23U2024-1161	Sign Doc Identity	MAP Holliday Farms LLC	Comm Sign	THE CLUB AT HOLLIDAY	Starbucks	3675 Marketplace Drive	46077	2025/10/17
U2025-5	Sooner Construction LLC	Christine & Mark Jordan	Res Add			620 VALLEY VIEW DRIVE	46077	2025/10/21
23U2025-30	Foxlane Homes	Foxlane Homes of Zionsville, LLC	Res New	THE CLUB AT HOLLIDAY	U4	3579 CHERWELL DRIVE	46077	2025/10/31
U2025-73	A Sign By Design	SEAKE, LLC	Comm Sign	Z-VILLE GOVERNMENT	3	1120 W Oak Street	46077	2025/10/29
R2025-99	Andy Hsu	Lee & Kerrie Hsu	Res Remodel	Royal Run	635	6783 HAMPSHIRE DRIVE	46077	2025/10/09
U2025-148	Ace Sign Systems Inc	Cayla Truman	Comm Sign			625 S MAIN STREET	46077	2025/10/23
U2025-160	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077	2025/10/23
U2025-161	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077	2025/10/23
U2025-162	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077	2025/10/23



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2025-163	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077	2025/10/23
U2025-164	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077	2025/10/23
U2025-165	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	10-BLDG 1	10850 Creek Way	46077	2025/10/23
U2025-166	Signworks	RFPDI LLC	Comm Sign	Creekside Corporate Park	11	10814 Creek Way	46077	2025/10/23
U2025-184	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 22, 23, 24	9753 Cherrybark Lane	46077	2025/10/30
U2025-185	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	22 UNIT 22	9753 Cherrybark Lane	46077	2025/10/30
U2025-186	Bedrock Builders Inc.	BHI Senior Living, Inc	Res New	Hoosier Village	23 UNIT 23	9755 Cherrybark Lane	46077	2025/10/30
U2025-188	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 25, 26, 27	9771 Cherrybark Lane	46077	2025/10/30
U2025-192	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 28, 29, 30	9805 Cherrybark Lane	46077	2025/10/30
U2025-197	Daahl Property Group	Daniel & Lacey Decker	Res Reroof	Colony Acres	18	25 COLONY COURT	46077	2025/10/31
U2025-202	Ace Sign Systems Inc	Cayla Truman	Comm Sign			625 S Main Street	46077	2025/10/23
U2025-203	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Shell Units 31, 32, 33	9813 Cherrybark Lane	46077	2025/10/30
U2025-208	Quality Roofing Services, Inc	Boone Village Shopping Center	Comm Reroof		39 - 51 Boone Village	1200 W OAK STREET	46077	2025/10/31
U2025-222	Arrow Construction	Thomas & Chiu Kellen	Res Reroof	The Willows	80	11575 WEEPING WILLOW DRIVE	46077	2025/10/31
U2025-232	Amos Exteriors	Ryan & Mikayla Koharchik	Res Reroof	Laughlin, Fours, Har	48, 49	360 S 4TH STREET	46077	2025/10/31
R2025-235	Bone Dry Roofing	Todd & Monica Duckworth	Res Reroof	Fox Run	41	2739 DEER RUN	46077	2025/10/31



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U2025-279	Hoosier Sign Guy	RFPDI LLC	Comm Sign	Creekside Corporate Park	11	10814 Creek Way	46077	2025/10/23
U2025-312	JW Restores	Daniel & Jennifer Moyers	Res Reroof	Sugarbush Hill	38	605 SUGARBUSH DRIVE	46077	2025/10/31
U2025-315	Bone Dry Roofing	Amir & IrinyYousef	Res Reroof	Spring Knoll	110	9073 IRIS LANE	46077	2025/10/30
U2025-318	Coomer Roofing	French Associates I, LLC	Comm Reroof	Boone Ridge	2 Starbucks	1140 W OAK STREET	46077	2025/10/31
R2025-319	Worthington Design & Remodel	Robert & Elaine Damler	Res Add	HUNT COUNTRY PRESERVE	12	7490 HUNT COUNTRY LANE	46077	2025/10/13
U2025-324	Bone Dry Roofing	John & Jane Fuqua	Res Reroof	Smith Meadow	29	9708 AUTUMN WAY	46077	2025/10/31
19U2025-348	Prestige Roofing	Michael Dreyfuss and Laura	Res Reroof	Brookhaven	143	2795 W HIGH GROVE CIRCLE	46077	2025/10/31
U2025-355	Bone Dry Roofing	Nicholas Worley	Res Reroof	Crosses 4th Addition	102	340 W CEDAR STREET	46077	2025/10/31
13U2025-363	ISF Sign Specialist	HARRIS FLP	Comm Sign	Appaloosa Crossing	J	3311 S US 421	46077	2025/10/23
19U2025-368	Perma Pools	Benton & Tracie Hunter	Res Add Pool	Brookhaven	84	2806 E HIGH GROVE CIRCLE	46077	2025/10/23
R2025-374	Arrow Construction	Neal & Laura Baird	Res Reroof	Saddle Brook Farms	33	244 SADDLEBROOK COURT	46077	2025/10/31
U2025-382	Robin South (Architech)	Piada Zionsville, LLC	Comm Remodel	The Farm	Building 7	11579 Sylo Crossing	46077	2025/10/02
U2025-389	Universal Roofing	Richard & Valentine Wenzler	Res Reroof	Sugarbush Hill	48	875 SUGARBUSH RIDGE	46077	2025/10/22
U2025-392	Capstone Construction	Zionsville United Methodist Church	Comm Remodel			9644 WHITESTOWN ROAD	46077	2025/10/20
U2025-399	Ferris and Sloan (Megan Donges)	The Farm at Zionsville JV, LLC	Comm Remodel	The Farm	Building 8 - CAVA	11569 Sylo Crossing	46077	2025/10/08
13U2025-401	Lakeshore Hardscapes	John & Deborah Grecco	Res Finish Permit	Willow Glen	44	3230 AUTUMN ASH DRIVE	46077	2025/10/28



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2025-409	Epcon Communities LLC	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	49	9068 ACADIA LANE	46077	2025/10/30
R2025-413	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	54	9038 ACADIA LANE	46077	2025/10/30
R2025-416	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	55	9032 ACADIA LANE	46077	2025/10/22
R2025-417	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	56	7002 YOSEMITE DRIVE	46077	2025/10/14
R2025-421	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	146	9079 ACADIA LANE	46077	2025/10/16
R2025-427	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	50	9062 ACADIA LANE	46077	2025/10/13
U2025-429	Robert Stevens Roofing	Mischelle Edwards	Comm Reroof	10 N 1st Street	FC Tucker Bldg	150 W CEDAR STREET	46077	2025/10/31
U2025-437	Bone Dry Roofing	Constance Fuller	Res Reroof	Austin Oaks	207	4726 AUSTIN TRACE	46077	2025/10/31
R2025-443	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	148	9087 ACADIA LANE	46077	2025/10/24
R2025-445	Perma Pools	Timothy & Ashleigh Taylor	Res Add Pool	Stonegate	353	6619 E DEERFIELD COURT	46077	2025/10/08
R2025-446	Alt Construction	Zionsville Fellowship Church	Comm Remodel			9090 E Oak Street	46077	2025/10/08
U2025-447	Tenpenny Houseworks Inc	Megan & Philip Stoller	Res Remodel	Thornhill	91	1947 CAMARGUE DRIVE	46077	2025/10/20
23U2025-472	Pulte Homes	Pulte Homes	Res New	Devonshire	99	3801 GOODWIN DRIVE	46077	2025/10/02
13U2025-473	White Flag Consulting	Malcolm & Katherine Bierman	Res Reroof	The Willows	202	11620 WILLOW SPRINGS DRIVE	46077	2025/10/31
2025-484	Signworks	TWF Properties LLC	Comm Sign		5	5370 W 84th Street	46077	2025/10/23
U2025-497	Freeman Construction Group	Nicholas & Morgan Kendall	Res Add	Colony Acres	15	30 COLONY COURT	46077	2025/10/30



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R2025-501	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	122	7048 SHENANDOAH STREET	46077	2025/10/16
23U2025-503	Pulte Homes	Pulte Homes	Res New	Devonshire	10	3856 GOODWIN DRIVE	46077	2025/10/17
R2025-511	Schafer Custom Homes, LLC	Jeffrey & Deborah Colton	Res Remodel	Stonegate	269 Unit B	6673 BEEKMAN PLACE	46077	2025/10/10
R2025-513	The Skillman Corporation	Zionsville Community School	Comm Remodel		Tennis Court	5565 S 700 East	46077	2025/10/23
U2025-525	Pavan Patel	Dimple & Pavan Patel	Res Remodel	Ashburn	55	5434 ROSE DRIVE	46077	2025/10/29
U2025-569	G R Donaldson LLC	Greg & Deborah McGrath	Res Remodel	Crosses 4th Addition	35	295 N 5TH STREET	46077	2025/10/28
U2025-571	Andrews Construction	Bradley Development	Comm Remodel	ZMC Campus	Suite 101	1620 W OAK STREET	46077	2025/10/24
R2025-588	Becknell Services, LLC	Zionsville 267 Property 3 Beck	Comm Remodel	267 Industrial Park	3	5301 S SR 267	46077	2025/10/23
U2025-609	Frontline Services	James & Caroline Stacey	Res Reroof	Spring Knoll	68	9458 GREENTHREAD DRIVE	46077	2025/10/22
19U2025-616	Bone Dry Roofing	Michael & Joselyn Rinebold	Res Reroof	Fieldstone	32	2982 STONE CREEK DRIVE	46077	2025/10/22
U2025-637	Urban Restoration Group	Scott & Claire Shelton	Res Reroof	Spring Knoll	22	8948 SHELBURNE WAY	46077	2025/10/22
2025-646	Midwest Sign Company	The Farm IIA, LLC	Comm Sign	The Farm	5	11549 Sylo Crossing	46077	2025/10/23
2025-647	Midwest Sign Company	The Farm IIA, LLC	Comm Sign	The Farm	5	11549 Sylo Crossing	46077	2025/10/23
2025-648	Midwest Sign Company	The Farm IIA, LLC	Comm Sign	The Farm	5	11549 Sylo Crossing	46077	2025/10/23
2025-649	Midwest Sign Company	The Farm IIA, LLC	Comm Sign	The Farm	5	11549 Sylo Crossing	46077	2025/10/23
R2025-663	Bul-Tec Roofing Inc	THE BRADLEY P ELSTAD LIVING	Res Reroof	Lake View	8	650 LAKE VIEW DRIVE	46077	2025/10/22



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2025-683	Cambri Builders	EJC 6400, LLC	Comm Remodel	Northwest Technology	8	6400 TECHNOLOGY CENTER DRIVE	46077	2025/10/31
R2025-686	CMH Builders	Darin & Angela Martin	Res Remodel	Blackstone	26	7453 INDEPENDENCE DRIVE	46077	2025/10/23
U2025-687	Brian Hill Contracting, LLC	Julia Hill	Res Remodel	Spring Knoll	188	4270 GREENTHREAD COURT	46077	2025/10/29
U2025-690	Commercial Team Construction	The Farm at Zionsville JV, LLC	Comm Remodel	The Farm	803	11561 SYLO CROSSING	46077	2025/10/21
R2025-693	Hendrick Pool and Lawn Service	Kristen & Aaron Hale	Res Add Pool	HALE MINOR	2	2424 S 875 East	46077	2025/10/21
R2025-695	317 Outdoor Living	Katherine Earnest	Res Add Pool	HIDDEN PINES	139	11554 FOXTAIL COURT	46077	2025/10/03
13U2025-696	Centennial Construction and	Nicole Robinson	Res Add	The Willows	59	3211 WILLOW BEND TRAIL	46077	2025/10/29
23U2025-706	Zinga's Home Solutions	Mark & Shawn Parmeter II	Res Other	THE CLUB AT HOLLIDAY	E27	10683 BARRINGTON WAY	46077	2025/10/29
R2025-715	Miller Logan Construction	Kristin & Christopher Weiler	Res Add	COOPER HEIGHTS	8	8330 COOPER LANE	46077	2025/10/28
13U2025-722	Construction by Kennard	Chad & Crystal Pannucci	Res Remodel	HIDDEN PINES	19	3850 SUGAR PINE LANE	46077	2025/10/07
U2025-729	Grande & Grande Inc	Diane & Kevin Bowen	Res Remodel	Ashburn	57	5418 ROSE DRIVE	46077	2025/10/03
U2025-731	Schaefer Sign Works	J&T Properties	Comm Sign	CROSSES	21	70 S Main Street	46077	2025/10/23
R2025-738	Cloud Nine Roofing and Renovation	Wanda Ferraro	Res Reroof			5701 S 950 East	46077	2025/10/22
R2025-739	Cloud Nine Roofing and Renovation	Sharon Hine	Res Reroof			5695 S 950 East	46077	2025/10/22
13U2025-758	Moss Roofing	Jason & Stephanie Arnett	Res Reroof	Willow Glen	66	3214 PURPLE ASH DRIVE	46077	2025/10/22
U2025-771	Bryants Steel Buildings &	Jacob & Jacqueline Greenwald	Res Add			9019 E 100 NORTH	46077	2025/10/08



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2025-795	Bone Dry Roofing	Michael & Katherine Barton	Res Reroof	Austin Oaks	96	11736 ARBORHILL DRIVE	46077	2025/10/22
R2025-805	Robert Stevens Roofing	Kevin & Amy Connelly	Res Reroof	Rock Bridge	7	8817 WEATHER STONE CROSSING	46077	2025/10/22
U2025-807	Kilburn Brothers Construction	Bradley & Nancy Butler	Res Add	Sugarbush	69	677 MORNINGSIDE COURT	46077	2025/10/02
U2025-808	Nicholas Bechert	Nicholas Bechert	Res Finish Permit	Crosses 4th Addition	97	70 N 2ND STREET	46077	2025/10/27
U2025-813	Robert Stevens Roofing	Michael & Suzanne McCormack	Res Reroof	Rock Bridge	118	8809 AMBER STONE COURT	46077	2025/10/22
U2025-817	Signarama	98 SOUTH MAIN LLC	Comm Sign	CROSSES	22	95 S 1st Street	46077	2025/10/23
U2025-818	Signarama	98 SOUTH MAIN LLC	Comm Sign	CROSSES	22	95 S 1st Street	46077	2025/10/23
R2025-895	Setco, LLC	I-70 WEST LLC	Comm Electric	HUB I-65	2	3201 COUDEN DRIVE	46077	2025/10/09
R2025-901	Telecom Placement	Wild Air Land Development, LLC	Comm Electric	Wild Air		COMMON AREA 1-6	46077	2025/10/03
19U2025-904	Franco Landscaping	Wesley & Erica Drew	Res Finish Permit	Vonterra	81	10257 DURELLA CIRCLE	46077	2025/10/09
U2025-918	ASD Signs & Graphics LLC	The Farm IIA, LLC	Comm Sign		5	11585 SYLO CROSSING	46077	2025/10/23
U2025-919	ASD Signs & Graphics LLC	The Farm IIA, LLC	Comm Sign	The Farm	5	11814 Sylo Crossing	46077	2025/10/23
23U2025-928	Sundown Gardens	Homes by Nest, LLC	Res Other	THE CLUB AT HOLLIDAY	S14	3644 CHERWELL DRIVE	46077	2025/10/28
R2025-937	Indy Decorative Concrete	Jeffrey & Rachel Felling	Res Other			5699 S 800 East	46077	2025/10/24
19U2025-966	Prestige Roofing	Deng Ping & Hailin Feng	Res Reroof	Fieldstone	55	2509 FAWN BLUFF COURT	46077	2025/10/31



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	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	35	2	0	103	0	13	517	735	21	87
October	9	0	3	16	0	3	10	9	6	6	6	0	17	4	0	89	1	9	483	712	29	127
November																						
December																						
Totals	48	2	40	80	14	53	173	124	70	68	55	16	229	25	1	998	19	137	4408	6499	277	817



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Residential Fees	January	February	March	April	May	June	July	August	September	October			YTD
New Home Residential ILP Fees	\$21,671	\$20,126	\$18,690	\$13,407	\$25,684	\$28,981	\$21,920	\$32,861	\$20,532	\$13,763			\$217,635
All Other Residential ILP Fees	\$6,357	\$14,278	\$10,977	\$19,363	\$13,141	\$15,586	\$13,034	\$16,060	\$14,819	\$8,922			\$132,537
Residential Inspection Fees (Fees Due)	\$3,525	\$4,050	\$4,275	\$4,425	\$3,600	\$3,950	\$3,850	\$4,775	\$3,875	\$3,450			\$39,775
New Home Residential Road Impact Fees	\$40,369	\$55,104	\$57,728	\$18,368	\$59,728	\$57,728	\$39,360	\$36,736	\$26,240	\$13,120			\$404,481
New Home Residential Park Impact Fees	\$32,720	\$29,397	\$31,742	\$14,315	\$44,990	\$44,990	\$30,675	\$28,630	\$20,450	\$10,225			\$288,134
Sanitary Sewer Fees	\$64,400	\$28,175	\$36,225	\$40,250	\$80,500	\$80,500	\$56,350	\$76,475	\$52,325	\$36,225			\$551,425
Total Residential ILP, Inspection, Impact, Sewer	\$165,517	\$147,080	\$155,362	\$105,703	\$224,043	\$241,792	\$161,339	\$190,762	\$139,035	\$82,255			\$1,612,888
New Commercial Start ILP Fees	\$25,623	\$2,300	\$1,700	\$8,450	\$8,269	\$11,942	\$5,548	\$0	\$0	\$4,780			\$68,612
All Other Commercial ILPs	\$3,225	\$806	\$10,885	\$5,344	\$7,853	\$10,888	\$6,429	\$8,462	\$3,504	\$6,961			\$64,357
Commercial Inspection Fees(Fees due)	\$975	\$1,275	\$825	\$900	\$600	\$1,200	\$1,275	\$1,500	\$1,200	\$1,200			\$10,950
Commercial Road Impact Fees	\$38,969	\$0	\$0	\$0	\$11,411	\$67,360	\$64,577	\$0	\$0	\$9,463			\$191,780
Commercial Sanitary Sewer Fees	\$35,920	\$0	\$0	\$79,085	\$48,895	\$96,570	\$15,565	\$0	\$0	\$4,025			\$280,060
Total Commercial ILP, Inspection Impact Sewer	\$184,571	\$3,106	\$12,585	\$92,879	\$168,283	\$226,842	\$144,726	\$39,358	\$38,297	\$44,713			\$955,360
Combined Residential and Commercial Sewer	\$100,320	\$28,175	\$36,225	\$119,335	\$129,395	\$177,070	\$71,915	\$76,475	\$52,325	\$40,250			\$831,485
Combined Residential and Commercial Impact	\$192,892	\$84,501	\$89,470	\$32,683	\$207,984	\$224,167	\$187,219	\$96,262	\$86,152	\$52,292			\$1,253,622
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$350,088	\$150,186	\$167,947	\$198,582	\$392,326	\$468,634	\$306,065	\$230,120	\$177,332	\$126,968			\$2,568,248
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October			YTD
Plan Commission													
Primary Plat Approval	\$0	\$0	\$0	\$1,520	\$0	\$14,170	\$0	\$0	\$0	\$0			\$15,690
Secondary Plat Approval	\$14,560	\$6,510	\$3,300	\$570	\$0	\$1,222	\$590	\$0	\$14,000	\$0			\$40,752
Re-Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0
Minor Plat Approval	\$1,730	\$0	\$0	\$590	\$0	\$0	\$0	\$0	\$0	\$0			\$2,320
Zone Map Amendment	\$0	\$0	\$0	\$10,206	\$0	\$16,710	\$0	\$0	\$5,827	\$0			\$32,743
Subdivision Waiver	\$0	\$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	\$1,142			\$32,784
Development Plan Amendment	\$615	\$2,253	\$800	\$0	\$0	\$1,693	\$1,050	\$0	\$0	\$0			\$6,411
Ordinance Amendment	\$0	\$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	\$2,400			\$8,600
Variance of Dev Standards	\$2,300	\$475	\$760	\$2,140	\$0	\$1,505	\$2,055	\$1,180	\$3,545	\$400			\$14,360
Special Exception	\$1,400	\$700	\$700	\$0	\$700	\$700	\$700	\$0	\$0	\$700			\$5,600
TOTAL FILING FEES Plan Commission and	\$25,119	\$12,039	\$10,211	\$21,006	\$700	\$44,130	\$14,824	\$5,347	\$25,977	\$4,962			\$164,315
Permit Overview	January	February	March	April	May	June	July	August	September	October			YTD
New Home ILP	16	21	22	8	22	22	16	23	13	10			173
New Home Construction Cost	\$20,025,927	\$14,379,780	\$16,593,000	\$14,614,317	\$15,372,125	\$23,416,125	\$20,462,432	\$33,944,077	\$26,020,980	\$13,539,780			\$198,368,543
All Other Residential ILP	27	58	53	70	63	63	62	66	77	48			587
New Commercial Start ILP	10	3	5	7	4	7	3	0	0	9			48
All Other Commercial ILP	9	11	28	16	18	24	26	23	13	22			190
Total Permit Per Month	62	93	108	101	107	116	107	112	103	89			998
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October			YTD
Plan Commission													
Primary Plat Approval				Kroger Primary Pla 1		Saddlecreek Farms Wild Air - Section 2				Christian Meeting The Enclave at Her 2			
Secondary Plat Approval	See Files	Hickory Farms sec 2 Union Woodlands Se	See Files	Enclave at Hollida Dickerson Secondar	Holiday Farms Eas 1	Creekside Lots 7 a 1	Baker Minor Reside Kroger Commercial 2		Wild Air - Section Wild Air - Section 2				
Re-Plat Approval													
Minor Plat Approval	Aguire Minor Plat 1			Baker Minor Reside 1					Fayette Farms Mino 1				
Zone Map Amendment				The Courtyards at 1		Maple Lane Club of Zionsville Lion's 2			Pulte Rezoning - S Pulte Rezoning - P 2				
Subdivision Waiver													
Development Plan	Holiday Farms - B Holiday Farms Eas 2 See Files	See Files	See Files	See Files		Saddlecreek Farms Intelligent Living 2 See Files	Orider & Orider - Wild Air - Section 2 ZYSA Soccer Field Convivio Remodel	The Farm - Commer 1	See Files	Crew Carwash at Ap The Shoppes at Hol 2			
Development Plan Amendment		See Files	Dairy Queen - Ould 1		Fire Station #252 1								
Ordinance Amendment			Outdoor Seating Or Development Plan R 2		Solar, Wind, and B Accessory Dwelling 2	FEMA & NOAA Data 1							
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	Kroger Grocery Sto 1					Tim Wilson 1	Saddlecreek subdv Tim Wilson 2 See Files	Alison and Thomas Alison and Thomas 2	John McClure 1	Crew Carwash, Inc Tonya Peyton 2			
Variance of Dev Standards	See Files	Morgan Grahn 1	Regal Custom Homes 2	See Files		See Files		Jason Gresson William Alderson 2	See Files	Andrew Mulder 1			
Special Exception	Aguire Minor Resi Brad Tellelbaum 2	Donald Allen 1	Regal Custom Homes 1		Brett McKarney 1	Xanderbull Corner 1	Peters Property 1			Tonya Peyton 1			
TOTAL FILINGS Plan Commission and BZA	17	13	15	14	5	17	12	5	14	9			121
Collected Fees Duplicate Permits, Amendments/Proceeding fees	\$1,475	\$2,025	\$3,400	\$1,073	\$1,739	\$2,345	\$1,954	\$1,637	\$2,400	\$1,865			\$19,913
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$111,614	\$66,913	\$67,774	\$93,901	\$60,547	\$160,807	\$81,704	\$74,352	\$95,884	\$49,000			\$862,496
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$404,826	\$179,589	\$193,469	\$245,919	\$397,926	\$562,044	\$340,838	\$247,089	\$234,361	\$141,542			\$2,947,603



Town Of Zionsville

Advanced Structural Component Use

2025/10/01-2025/10/31

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2025-999	October	31	\$750,000	\$0	\$0	\$0	\$0	H.W. Gunn	Todd & Jodi McClure	Res Add			5538 S 700 EAST	46077
R2025-997	October	31	\$2,524,713	\$0	\$0	\$0	\$0	Old Town Design Group	Wild Air Land Development,	Res New	Wild Air	126	6119 SALISBURY	46077
13U2025-992	October	29	\$75,000	\$443	\$0	\$0	\$0	Daniela Bianchi Designs	Bennett & Brooke	Res Add	Bridlewood	4	3425 BRIDLEWOOD	46077
19U2025-991	October	29	\$33,630	\$100	\$0	\$0	\$0	Homestead Outdoor Living	Leo & Molly Spillane	Res Other	Courtyards of Zionsville		1728 ARBOR	46077
R2025-990	October	29	\$100,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Restrooms Archer	6570 Liz Drive	46077
U2025-987	October	28	\$900,000	\$1,349	\$4,025	\$0	\$0	Khoury Custom Homes	Nelly Chacon	Res New			5365 W OLD 106TH	46077
R2025-986	October	27	\$43,306	\$0	\$0	\$0	\$0	Blitz Builders	Nicole Swiney	Res Add	HIDDEN HOLLOW	3	5779 S 900 East	46077
R2025-984	October	27	\$0	\$100	\$0	\$0	\$0	Callihan Contracting &	Aaron Nelson & Joseph	Res Finish Permit			780 S US 421	46077
23U2025-983	October	24	\$1,100,000	\$1,522	\$4,025	\$2,045	\$2,625	Homes by Nest	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	V6	10880 DARTMOOR	46077
R2025-982	October	24	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 26 M	8540 Sterling	46077
R2025-981	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 29 K	8560 Sterling	46077
13U2025-980	October	23	\$85,000	\$0	\$0	\$0	\$0	Alexandr Gringauz	Alex & Jodi Mereish	Res Remodel	HIDDEN PINES	120	3637 EVERGREEN	46077
R2025-979	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 30 J (9	8570 Sterling	46077
R2025-978	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 28 I (9	6140 Sterling	46077
U2025-977	October	23	\$130,000	\$3,638	\$0	\$0	\$0	Alt Construction	106 & Bennett LLC	Comm Remodel		400 medical	10650 N Bennett	46077
R2025-975	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 27 L	8550 STERLING	46077
R2025-974	October	23	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 25 H	6190 STERLING	46077
U2025-972	October	22	\$4,600,000	\$4,581	\$4,025	\$0	\$9,464	Alt Construction	GJK Legacy Intelligent	Comm New	Creekside Corporate Park	9 Intelligent	5550 W 106th Street	46077



Town Of Zionsville

Advanced Structural Component Use

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2025-971	October	22	\$854,830	\$1,237	\$4,025	\$0	\$0	Old Town Design Group	Paul & Diane Burch	Res New	Wild Air	131	6249 SALISBURY	46077
R2025-970	October	22	\$851,958	\$1,228	\$4,025	\$0	\$0	OLD TOWN DESIGN	Scott Puffer & Briannia Liberio	Res New	Wild Air	133	6269 SALISBURY	46077
U2025-969	October	22	\$0	\$0	\$0	\$0	\$0	New Generation	MICHAEL & CAROLYN	Res Finish Permit	Cross's Third Addition	14	120 S 6TH STREET	46077
R2025-965	October	21	\$55,000,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm New			7100 MORTON	46077
R2025-960	October	17	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	60	7026 YOSEMITE	46077
U2025-959	October	16	\$900,000	\$1,497	\$0	\$2,045	\$2,625	Westwood Properties, LLC	Ashley Meijer	Res New	Ansley Park	7	11753 ANSLEY	46077
U2025-952	October	14	\$227,950	\$426	\$0	\$0	\$0	Winget Development,	Jack & Amber Lee	Res Add	Thornhill	166	1808 CORNICHE	46077
U2025-946	October	13	\$95,000	\$0	\$0	\$0	\$0	Baxter Family Construction	MATTHEW & ELIZABETH	Res Add	Hampshire	110	4551 KETTERING	46077
U2025-944	October	13	\$20,000	\$629	\$0	\$0	\$19,485	123 Steps General	The Farm at Zionsville JV,	Comm Remodel	The Farm	Bldg 5	11814 Sylo Crossing	46077
23U2025-942	October	10	\$0	\$125	\$0	\$0	\$0	Homes by McKenzie	Francis & Kelley Violi	Res Finish Permit	THE CLUB AT HOLLIDAY	L6	4190 HAMILTON	46077
13U2025-941	October	10	\$287,000	\$0	\$0	\$0	\$0	Cambri Builders	EJC 6400, LLC	Comm Remodel	Northwest Technology	8	6400 TECHNOLOGY	46077
U2025-939	October	9	\$140,000	\$489	\$0	\$0	\$0	Tom Simmons, Inc	Kristina Watson	Res Remodel	Village Walk	35	35 CLAY COURT	46077
R2025-934	October	8	\$0	\$100	\$0	\$0	\$0	Hoss Building Group	Scott Fitzgerald	Res Finish Permit		Detached Garage	11425 E 550 South	46077
U2025-933	October	8	\$0	\$125	\$0	\$0	\$0	Hoss Building Group	Scott Fitzgerald	Res Finish Permit		HOUSE	11425 E 550 South	46077
R2025-932	October	8	\$111,443	\$515	\$0	\$0	\$0	CMH Builders	Stephen & Michelle Birrer	Res Remodel	Blackstone	24	7465 INDEPENDENCE	46077
R2025-931	October	8	\$2,008,279	\$1,571	\$4,025	\$0	\$0	Old Town Design Group	Rogelio Mancillas Jr	Res New	Wild Air	7	5752 JULEP DRIVE	46077
U2025-929	October	6	\$13,947	\$410	\$0	\$0	\$0	Booher Remodeling	Nikki Hall	Res Remodel	Cobblestone Lakes	246	8940 SNOWBERRY	46077
R2025-927	October	3	\$68,339	\$451	\$0	\$0	\$0	CMH Builders	Alexandra & Joshua Hall	Res Remodel			1885 S 925 East	46077



Town Of Zionsville

Advanced Structural Component Use

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2025-926	October	2	\$200,000	\$0	\$0	\$0	\$0	Scott Campbell Custom Homes	Zach & Emily Richardson	Res Add	Promontory	A17, A18	1870 WINDY	46077
R2025-925	October	1	\$3,300,000	\$1,843	\$0	\$2,045	\$2,625	Scott Campbell Custom Homes	Zach & Emily Richardson	Res New	Promontory	A17 & A18	1870 WINDY	46077
R2025-917	October	1	\$550,000	\$1,061	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	119	7043 YOSEMITE	46077
U2025-913	October	1	\$35,000	\$500	\$0	\$0	\$0	ZR General Construction	Rajavelu & Preveena	Res Remodel	Hampshire	91	8227 BRADFIELD	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, October 1, 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=WWt0eWx0dDdZcFVKWjlPUnpEMC92QT09](https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjlPUnpEMC92QT09)

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

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

The following items are scheduled for consideration:

I. Pledge Of Allegiance

II. Attendance

Present: Kathi Postlewait, Jim Hurst, Josh Martin, Josh Fedor, Amanda Miller

Absent:

III. Approval Of Minutes

1. Minutes From The September 9, 2025 Meeting: Approved (5 In Favor, 0 Opposed)

Jim Hurst made a motion to approve the minutes from the September 9 meeting as presented. Josh Fedor seconded the motion.

The motion passed by a vote of 5 in favor, 0 opposed.

Documents:

[MINUTES FOR SEPTEMBER 9, 2025.PDF](#)

IV. Continuance Or Withdrawal Requests

1. 2025-31-UV (Landscape Contractor) & 2025-32-UV (Contractor Storage): Continued To November 5 Meeting (Motion To Continue Passed By A Vote Of 5 In Favor, 0 Opposed)

**Alison and Thomas
Gottschalk**

**8802 West Oak Street,
Zionsville, IN 46077**

1. Use Variance pursuant to Section 194.082, Table 2 to provide for the use of Landscape Contractor 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 Contractor Storage in the Rural Single and Two-Family Residential (R-2) zoning district.

The petitioner requested a continuance to give them time to review the development standards applicable to their use in the R2 zoning district. If the petitioner cannot meet or is unwilling to meet a development standard, this continuance gives them an opportunity to request a variance from that development standard during the November 5 meeting along with their request for two use variances.

Jim Hurst made a motion to continue this petition to the November 5, 2025 meeting. Josh Fedor seconded the motion.

The motion passed by a vote of 5 in favor, 0 opposed.

Documents:

[2025-31-UV ALISON GOTTSCHALK - INITIAL FILING - REDACTED.PDF](#)
[2025-31-UV AND 2025-32-UV - CONTINUANCE REQUEST_1.PDF](#)

V. Continued Business

VI. New Business

1. 2025-29-DSV: Denied (Motion To Deny Passed - 5 In Favor, 0 Opposed)

**Development Standards
Variance pursuant to
Section 194.082, Table 4
to allow for the
development of no more**

William Alderson

**7615 Fayette Road,
Brownsburg, IN 46112**

than five (5) two-family dwellings on well and septic rather than public water and public sewer in the Rural Single and Two-Family Residential (R-2) zoning district.

Jim Hurst made a motion to deny the request as presented and described. Josh Martin seconded the motion.

The motion to deny passed by a vote of 5 in favor, 0 opposed.

Documents:

[2025-29-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-29-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-29-DSV EXHIBIT 3 - ZONING MAP.PDF](#)
[2025-29-DSV EXHIBIT 4 - CONCEPTUAL LAYOUT.PDF](#)
[2025-29-DSV EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2025-29-DSV EXHIBIT 6 - NO SERVICE EXHIBIT FROM WHITESTOWN.PDF](#)
[2025-29-DSV WILLAM ALDERSON - INITIAL FILING - REDACTED.PDF](#)
[2025-29-DSV LETTERS OF INTEREST.PDF](#)
[2025-29-DSV EXECUTED FINDINGS OF FACT.PDF](#)

2. 2025-30-DSV: Approved (5 In Favor, 0 Opposed)

Jason Greeson

**10701 De Andra Drive,
Zionsville, IN 46077**

**Development Standards
Variance pursuant to
Section 194.070 to
encroach into the south
20 foot side yard setback
for the construction of a
building addition in the
Urban General Industrial
(I-2) zoning district.**

Josh Fedor made a motion to approve the request as presented and described during the meeting. Amanda Miller seconded the motion.

The motion passed by a vote of 5 in favor, 0 opposed.

Documents:

[2025-30-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-30-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-30-DSV EXHIBIT 3 - ZONING MAP.PDF](#)
[2025-30-DSV EXHIBIT 4 - PETITIONERS NARRATIVE.PDF](#)
[2025-30-DSV EXHIBIT 5 - SITE PLAN AND BUILDING ELEVATION.PDF](#)
[2025-30-DSV EXHIBIT 6 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2025-30-DSV JASON GREESON - INITIAL FILING - REDACTED.PDF](#)
[2025-30-DSV EXECUTED FINDINGS OF FACT.PDF](#)
[2025-30-DSV - LETTER OF GRANT.PDF](#)

VII. Other Matters To Be Considered

1. 2026 BZA Calendar: Approved (5 In Favor, 0 Opposed)

Josh Fedor made a motion to approve the 2026 calendar for the Board of Zoning Appeals meeting dates and submittal deadlines. Amanda Miller seconded the motion.

The motion passed by a vote of 5 in favor, 0 opposed.

Documents:

[2026 BZA DATES AND DEADLINES - DRAFT.PDF](#)

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 John Emery, at jemery@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, October 20, 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, Andrew Kossack, and Nick Plopper were all in attendance.
- III. Planning & Building Department [September 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 2025-10-14) 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, and September 15, 2025, meetings. 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 from this petition. After discussion, this item received a Favorable Recommendation to the Town Council. 6 in Favor/0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-66-DP: Staff Report with Exhibits	Pittman Investors LLC / The Farm - Commercial Building #3	11792 Sylo Crossing Zionsville, IN	Development Plan for a 13,200 sf multi-tenant commercial building, with related parking areas, on 1.10 acres in the Planned Unit Development (The Farm PUD) district. After discussion, this item was continued to the November 17, 2025 meeting. 7 in Favor/0 Opposed
2025-67-PPA: Staff Report with Exhibits	Foxlane Homes at Indy 2, LLC / The Terraces at Holliday Farms - Primary Plat Amendment	3895 Marketplace Drive Zionsville, IN	Primary Plat Amendment to merge 6 existing lots (Lots F, G, H, I, J, and K of Section 7) and subdivide the combined area into 64 lots for a townhome development being in the Planned Unit Development (Holliday Farms PUD) district. The Primary Plat Amendment was Conditionally Approved. 7 in Favor/0 Opposed
2025-68-DP: Staff Report with Exhibits	Foxlane Homes at Indy 2, LLC / The Terraces at Holliday Farms - Development Plan	3895 Marketplace Drive Zionsville, IN	Development Plan for 64 townhomes, with related road and infrastructure, on 9.44 acres being in the Planned Unit Development (Holliday Farms PUD) district. The Development Plan was Conditionally Approved. 7 in Favor/0 Opposed

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
Draft Comprehensive Plan (as of 2025-10-17)	Uniquely Zionsville: Comprehensive Plan	Town of Zionsville	Introduction of Draft Comprehensive Plan for consideration and discussion. The draft Plan was introduced. The public hearing and commission consideration is anticipated at the November 17, 2025 regular meeting.
DRAFT Rules and Procedures	Plan Commission	Town of Zionsville	Amendment to Plan Commission Rules and Procedures The Amendment was Approved. 7 in Favor/0 Opposed

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