



**BOARD OF ZONING APPEALS DIVISION III**

**September 17, 2024**

**Case Number:** 2024DV3024

**Property Address:** 10220 East Washington Street (approximate address)

**Location:** Warren Township, Council District #20

**Petitioner:** Indy WS40 LLC, by Joseph Calderon

**Current Zoning:** C-4 (TOD)

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a drive through in a front yard without an exclusive bypass aisle or screening (stacking spaces disallowed within front yard, bypass aisle and screening required) and within 100 feet of a transit stop (prohibited within 600 feet unless located behind building) and the construction of freestanding buildings with front yard setbacks of up to 60 feet (maximum 10-feet permitted), a front building line of 18.5 percent (80 percent required), and deficient first-story transparency on the front façade of the westernmost building (60% transparency required).

**Current Land Use:** Vacant Commercial

**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

A timely automatic continuance request was filed by a registered neighborhood organization. This petition will be continued to the October 15<sup>th</sup> hearing date.