



Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION III

September 16, 2025

Case Number: 2025-DV3-031 (Amended)
Property Address: 143 Washington Pointe Drive (approximate address)
Location: Warren Township, Council District #20
Petitioner: Net Lease Properties, by Timothy Ochs and Jennifer Milliken, Ice Miller LLP
Current Zoning: C-4 (TOD)
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishing and associated drive-through with a front building line of 17% along Washington Street (80 percent required) and a parking area containing 10 vehicle spaces (maximum 5 spaces permitted).
Current Land Use: Vacant Commercial
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

During review of the petition, it came to staff's attention that the language of the variance request would need to be amended to reflect the FBL width of the primary building as proposed to be 17% instead of 34.4%. This would result in an intensification of the request requiring the mailing of new notice and a continuance to the October 21st hearing date of Division III.