



Board of Zoning Appeals Division III

June 16, 2026

**Case Number:** 2026-DV3-016 Petition A  
**Property Address:** 10220 East Washington Street (*approximate address*)  
**Location:** Warren Township, Council District #20  
**Petitioner:** Indy WS40 LLC, by Barnes & Thornburg LLP (Joseph Calderon)  
**Current Zoning:** C-4 (TOD)  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive through with access provided by Ring Road instead of an alley (drive throughs prohibited within 600 feet of a transit station except where located behind the building and all access is provided by alleys) and for a drive-through without an exclusive bypass aisle (bypass aisle required).  
**Current Land Use:** Under development  
**Staff Reviewer:** Josh Levesque, Senior Planner

**PETITION HISTORY**

This petition has been split into an A and B. This petition was previously continued from the May 26, 2026, BZA III hearing to the June 16<sup>th</sup> BZA III hearing.

**PETITION OVERVIEW**

The petitioner has requested a continuance to the July 21st BZA III hearing to allow for time to work on a traffic stacking plan.