

Board of Zoning Appeals Division III

July 21, 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 was split into an A and B on May 26, 2026. Petition B was approved at the May 26, 2026, BZA III hearing. Petition A was continued from the May 26, 2026, BZA III hearing to the June 16th BZA III hearing. This petition was subsequently continued from the June 16th BZA III hearing to the July 21st BZA III hearing to give the petitioner time to work on a traffic stacking plan.

PETITION OVERVIEW

A timely automatic continuance has been filed by a City-County Councilor. This petition has will be continued to the August 18, 2026, BZA III hearing.