

BOARD OF ZONING APPEALS DIVISION II

October 13, 2026

|                        |                                                                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number:           | 2026-UV2-011                                                                                                                                                                                                                                                       |
| Property Address:      | 8450 Georgetown Rd.                                                                                                                                                                                                                                                |
| Location:              | Pike Township, Council District #1                                                                                                                                                                                                                                 |
| Petitioner:            | Kyle Davis, J.B. Hunt                                                                                                                                                                                                                                              |
| Current Zoning:        | I-2                                                                                                                                                                                                                                                                |
| Request:               | Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a maintenance shop with associated office space and secure parking, supporting internal company operations with truck and trailing equipment (not permitted). |
| Current Land Use:      | Industrial                                                                                                                                                                                                                                                         |
| Staff Recommendations: | Staff recommends <b>approval</b> of this petition                                                                                                                                                                                                                  |
| Staff Reviewer:        | Jasmine Dillard Nikolich, Senior Planner                                                                                                                                                                                                                           |

PETITION HISTORY

**9/8/2026:** A timely automatic continuance request was filed by a registered neighborhood organization, continuing this petition from the September 8, 2026, BZA II hearing to the October 13, 2026, BZA II hearing. This request was approved.

**8/11/2026:** Staff requested a continuance from the August 11, 2026, BZA II hearing to the September 8, 2026, BZA II hearing to allow the petitioner adequate time for mailing and positing of the required legal notice. This request was approved.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition, subject to the commitments that being reduced to writing on the BZA's Exhibit "A" forms at least three days prior to the BZA hearing:

1. Variance of Use for the mechanic shop shall substantially comply with the site plan filed-dated June 24, 2026.
2. Additions or expansions would require a rezone or another variance of use petition.

PETITION OVERVIEW

8450 Georgetown Road is an industrial parcel at the intersection of Georgetown Road and W. 84<sup>th</sup> Street. The Property Card shows that the facility was originally constructed in 1900. The property is currently zoned I-2 and is surrounded by parcels I-2 to the north and east, I-4 to the south, and CS to the west.

Approval of this petition would allow for the operation of a maintenance shop with office space and secure parking to support internal company operations. Staff would note that the facility will not be open to the public and will serve operation and maintenance functions only. Also, the site will not function as a customer service or retail location. Access will be limited to authorized employees and permitted personnel only. Hazardous materials on site will be limited to vehicle and equipment maintenance operations. No explosives will be stored or used on the property. All materials shall comply with federal, state, and local regulations. The property will include on-site parking for company vehicles and employees. The yard will be gated with security cameras installed throughout the facility and yard. Cameras and gates will be monitored by J&H as part of the company's security protocols. The full plan of operation is within the report.

A previous variance of use was granted in 1995 for this property to provide for the construction and operation of a motor vehicle and truck leasing and rental business. Staff would note that operation of the proposed mechanic shop would mirror the 1995 approved variance. In staff's analysis, a maintenance shop with truck and trailing equipment today would fit in the C-7 Commercial District or I-3 and I-4 heavier Industrial Districts. Although the request is not fully consistent with the recommendation of the Comprehensive Plan for light industrial use, many aspects of the proposed shop are compatible with light industrial use. The maintenance shop would meet the development standards of the applicable industrial zoning ordinance, relating to the building setbacks, surface, and landscape. The Variance of Use would be restricted to the current square footage (10,217 sq ft.) of the existing facility. Further additions will require a rezone or a new variance of use. This means that further expansion of this incompatible use will be subject to further petitions and public hearings. Staff recommends **approval** of this petition with the proposed commitment.

## GENERAL INFORMATION

|                                             |                      |                                                              |
|---------------------------------------------|----------------------|--------------------------------------------------------------|
| <b>Existing Zoning</b>                      | I-2                  |                                                              |
| <b>Existing Land Use</b>                    | Industrial           |                                                              |
| <b>Comprehensive Plan</b>                   | Light Industrial     |                                                              |
| <b>Surrounding Context</b>                  | <b><u>Zoning</u></b> | <b>Surrounding Context</b>                                   |
| North:                                      | I-2                  | North: Industrial                                            |
| South:                                      | I-4                  | South: Industrial                                            |
| East:                                       | I-2                  | East: Industrial                                             |
| West:                                       | CS                   | West: Commercial                                             |
| <b>Thoroughfare Plan</b>                    |                      |                                                              |
| Georgetown Road and 84 <sup>th</sup> Street | Primary Arterial     | 50-foot existing right-of-way and a 70-right-of-way proposed |
| <b>Context Area</b>                         | Metro                |                                                              |
| <b>Floodway / Floodway Fringe</b>           | No                   |                                                              |
| <b>Overlay</b>                              | No                   |                                                              |

|                            |           |
|----------------------------|-----------|
| Wellfield Protection Area  | No        |
| Site Plan                  | 6/24/2026 |
| Site Plan (Amended)        | N/A       |
| Elevations                 | N/A       |
| Elevations (Amended)       | N/A       |
| Landscape Plan             | N/A       |
| Findings of Fact           | 6/24/2026 |
| Findings of Fact (Amended) | N/A       |

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (October 2, 2019)

### Pattern Book / Land Use Plan

The Light-Industrial typology provides for industrial, production, distribution, and repair use conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic (pg. 95).

### Red Line / Blue Line / Purple Line TOD Strategic Plan

"Not Applicable to the Site."

### Neighborhood / Area Specific Plan

"Not Applicable to the Site."

### Infill Housing Guidelines

"Not Applicable to the Site."

### Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

"Not Applicable to the Site."

## ZONING HISTORY

### ZONING HISTORY – SITE

**2026-LNU-003; 8450 Georgetown Rd.,** Legal Non-Conforming Use, **void.**

**2008-HOV-017;** Variance of Development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a two-family dwelling in zone D-3, **approved.**

**98-HOV-86; 8450 Georgetown Rd. (previously listed as 8400 Georgetown Rd.),** Variance of Development standards of the Consolidated Zoning and Subdivision Ordinance to place two 12 by 30 feet fiber optic equip DLDGS, **approved.**

**95-UV2-109; 8450 Georgetown Rd. (previously listed as 8400 Georgetown Rd.),** Variance of Use and Development standards of the Consolidated Zoning and Subdivision Ordinance to construct and operate a motor vehicle and truck leasing, **approved.**

### ZONING HISTORY – VICINITY

**2013-DV2-009; 5149 W. 84<sup>th</sup> Street,** Variance of Development Standards of the Industrial Zoning Ordinance to provide for the expansion of a parking lot encompassing approximately 39% of the required front yard (parking permitted within a maximum of 10% of the front yard), **approved.**

**94-UV2-81 and 94-AP2-3; 8278 Georgetown Rd.,** Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to store newspaper materials, **approved.**

**90-SE3-3; 4570 W. 86<sup>th</sup> St.,** for an industrial park, park, and offices, **approved.**

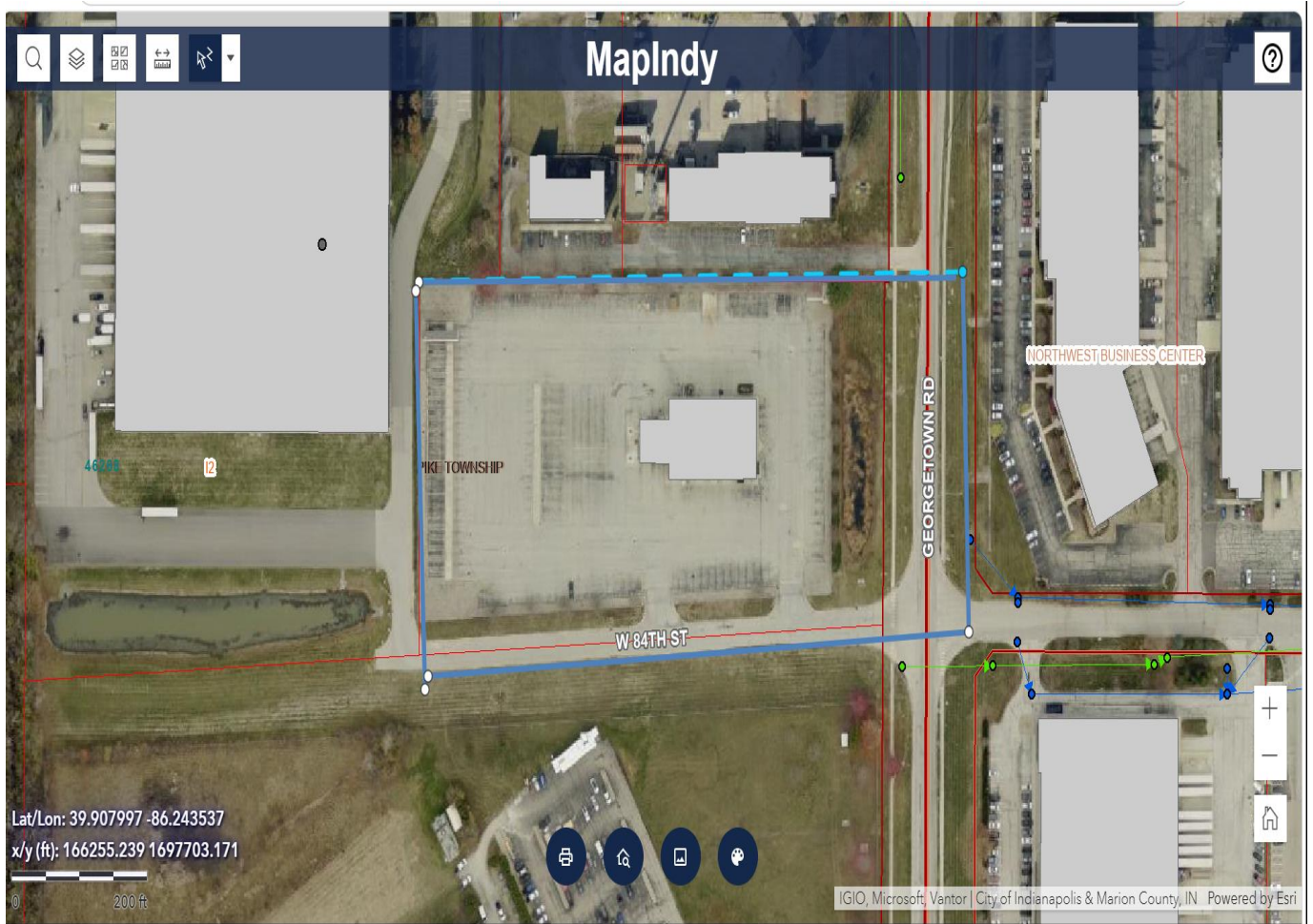
**88-UV1-154; 8950 Georgetown Rd.,** Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance for an advertisement sign, **approved.**

**84-Z-33; 8431 Georgetown Rd., (address previously listed as 8400 Georgetown Rd.)** Rezone to provide for light industrial, to I-2 District, **approved.**

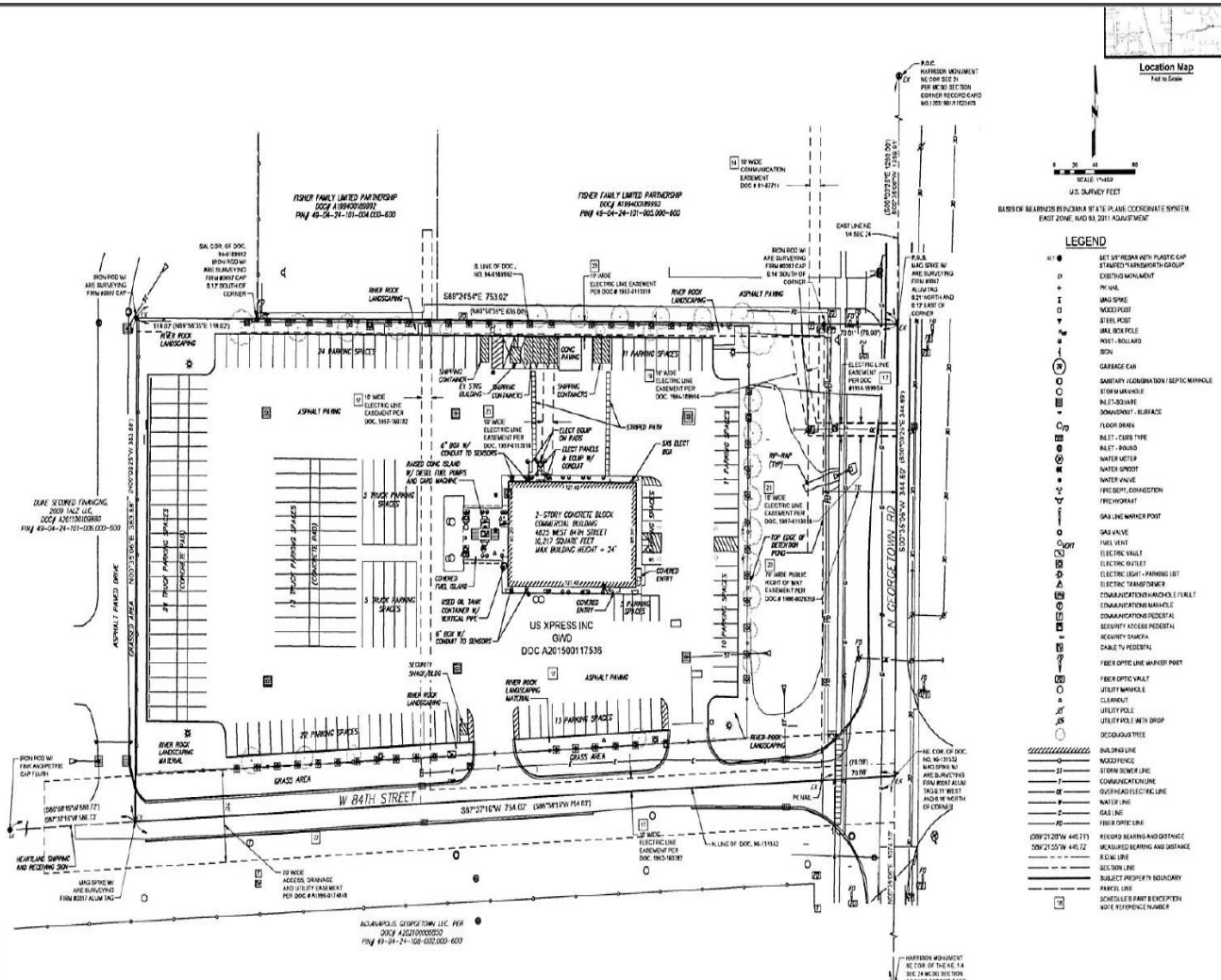
**81-Z-17; 8520 Georgetown Rd., (previously listed as 8590 Georgetown Rd. and 8345 Georgetown Rd.),** Rezone of 5.74 acres, being the I-2-S District, to the C-S classification to provide for mixed commercial uses, including offices, staging areas for fuel transport, service station, **approved.**

EXHIBITS

2026-UV2-011 ; Aerial Map



## 2026-UV2-011 ; Site Plan



**2026-UV2-011 ; Findings of Fact**

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF USE**

**FINDINGS OF FACT**

**1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE**

The subject property is utilized as a fleet maintenance and transportation support facility, including vehicle servicing, parking, and related operational functions. These activities are conducted within an established industrial corridor and are consistent with the historical use of the site. Operations are supported by existing infrastructure, including access, utilities, and site improvements, and are conducted in compliance with applicable safety and environmental regulations. The continued use does not introduce new or more intensive impacts than those historically associated with the property.

**2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE**

The surrounding area is characterized by a mix of industrial, commercial, and logistics-related uses. The subject property is compatible in scale and function with neighboring properties. The variance will not alter the external appearance, traffic generation, or intensity of use in a manner that would negatively impact surrounding property values. Instead, continued use supports economic activity and maintains consistency with the established character of the corridor.

**3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE**

The property was developed with site improvements specifically designed to support truck-related maintenance and transportation functions, including paved yard areas, access points suitable for commercial vehicles, and an existing maintenance building. These characteristics make the property uniquely suited for use as a fleet maintenance and transportation support facility and limit its practical adaptability for other permitted uses under current zoning.

**4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE**

Strict enforcement of the current zoning classification would prevent the continued use of the property as a fleet maintenance and transportation support facility, despite its design and longstanding function. This would require substantial redevelopment or conversion to a conforming use that is not aligned with the physical configuration of the site. Such a requirement would impose an unnecessary economic hardship without a corresponding public benefit and would disrupt an established operational use.

**5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE**

The comprehensive plan supports employment-generating uses in established industrial and commercial corridors, particularly along major transportation routes such as Georgetown Road. The continued use of the property as a fleet maintenance and transportation support facility aligns with these objectives by supporting logistics infrastructure, maintaining jobs, and utilizing an appropriately located site with direct access to major roadways. The variance allows for continued use consistent with the broader land use patterns in the area.

## 2026-UV2-011 ; Plan of Operation

### Plan of Operation – Non-Residential Use Variance

#### Proposed Use

The subject property will be used as a **maintenance shop with associated office space and secured parking**, supporting internal company operations. The facility will not be open to the general public and will serve operational and maintenance functions only.

#### Description of Facilities

- Maintenance shop for vehicle and equipment servicing
- Administrative office space supporting maintenance and operations
- On-site parking for company vehicles and employees
- Outdoor yard area associated with maintenance and parking functions

#### Employees

The facility will be staffed by **maintenance and operations personnel** only. No public-facing services will be provided, and the site will not function as a customer service or retail location. Employee counts will be commensurate with routine maintenance and operational needs.

#### Security Provisions

- The property will include a **gated yard**
- **Security cameras** installed throughout the facility and yard
- Camera and gate systems will be **monitored by JBH** as part of the company's security protocols

#### Hazardous Materials

Any hazardous materials present on site will be **limited to those customarily used in vehicle and equipment maintenance operations**, such as automotive fluids and maintenance supplies.

No explosives will be stored or used on the property. All materials will be handled, stored, and disposed of in compliance with applicable federal, state, and local regulations.

#### Hours of Operation

- **7:00 AM to 5:30 PM**
- **Seven (7) days per week**

#### Public Assembly

The property will **not** be used for public assembly, events, or gatherings. Access will be limited to authorized employees and permitted personnel only.

2026-UV2-011 ; Photo 1: Front Side



2026-UV2-011 ; Photo 2: Rear Side



**2026-UV2-011 ; Photo 3: East Side View Along 84<sup>th</sup> Street**



**2026-UV2-011 ; Photo 4: West Side View**



2026-UV2-011 ; Photo 5: Office Space



2026-UV2-011 ; Photo 6: On Site Parking for Company Vehicles/Trucks & Employees

