



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 19, 2024

Case Number: 2024-CZN-850 / 2024-CVR-850
Property Address: 601 South Tibbs Avenue
Location: Wayne Township, Council District #17
Petitioner: Dave's Mechanic Shop, LLC, by David Kingen and Justin Kingen
Request: Rezoning of 0.96 acre from the D-5 (FF) to the I-2 (FF) district to provide for an auto repair shop.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling in an I-2 district (not permitted) and provide for an automobile, motorcycle, and light vehicle service or repair in an I-2 district (not permitted), with a 10-foot front transitional yard (30 feet required), a zero-foot north side transitional side yard and a five-foot south side transitional yard (30 feet required) and a five-foot rear transitional yard (30 feet required).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic **continuance was filed by a City County Councilor that would continue these petitions from the December 19, 2024 hearing, to the January 23, 2025 hearing.** This would require acknowledgement from the Hearing Examiner.