



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

January 23, 2025

**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**

The Hearing Examiner acknowledged the timely automatic continuance filed by a City County Councilor that continued these petitions from the December 19, 2024 hearing, to the January 23, 2025 hearing.

The petitioner's representative has requested a **continuance from the January 23, 2025 hearing, to the February 27, 2025 hearing**, without notice, to provide time for continued discussions with the City-County Councilor, neighborhood organizations and staff. Staff would have no objection to the continuance.