



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

February 27, 2025

Case Number: 2024-CZN-850 (withdrawn) / 2024-CVR-850 (amended)
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: Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow Automobile, Motorcycle, and Light Vehicle Service or Repair in a D-5 (FF) district (not permitted) and outdoor storage of six 40-foot by eight-foot shipping containers and two commercial vehicles; a five-foot south side transitional yard (10 feet required), and a three-foot rear transitional yard (10 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, and to the January 23, 2025 hearing.

The Hearing Examiner continued these petitions from the January 23, 2025 hearing, to the February 27, 2025 hearing, at the request of staff and the petitioner's representative. Subsequently, the petitions have been amended to include withdrawal of the rezoning request and amending the variance request. Consequently, the amended request will need to be continued to the March 13, 2024 hearing, with notice.

The withdrawal of the rezoning request will be acknowledged by the Hearing Examiner.