



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 27, 2026

Case Number: 2026-CZN-836 / 2026-CVR-836

Property Address: 2326 East 44th Street (*Approximate Address*)

Location: Washington Township, Council District # 8

Petitioner: Celtic Realty, LLC, by Justin Kingen

Request: Rezoning of 0.38-acre from the I-2 (W-1) district to the C-4 (W-1) district to provide for commercial uses including automotive service and repair.

Variance of Use and Development Standards to provide for automotive service and repair, with outdoor storage of vehicles awaiting repair (not permitted), reduced parking (minimum 31 spaces required), and to legally establish a roof sign (not permitted).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

Staff is requesting a continuance from the August 27, 2026 hearing, to the September 24, 2026 hearing, to provide additional time for discussions with the petitioner's representative.