

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

AGENDA for Tuesday
January 20, 2026
4:00 PM

ELECTION OF OFFICERS

APPROVAL OF MINUTES

NEW BUSINESS:

2026-01 WALMART REAL ESTATE BUSINESS TRUST Multiple requests for property located at 4205 COMMERCE DR:

- 1) 251.17 SF total sign area instead of the maximum allowed 95 SF.
- 2) 138.4 SF freestanding sign area instead of the maximum allowed 40 SF.

2026-02 TRIPLE R LLC Multiple requests for property located at 117 S 7TH ST:

- 1) 3,842 SF lot area instead of the minimum required 6,000 SF.
- 2) 32.9' lot width instead of the minimum required 60'.
- 3) 57.7% lot coverage instead of the maximum allowed 35%.
- 4) 27.1% vegetative cover instead of the minimum required 30%.
- 5) 10' front setback instead of the minimum required 15'.
- 6) 0.9' side setback instead of the minimum required 6'.
- 7) 4' side setback instead of the minimum required 6'.
- 8) 15' rear setback instead of the minimum required 20'.
- 9) 1 space per dwelling unit off-street parking spaces instead of the required 2 spaces per dwelling unit.

2026-03 TRIPLE R LLC Multiple requests for property located at 119 S 7TH ST:

- 1) 4,170 SF lot area instead of the minimum required 6,000 SF.
- 2) 36.37' lot width instead of the minimum required 60'.
- 3) 53.3% lot coverage instead of the maximum allowed 35%.
- 4) 26.5% vegetative cover instead of the minimum required 30%.
- 5) 10' front setback instead of the minimum required 15'.
- 6) 2' side setback instead of the minimum required 6'.
- 7) 2' side setback instead of the minimum required 6'.
- 8) 15' rear setback instead of the minimum required 20'.
- 9) 1.5 spaces per dwelling unit off-street parking spaces instead of the required 2 spaces per dwelling unit.

2026-04 TRIPLE R LLC Multiple requests for property located at 123 S 7TH ST:

- 1) 4,449 SF lot area instead of the minimum required 6,000 SF.
- 2) 37.19' lot width instead of the minimum required 60'.

- 3) 49.3% lot coverage instead of the maximum allowed 35%.
- 4) 26.3% vegetative cover instead of the minimum required 30%.
- 5) 10' front setback instead of the minimum required 15'.
- 6) 2' side setback instead of the minimum required 6'.
- 7) 3' side setback instead of the minimum required 6'.
- 8) 15' rear setback instead of the minimum required 20'.
- 9) 1.5 spaces per dwelling unit off-street parking spaces instead of the required 2 spaces per dwelling unit.

2026-05 TRIPLE R LLC Multiple requests for property located at the northeast corner of S 7TH ST & OREGON ST:

- 1) 4,561 SF lot area instead of the minimum required 6,000 SF.
- 2) 37.63' lot width instead of the minimum required 60'.
- 3) 47.4% lot coverage instead of the maximum allowed 35%.
- 4) 21% vegetative cover instead of the minimum required 30%.
- 5) 10' front setback instead of the minimum required 15'.
- 6) 5' front setback instead of the minimum required 15'.
- 7) 3' side setback instead of the minimum required 6'.
- 8) 1 space per dwelling unit off-street parking spaces instead of the required 2 spaces per dwelling unit.

2026-06 TRIPLE R LLC Multiple requests for property located at 117, 119 & 123 S 7TH ST:

- 1) 36.2% lot coverage instead of the maximum allowed 35%.
- 2) 28.9% vegetative cover instead of the minimum required 30%.
- 3) 15' rear setback instead of the minimum required 20'.

2026-07 TRIPLE R LLC Multiple requests for property located at 24 S 8TH ST:

- 1) 3,023 SF lot area instead of the minimum required 4,000 SF.
- 2) 32.01' lot width instead of the minimum required 40'.
- 3) 42.2% lot coverage instead of the maximum allowed 35%.
- 4) 15' rear setback instead of the minimum required 20'.

2026-08 TRIPLE R LLC Multiple requests for property located at 24 S 8TH ST:

- 1) 30.8' lot width instead of the minimum required 40'.
- 2) 5' side setback instead of the minimum required 6'.

2026-09 TRIPLE R LLC Multiple requests for property located at 20 S 8TH ST:

- 1) 3,889 SF lot area instead of the minimum required 4,000 SF.
- 2) 32.91' lot width instead of the minimum required 40'.
- 3) 3' side setback instead of the minimum required 6'.

2026-10 TRIPLE R LLC Multiple requests for property located at 102 S 8TH ST:

- 1) 3,047 SF lot area instead of the minimum required 4,000 SF.
- 2) 32.01' lot width instead of the minimum required 40'.

- 3) 42.8% lot coverage instead of the maximum allowed 35%.
- 4) 15' rear setback instead of the minimum required 20'.

2026-11 TIPPECANOE LAND HOLDING INC Variance to allow a 3' side setback instead of the required 6'. Property located at 113 WALNUT ST.

2026-12 TIPPECANOE LAND HOLDING INC Multiple requests for property located at 1009 CINCINNATI ST:

- 1) 4' side setback instead of the required 6'.
- 2) 4' side setback instead of the required 6'.
- 3) 19' rear setback instead of the required 20'.

2026-13 AARON WALKER Multiple requests for property located at 2101 MONON AVE:

- 1) 2' side setback instead of the required 6'.
- 2) 6.6' frontage setback instead of the required 15'.
- 3) 8.2' frontage setback instead of the required 15'.
- 4) 5.1' rear setback instead of the required 6'.
- 5) 58.9' lot width instead of the required 60'.

2026-14 LOIS JAQUES – CANNA PROPERTIES Multiple requests for property located at 1509 N 17TH ST:

- 1) 4400 SF lot area instead of the required 6000 SF.
- 2) 6.25' rear setback instead of the required 20'.
- 3) 0' side setback instead of the required 6'.
- 4) 44' lot width instead of the required 60'.

Appointing Authority Disclosure

Mayoral Appointments:

- o Jackson Bogan - Current Term 01/01/23 to 01/01/27
- o Dick Murray - Current Term 01/01/24 to 01/01/28
- o Carlynn Smith - Current Term 01/01/25 to 01/01/29
- o Todd Roswarski - Current Term 01/01/25 to 01/01/29
- o John Collier - Current Term 01/01/25 to 01/01/29