

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION
January 20, 2026

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, January 20, 2026 at 4:00 PM. Members present were: Jackson Bogan, Carlynn Smith, Todd Roswarski, and John Collier.

The first order of business was the election of officers for 2026. Mr. Collier moved to nominate Jackson Bogan as President and Dick Murray as Vice President of the Board. Second by Ms. Smith. The motion passed by unanimous voice vote.

Ms. Smith moved to approve the minutes of the previous meeting as distributed; second by Mr. Roswarski. The motion passed by unanimous voice vote.

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.

Mr. Collier moved to hear the petition; second by Ms. Smith. Heather Werner, agent for the petitioner, presented the petition.

Ms. Werner stated that Walmart on 4205 Commerce Drive is proposing a fueling store out in front of the Walmart store. It will be in the parking lot currently owned by Walmart. We are requesting additional square footage for signage on the canopy. This includes the signage on the building as well.

Ms. Werner also stated that they are refacing the existing freestanding signage. We are also requesting additional signage for a monument sign by the fueling station at the corner of Park East Boulevard and Commerce Drive. The sign will be on Walmart's property. It will advertise the fueling station and fuel prices.

Ms. Werner confirmed that the proposed monument sign is 12' tall. It will be behind the existing street trees, approximately 30 to 40' from the roadway.

The Board voted by ballot:

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED

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'.

Mr. Collier moved to hear petitions 2026-02 through 2026-10; second by Ms. Smith. Kevin Riley, agent for the petitioner, presented the petitions.

Mr. Riley stated that he will present all of these in bulk and that he can answer any questions on any specific case. In 2022, the petitioner, Triple R, filed for variances on S 8th Street in the general area for the purpose of building single-family homes on those lots. Two of those lots have since been improved with single-family homes. The petitioner wants to continue development efforts in this area with 9 additional lots and variances are required to do so. The variances are mostly needed because these are remnant lots, lots that are oddly shaped, and lots that were created by railroad relocation. It is a unique area.

Mr. Riley continued that for the properties 117, 119, and 123 S 7th Street, the petitioner plans to renovate and update the existing structures on those lots. These will include garages. This will help alleviate issues with on-street parking. For the property at 119 S 7th Street, the petitioner plans on changing the use of that structure from a 4-unit to a 2-unit residence to bring that into compliance with the zoning classification. The existing structures will remain rentals. For the vacant lots, new residences will be developed. This will be an opportunity to refresh this area and add new housing stock.

Dennis Carson, Economic Development Director for the City of Lafayette, and Pat Grimes, owner of property on S 7th Street, spoke in favor of the project.

Mr. Roswarski asked expressed his concern for setbacks proposed that are less than 3'. Mr. Riley responded that they made every effort to meet this but there were too many challenges to provide a livable space and meet these setbacks in certain areas.

The Board voted by ballot:

2026-02

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED
- 5) 4 yes 0 no. REQUEST GRANTED
- 6) 4 yes 0 no. REQUEST GRANTED
- 7) 4 yes 0 no. REQUEST GRANTED
- 8) 4 yes 0 no. REQUEST GRANTED
- 9) 4 yes 0 no. REQUEST GRANTED

2026-03

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED
- 5) 4 yes 0 no. REQUEST GRANTED
- 6) 4 yes 0 no. REQUEST GRANTED
- 7) 4 yes 0 no. REQUEST GRANTED
- 8) 4 yes 0 no. REQUEST GRANTED
- 9) 4 yes 0 no. REQUEST GRANTED

2026-04

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED
- 5) 4 yes 0 no. REQUEST GRANTED
- 6) 4 yes 0 no. REQUEST GRANTED
- 7) 4 yes 0 no. REQUEST GRANTED
- 8) 4 yes 0 no. REQUEST GRANTED
- 9) 4 yes 0 no. REQUEST GRANTED

2026-05

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED

- 5) 4 yes 0 no. REQUEST GRANTED
- 6) 4 yes 0 no. REQUEST GRANTED
- 7) 4 yes 0 no. REQUEST GRANTED
- 8) 4 yes 0 no. REQUEST GRANTED

2026-06

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED

2026-07

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED

2026-08

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED

2026-09

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED

2026-10

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED

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

Mr. Collier moved to hear and approve the petition; second by Ms. Smith. Kevin Riley, agent for the petitioner, presented the petition.

Mr. Riley stated that Tippecanoe Land Holding is associated with Habitat for Humanity. The plan is for the petitioner to transfer this land to Habitat to develop into a single-family home for one of their partner families. The lot is currently vacant. It is a remnant piece of a previously larger lot. The house will be situated on the lot so that setback variance requested is for the lot line adjacent to the alley and will not impact the house on the other side.

The Board voted by ballot: 4 yes 0 no. PETITION GRANTED

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'.

Mr. Collier moved to hear and approve the petition; second by Ms. Smith. Kevin Riley, agent for the petitioner, presented the petition.

Mr. Riley stated that this is a similar situation to the previous petition. This is also a remnant lot. In this case there are side setback requests as well as the rear.

The Board voted by ballot:

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED

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'.

Mr. Collier moved to hear and approve the petition; second by Ms. Smith. Kevin Riley, agent for the petitioner, presented the petition.

Mr. Riley stated that the house at this location was built in 1900. Requests 1 through 4 are to bring the existing house into compliance. The petitioner's plan is to convert the existing structure into a duplex. There will be an addition on the south side of the building.

Mark Burlson, 2100 Schuyler Avenue, asked about how the addition will make the lot smaller with respect to the required lot width. Mr. Riley stated that the lot is not smaller, the requirement is 60'. Secretary Griffie explained that there are two different lot width requirements depending on the use of the lot. The lot is sufficient for a single-family home but the use as a duplex requires a wider lot. There was also a brief discussion about the zoning classification of the subject lot and the adjacent lot.

The Board voted by ballot:

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED

5) 4 yes 0 no. REQUEST GRANTED

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'.

Mr. Collier moved to hear and approve the petition; second by Ms. Smith. Jessica Collaco, agent for the petitioner, presented the petition.

Ms. Collaco stated that she represents her mom, the petitioner, the petition is so that they can restore the property to its original condition. It is a duplex built in 1957. They plan to put it back together, it was abandoned. We went through the process of getting it properly zoned. Now we just want to restore it. The structure itself and where it is on the property will not change.

A neighboring property owner spoke in favor of the petition. There was also a brief discussion on how this lot was created and that the requested 0' setback is due to an existing condition.

The Board voted by ballot:

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED

The next meeting of the Lafayette Board of Zoning Appeals will be on Tuesday, February 17, 2026 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:54 PM.

Chairman

Secretary