

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

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SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

February 6, 2014

Ref. No. 2014-041

West Lafayette Board of Public Works and Safety  
609 West Navajo Street  
West Lafayette, IN 47906

**SUBJECT: SUBDIVISION VARIANCE – S-4439–WILLIAMSBURG ON THE  
WABASH SUBDIVISION, REPLAT OF PART OF CHAUNCEYS PLAT  
OF BOTTOM LANDS (MINOR-SKETCH PLAN)**

Dear Board Members:

As required by our Unified Subdivision Ordinance--Section 1.12, I am forwarding the following subdivision variance requests on behalf of Williamsburg on the Wabash LLC, the petitioner of the above subdivision application (See the enclosed copy of the petitioner's letter to the Area Plan Commission and a reduced copy of the preliminary plat). Please consider these requests at your next available meeting:

1. A variance to waive the required right-of-way dedication of approximately 10 additional feet along the east side of North River Road to meet the standard 40-ft half-width right-of-way for an urban primary arterial (USO 5.3-2-a).
2. A variance to waive the required right-of-way dedication of approximately 10 additional feet along the north side of Quincy Street to meet the standard 25-ft half-width right-of-way for an urban residential local road (USO 5.3-2-a).

The subdivider's request before the Area Plan Commission is to replat several lots and parts of lots into 2 lots on 31.81 acres, located at the northeast corner North River Road and Quincy Street, in West Lafayette, Wabash 17(SW)23-4.

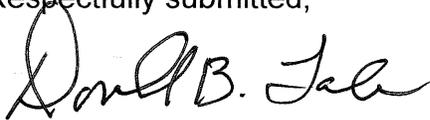
Any subdivision application with existing public road frontage is required to include a right-of-way dedication for that frontage to bring the right-of-way into compliance with the current width requirement for that road. North River Road appears to have an existing full width right-of-way of 60-ft along the north half of this site. It is classified by the adopted *Thoroughfare Plan* as an urban primary arterial, which (as stated in the above request #1) requires a 40-ft half-width right-of-way (80-ft full width). Quincy Street appears to have an existing full width right-of-way of 30-ft, and is classified as an urban local road, which requires a 25-ft half-width right-of-way (50-ft full width).

As described in the petitioner's letter (attached), dedicating the additional rights-of-way for this subdivision replat would put existing fencing, parking and a building into the

public right-of-way. Staff feels that these requests are reasonable, especially since this is a subdivision replat for an existing development, and requiring any encroachments of the site's existing features and structures would not be in the public's interest.

Please use the enclosed VARIANCE DISPOSITION NOTICE to indicate the Board's action on this request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donald B. Lamb". The signature is written in a cursive style with a large initial "D".

Donald B. Lamb  
Senior Planner

cc: West Lafayette City Engineer  
Jeffrey L. Kittle, Williamsburg on the Wabash LLC  
Max Mouser, Studio A of Indianapolis INC

**VARIANCE DISPOSITION NOTICE**

SUBDIVISION: Williamsburg on the Wabash Subdivision, Replat of Part of  
Chaunceys Plat of Bottom Lands

DEVELOPER: Williamsburg on the Wabash LLC

REPRESENTATIVE: Max Mouser, Studio A of Indianapolis INC

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The following variance requests were presented to the West Lafayette Board of Public Works and Safety on: \_\_\_\_\_ 2014.

1. A variance to waive the required right-of-way dedication of approximately 10 additional feet along the east side of North River Road to meet the standard 40-ft half-width right-of-way for a primary arterial (USO 5.3-2-a).
  2. A variance to waive the required right-of-way dedication of approximately 10 additional feet along the north side of the Quincy Street frontage to meet the standard 25-ft half-width right-of-way for a local road (USO 5.3-2-a).
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It was the decision of the West Lafayette Board of Public Works and Safety that:

**Variance #1 was**     **APPROVED**  
                                  **DENIED**

**Variance #2 was**     **APPROVED**  
                                  **DENIED**

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THE WEST LAFAYETTE BOARD OF PUBLIC WORKS AND SAFETY

\_\_\_\_\_  
(President)

\_\_\_\_\_  
Judith C. Rhodes (Clerk of the Board)

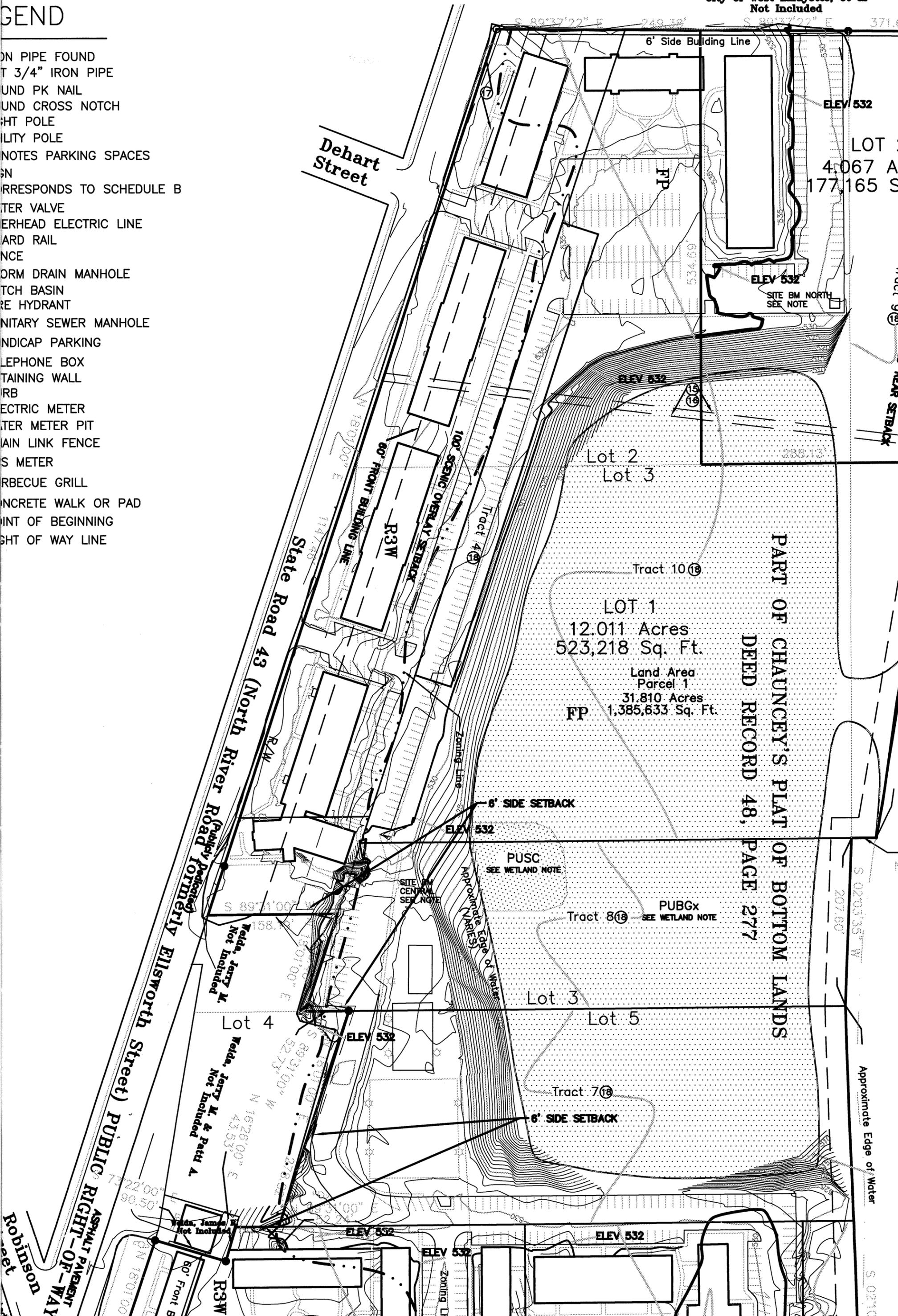
cc: Williamsburg on the Wabash LLC (500 E 96th ST STE 300, Indianapolis, IN 46240-3778)  
Area Plan Commission  
West Lafayette City Engineer



**LEGEND**

- DN PIPE FOUND
- T 3/4" IRON PIPE
- UND PK NAIL
- UND CROSS NOTCH
- HT POLE
- ILITY POLE
- NOTES PARKING SPACES
- SN
- RRESPONDS TO SCHEDULE B
- TER VALVE
- ERHEAD ELECTRIC LINE
- ARD RAIL
- NCE
- ORM DRAIN MANHOLE
- TCH BASIN
- RE HYDRANT
- NITARY SEWER MANHOLE
- NDICAP PARKING
- LEPHONE BOX
- TAINING WALL
- RB
- ELECTRIC METER
- TER METER PIT
- AIN LINK FENCE
- S METER
- RBEQUE GRILL
- ONCRETE WALK OR PAD
- INT OF BEGINNING
- IGHT OF WAY LINE

City of West Lafayette, et al  
Not Included



PART OF CHAUNCEY'S PLAT OF BOTTOM LANDS  
DEED RECORD 48, PAGE 277

LOT 1  
12.011 Acres  
523,218 Sq. Ft.  
Land Area  
Parcel 1  
31.810 Acres  
FP 1,385,633 Sq. Ft.

Welda, Jerry M.  
Not Included

Welda, Jerry M. & Patti A.  
Not Included

Welda, James B.  
Not Included

Robinson  
Asphalt Pavement  
Right-of-Way