

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Zoning Appeals of the Village of Waite Hill will hold a public hearing, which has been rescheduled for 8:00 a.m. on Friday, March 15, 2024, in the Waite Hill Village Council Chambers.

The purpose of the hearing is two-fold:

1. To consider an appeal for the owners, Donald & Heather Riddle at 9715 Smith Road who are appealing the determination that 9715 Smith Road is not in the Building Zone Development District and may, therefore, be split by the Planning and Zoning Commission into to lots, each of which exceeds five (5) acres in area. The Planning and Zoning Commission determined that an error had been made in the drawing of the Village's zoning map and that 9715 Smith Road is in the R-10 District, not the Building Zone Development District.

2. Alternatively, the owners seek to have a variance to permit a residence to be constructed on a new five (5) acre lot within two hundred feet (200') of a private street that is not a part of this proposed building zone development. The residence is proposed to be located not more than one hundred twelve and six-tenths feet (112.6') from the private street that has come to be known as "Smith Lane". The other variance that could be granted would be from the density requirements applicable to property in the R-10 Single-Family Residence District, to permit two (2) lots of five (5) acres. The lot size variances would not be necessary if the new lot were created in a building zone development that would be immediately to the west of the existing building zone development that is accessed by Smith Lane.

Copies of the proposed plans are on file in the office of the Clerk-Treasurer of Waite Hill Village and may be viewed by those interested, Monday - Friday, 8:00 a.m. to 12:00 p.m. at the Village Hall.

Robbi Laps
Clerk-Treasurer
Village of Waite Hill

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