

September 8, 1993

Mr. Bruce Kawamura  
BK Inc.  
675 Kinoole Street  
Hilo, HI 96720

Dear Mr. Kawamura:

Nonsignificant Zoning Change (NZC 93-2)  
Taiyo Hawaii Company, Ltd.  
Tax Map Key: 7-5-10:57

This is to acknowledge receipt of your request on behalf of Taiyo Hawaii Company, Ltd. for a determination of a nonsignificant zoning change in accordance with Section 25-18.1 of Chapter 25 of the Hawaii County Code, as amended, and the newly adopted Planning Department Rule No. 8.

Your request is to adjust the boundaries of a commercially zoned property without increasing the zoning area. The affected areas total approximately 1,600± square feet each. The zoning for one 1,600- square foot area will be changed from Multiple Family Residential (RM-4) to Neighborhood Commercial (CN-20). An equal area of 1,600 square feet will be changes from CN-20 to RM-4. The total land area of the affected commercial zoning remains at 40,002 square feet.

Upon review of your request, we have determined that it complies with the criteria for determination of a nonsignificant zoning change. Specifically:

- a). The transfer of a 1,600± square foot area from one location to another will not result in an increase to the current CN-20 and RM-4 zoned districts;

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- b). The affected land area is less than five percent of the total land area of the parcel and is less than one acre in size;
- c). The requested transfer of zoning designations from one location to another will not result in a change in the overall density of the area; and
- d). The area under consideration is consistent with the Hawaii County General Plan which designates the area for Medium Density Urban Development.

Based on the above, the Planning Director has determined that the request qualifies as a nonsignificant zoning change and therefore, administratively approves the requested changes.

Should you have any questions regarding the above, please feel free to contact us at 961-8288.

Sincerely,



VIRGINIA GOLDSTEIN  
Planning Director

NH:mjs  
0725D

xc: Mayor Stephen Yamashiro  
County Council  
Real Property Tax Division  
West Hawaii Office  
Mr. Harold Oba

Scanned Map  
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Due to Size

See File

