

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE
by
K. HIRANO
for
Tax Map Parcel 2-6-07-6

VARIANCE NO. 1

The application of K. Hirano for a variance from the zoning regulations having come before the Planning and Traffic Commission at a public hearing, after due publication of notice thereof, on Monday, June 17, 1946, the Commission finds that:

1. The land for which the variance is requested is a portion of R. P. 4841, L. C. Award 8069 to Haalou, at Puno, District of South Hilo, Hawaii, indicated on the Taxation Maps as parcel 2-6-07-6, containing an area of 16,988 square feet more or less and presently owned by K. Hirano;

2. Pertinent zoning regulations presently applicable to said land are Section 11, Ordinance No. 149, and Section 10, Ordinance No. 151, which specifically prohibit lot sizes of less than 7,500 square feet for single family dwellings in the vicinity in which said land is located and which has been zoned as Hotel and Apartment District;

3. The requested variance is to subdivide said land into three lots, each of which will contain less than the required area of 7,500 square feet in accordance with the Plan of Subdivision prepared by Charles L. Murray, dated May, 1946, providing for three lots containing 5,594 square feet, 5,507 square feet, and 6,302 square feet and a three foot right-of-way for access to Lot No. 1;

4. No protest against the proposed variance has been received by the Commission;

5. Said parcel of land containing three separate single family dwellings was purchased on April 25, 1946, by the applicant for himself and others (said beneficial owners being the occupants of said dwellings) with the intent that the legal title to the area around their respective dwellings was to be acquired by said occupants upon completion of the survey of the subdivision;

6. The application presents a situation wherein strict enforcement of the applicable existing regulations would involve practical difficulty and unnecessary hardship on the beneficial owners;

7. The desired relief may be granted and at the same time the public interest and general welfare will be protected and the fire, health, and safety hazards of the surrounding property will not be affected.

NOW, THEREFORE, the Planning and Traffic Commission, pursuant to the authority vested in it by Section 24, Ordinance No. 149, hereby grants to the applicant, above-named, a variance from the terms of Section 11, Ordinance No. 149, and hereby authorizes said parcel of land to be subdivided into three separate lots, each containing less than 7,500 square feet and to be used only for one single family dwelling unit.

This permit is granted subject to the approval of the proposed subdivision by the Chief Engineer of the County of Hawaii, and shall terminate with respect to each of said lots upon the cessation of use for single family dwelling.

Dated at Hilo, Hawaii, this 3rd day of July, 1946.

PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII


WALTER K. COLLINS, DIRECTOR

Done at Hilo, Hawaii, this 3rd day of July, 1946.

PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII


ERNEST B. DE SILVA, CHAIRMAN