

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
RICHARD D. FURTADO)
for)
Tax Map Parcel 2-2-29-7)

VARIANCE NO. 2

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Richard D. Furtado 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 Tuesday, November 12, 1946, the Commission finds that:

1. The land for which a variance is requested is a portion of L. C. Award 7713, R. P. 4475 to V. Kamamalu, at Waiakea, District of South Hilo, Hawaii, indicated on the Taxation Maps as parcel 2-2-29-7 and known as the Mohouli Fish Pond, containing an area of 4.75 acres and presently owned by the B. P. Bishop Estate and now under lease to Richard D. Furtado;

2. Pertinent zoning regulations presently applicable to said land are Section 21, Ordinance No. 149, and Section 25, Ordinance No. 151, which specifically disallow the construction and operation of a business in an "A2" Agricultural District;

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

4. The applicant, Richard D. Furtado, in partnership with Albert C. Holt, intends to construct and operate a night club;

5. Richard D. Furtado was owner of the establishment known as "The Ponds" which was located in Keaukaha and which was demolished by the tidal wave of April 1, 1946;

6. The area at the present time is used only as a fish pond. Richard D. Furtado and Albert C. Holt intend to develop and beautify the area as designated on the plan prepared by Henry Lum on October 14, 1946, and submitted to the Planning and Traffic Commission;

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

8. 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 21, Ordinance No. 149, and Section 25, Ordinance No. 151, and hereby authorizes said parcel of land for business purposes, subject, however, to the following prohibitions and conditions:

1. That the development of the area will follow the plan prepared by Henry Lam on October 14, 1946, and now on file in the office of the Planning and Traffic Commission;
2. That the applicant will set aside 40% of the filled area for off street parking;
3. That the variance is granted for a period of 30 years or its prior abandonment.

Dated at Hilo, Hawaii, this 20th day of November, 1946.

PLANNING AND TRAFFIC COMMISSION
FOR THE CITY OF HILO
AND COUNTY OF HAWAII


WALTER K. COLLINS, DIRECTOR

Done at Hilo, Hawaii, this 20th day of November, 1946.

PLANNING AND TRAFFIC COMMISSION
FOR THE CITY OF HILO
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ERNEST B. DE SILVA, CHAIRMAN