

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
JOSEPH E. SHEPARD)
R. W. GIANNINI)
for)
Tax Map Parcel 2-5-13-26)

VARIANCE NO. 4

The application of Joseph E. Shepard and R. W. Giannini for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, October 14, 1946, the Commission finds that:

1. The land for which the variance is requested is a portion of Land, Court Application 292, indicated on the Taxation Maps as Lot 101, Tax Key 2-5-13-26, containing an area of 26,464 square feet and presently owned by Joseph E. Shepard and R. W. Giannini;

2. Pertinent zoning regulations presently applicable to said land are Section 6, Ordinance No. 149 and Section 13, Ordinance No. 151, which specifically prohibit lot sizes of less than 15,000 square feet for single family dwellings in the vicinity in which said land is located and which has been zoned as Class "A" Residential District;

3. The request is to subdivide said land into two lots, each of which will contain less than the required area of 15,000 square feet, in accordance with the plan of subdivision prepared by Stephen Ho, dated October 8, 1946, providing for two lots containing 14,082 square feet and 12,382 square feet;

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

5. Said lot was purchased on December 11, 1945 by Joseph E. Shepard and R. W. Giannini with the intent of subdividing the area to provide for two parcels of land;

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

7. The desired relief may be granted by a minor variance 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 25, Ordinance No. 149, hereby recommends to the Board of Supervisors that a minor variance be granted to the applicants from the terms of Section 6, Ordinance No. 149 and Section 13, Ordinance No. 151, in order to allow the said parcel of land to be subdivided into two separate lots,

each containing less than 15,000 square feet and to be used only for one single family dwelling unit.

Dated at Hilo, Hawaii, this 8th day of November, 1946.

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

(SGD.) WALTER K. COLLINS

WALTER K. COLLINS, DIRECTOR

Done at Hilo, Hawaii, this 8th day of November, 1946.

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

(SGD.) HAROLD R. WARNER

HAROLD R. WARNER, VICE CHAIRMAN