

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
F. W. KOEHNEN)
for)
Tax Map Parcel 2-2-39-36)

VARIANCE NO. 7

ORDER ALLOWING APPLICATION FOR MINOR VARIANCE

The application of F. W. Koehnen to construct a dwelling structure to be used as a temporary storage building having come before the Planning and Traffic Commission at its meeting on November 12, 1946, the Commission finds that:

1. The dwelling structure is to be constructed on a portion of 50,000 square feet of land owned by F. W. Koehnen and indicated on the Taxation Maps as 2-2-39-36;
2. Pertinent zoning regulations presently applicable to said land are Section 7, Ordinance No. 149, and Section 20, Ordinance No. 151, which specifically prohibit lot sizes of less than 10,000 square feet for a single family dwelling in the vicinity in which the land is located, and which has been zoned as a Class "B" Residential District;
3. There is sufficient area surrounding the proposed dwelling structure to conform to the area regulations, as set forth in Section 7, Ordinance No. 149;
4. The proposed dwelling structure will be utilized as a storage building for furniture in connection with a new development to be organized by F. Koehnen, Ltd., and will be utilized as such for a period not to exceed two years at which time said structure will be forthwith converted for residential purposes;
5. There is, at the present time, a temporary lack of available storage space in the City of Hilo;
6. 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 F. W. Koehnen from the terms of Section 7, Ordinance No. 149, and Section 20, Ordinance No. 151, in order to allow him to construct a dwelling structure on a portion of land owned by F. W. Koehnen, situated at Waiakea Homestead Houseslots and indicated on the Taxation Maps as 2-2-39-36, to be used as a temporary ^{storage} building for and

during the period in which storage facilities are not available in the business districts, but under no circumstances to exceed the period of two years from the date of allowance.

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

*Var. conditions
revised as per
letter of Sept. 22, 1950
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PLANNING AND TRAFFIC COMMISSION
FOR THE CITY OF HILO
AND COUNTY OF HAWAII

Walter K. Collins
WALTER K. COLLINS, DIRECTOR

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

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

Ernest B. de Silva
ERNEST B. DE SILVA, CHAIRMAN