

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
HERBERT A. KAI)
for)
Tax Map Parcel 2-2-40-26)

Variance No. 10

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Herbert A. Kai 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, January 27, 1947, the Commission finds that:

1. The land for which the variance is requested is located at the Southwest corner of Kilauea Avenue and Puainako Street, Waiakea Homestead Houselots, South Hilo, Hawaii, and is covered by Tax Map Key 2-2-40-26;

2. The land for which the variance is requested is in a Class "B" Residential District;

3. Pertinent zoning regulations presently applicable to said land are Section 7, Ordinance No. 149 and Section 20, Ordinance No. 151, which specifically prohibit the use of the land for any purpose other than is permitted in the district;

4. The requested variance is for the purpose of establishing a retail shopping center;

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

6. The applicant desires to operate a shopping center as a means of income;

7. The location of said shopping center meets with the regulations set forth by the Planning and Traffic Commission for the establishment of shopping centers;

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

9. 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, it is hereby ordered that a variance in use from existing zoning regulations be granted Herbert A. Kai authorizing a variance in use rather than a change in zoning regulations in an area designated for residential purposes; subject, however, to the following conditions:

1. The applicant will within a period of one (1) year from the date of the issuance of this variance construct a building for general merchandise retail purposes and a building for gasoline service station purposes, as set forth on the plan now on file in the office of the Planning and Traffic Commission;

2. The applicant will set aside forty (40) per cent of the total area for off street parking;

3. The applicant will construct approved curb and sidewalks fronting Kilauea Avenue and Puainako Street for the convenience and safety of the patrons;


4. Curb drops will be limited to forty (40) per cent of the frontage of any one street or to twenty-five (25) feet whichever is greater;

5. The following heavy repair work shall not be done in connection with the operation of the service station--body work, fender work, general overhauling of motor, painting;

6. The variance is granted for a period of thirty (30) years or its prior abandonment.

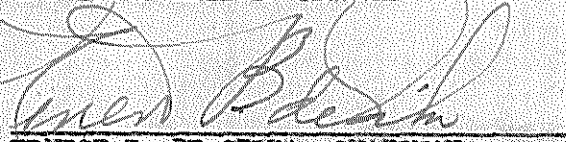
Dated at Hilo, Hawaii, this 10th day of February, 1947.

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


WALTER K. COLLINS, DIRECTOR

Done at Hilo, Hawaii, this 10th day of February, 1947.

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


ERNEST B. DE SILVA, CHAIRMAN