

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
JOHN CARVALHO)
for)
Tax Map Parcel 2-2-37-55)

Variance No. 11

The request of John Carvalho for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, March 24, 1947, the Commission finds that:

1. The land for which the variance is requested is all of Lot 1, Block 39, Waiakea Houselots First Series, indicated on the Taxation Maps as parcel 2-2-37-55, containing an area of 19,500 square feet, and is presently owned by John Carvalho;

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 single family dwellings in the vicinity in which said land is located and which has been zoned as Class "B" Residential District;

3. The request is to subdivide said land into two lots having areas of 10,800 square feet and 8,700 square feet, one lot containing less than the required area of 10,000 square feet, as shown on plan prepared by W. K. Kamau, Sr., dated March 5, 1947;

4. There now exists a single family dwelling on each of the lots;

5. The applicant intends to sell the smaller lot, together with the dwelling thereon to a World War II veteran;

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

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

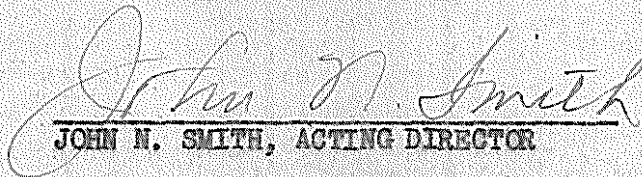
8. The desired relief may be granted and at the same time protect the public interest and general welfare.

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 applicant from the terms of Section 7, Ordinance No. 149 and

Section 20, Ordinance No. 151, in order to allow the said parcel of land to be subdivided into two separate lots, one lot having an area less than the required 10,000 square feet.

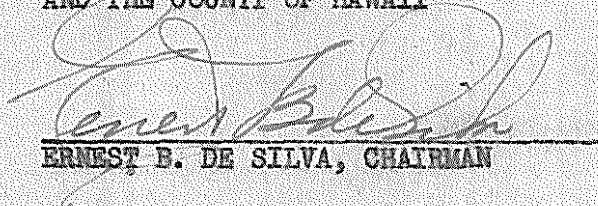
Dated at Hilo, Hawaii, this 24th day of March, 1947.

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


JOHN N. SMITH, ACTING DIRECTOR

Done at Hilo, Hawaii, this 24th day of March, 1947.

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


ERNEST B. DE SILVA, CHAIRMAN