

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
(Mrs.) Mary B. Serrao)
for)
Tax Map Parcel 2-2-18-21)

Variance No. 12

The request of (Mrs.) Mary B. Serrao for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, May 12, 1947, the Commission finds that:

1. The land for which the variance is requested is all of Lot 3 of Land Court Application 385, indicated on the Taxation Maps as a portion of parcel 2-2-18-21, containing an area of 4,570 square feet, and is presently owned by (Mrs.) Mary B. Serrao;

2. Pertinent zoning regulations presently applicable to said land are Section 9, Ordinance No. 149, and Section 23, Ordinance No. 151, which specifically prohibit lot sizes of less than 7,500 square feet for two family dwellings in the vicinity in which said land is located and which has been zoned as Class "D" Residential District;

3. The request is to subdivide said land into Lots 3-A and 3-B, having areas of 1,388 square feet and 3,182 square feet, respectively, as shown on plan prepared by A. J. Williamson, dated April, 1947;

4. There now exists a single family dwelling on Lot 1 of Land Court Application 385, containing 4,570 square feet and owned by (Mrs.) Mary B. Serrao, which adjoins Lot 3-A. There also exists a single family dwelling on Lot 5-A of Land Court Application 385, containing 4,569.45 square feet and owned by (Mrs.) Mary B. Serrao which adjoins Lot 3-B;

5. The purpose of the subdivision is not to sell each lot separately for constructing buildings thereon, but rather to combine Lot 1 containing an area of 4,570 square feet, and Lot 3-A, containing an area of 1,388 square feet, thereby creating a larger lot with an area of 5,958 square feet; also to combine Lot 5-A, containing an area of 4,569.45 square feet, and Lot 3-B, containing an area of 3,182 square feet, creating a larger lot with an area of 7,751.45 square feet;

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 9, Ordinance No. 149, and Section 23, Ordinance No. 151, in order to allow the said parcel of land to be subdivided into two separate lots, both lots having an area less than the required 7,500 square feet.

Dated at Hilo, Hawaii, this 12th day of May, A. D. 1947.

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



JOHN N. SMITH, ACTING DIRECTOR

Done at Hilo, Hawaii, this 12th day of May, A. D. 1947.

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



ERNEST B. DE SILVA, CHAIRMAN