

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for Variance)
by)
JOHN G. MEDEIROS, LTD.)
for)
Tax Map Parcel 2-3-39-2 (Portion)

VARIANCE NO. 16

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of John G. Medeiros, Ltd., 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, August 25, 1947, the Commission finds that:

1. The land for which a variance is requested is a portion of R. P. 5707, L. C. Aw. 463 to Kuihelani no E. Kahakumakalina, in Punahoa First, District of South Hilo, Hawaii, and indicated on the Taxation Maps as a portion of parcel 2-3-39-2, containing an area of 3.332 acres and owned by the applicant;

2. Pertinent Zoning regulations presently applicable to said land are Section 17 of Ordinance No. 45 which specifically disallows the construction and operation of a light industry in an "A-2" Agricultural District;

3. The applicant has been in the general contracting business for many years and is presently located at the corner of Kilauea and Lanihuli Streets, in the Waiakea Houselots, and in a Class "B" Residential District;

4. The applicant was the owner of the property that he presently uses for his business, and he sold the property because the yard area was too small and congested and the warehouse much too large for his business, and he is now paying rent to the new owners;

5. The applicant desires to construct a repair shop, warehouse and car storage shed on the premises he purchased in Punahoa First;

6. One written protest against the proposed variance was received;

7. The applicant presented the following statements as reasons to show that "practical difficulty or unnecessary hardship" would result if existing regulations of the Zoning Ordinance are strictly enforced:

"a. Our business has expanded so much during the past few years that the site we now occupy became far too small for our increased fleet of trucks, tractors and other equipment. Weather conditions make it imperative that we house our equipment instead of having it in the open. It was therefore necessary for us to seek a new and larger area, and we disposed of the property we now occupy. At the time we purchased the Punahoa area from Hilo Sugar Co., Ltd., we did not know about the Zoning Ordinance which is in effect now. We are sorry this was overlooked.

"b. Before purchasing the Punahoa Tract from Hilo Sugar Co., Ltd., we explored the possibilities of securing other land. Government leases may be available, but they take too long to get under way and as they are put up at public auction there is no guarantee that we would get what we might apply for.

"c. Fee simple lands in industrial and business areas are not available in the size we desire. Furthermore values are exorbitant for these areas and this firm could not possibly afford to pay such high prices for this type of land and stay in business.

"d. Until now we have been fortunate to have only about half of our vehicles and machinery stored at our present location. This site is already too small for that portion of equipment. Now we have been informed that within a week's time the remainder of our equipment, now being employed at Pahala, will be returning to town and it will be impossible for us to store this returning equipment in our already congested yard. To verify our point, we are enclosing a list of our equipment. The list shows the equipment now located in Hilo, and also the equipment located in Pahala, that will be returning to Hilo soon. From this list you can clearly see that if we are to store all the equipment at our present location, we shall be forced to have a majority of the vehicles parked out on the public highway."

8. The list of equipment consisting of trucks, bulldozers, compressors, etc., referred to in 6 (d) consists of 50 pieces located in Hilo and 40 pieces located in Pahala, or a total of 90 pieces;

9. After said public hearing and due consideration there is practical difficulty and unnecessary hardship within the meaning of Section 21 of Ordinance No. 45;

10. The County Attorney's office, from the facts presented, is of the opinion that the granting of a variance permit in this instant case is legally justified.

NOW, THEREFORE, the Planning and Traffic Commission, pursuant to the authority vested in it by Section 21, Ordinance No. 45, hereby grants to the applicant, above-named, a variance from the terms of Section 17, Ordinance No. 45, and hereby authorizes the use of said parcel of land for purposes requested, subject, however, to the following conditions:

1. That the buildings will be placed on the premises according to the plan furnished by the applicant;
2. That the applicant will pave or so construct the yard area so as to minimize the dust nuisance;
3. That all waste oil will be trapped and properly disposed of to prevent spreading to adjoining properties.

Dated at Hilo, Hawaii, this 8th day of September, 1947.

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


JOHN N. SMITH, DIRECTOR

Done at Hilo, Hawaii, this 8th day of September, 1947.

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



ERNEST B. DE SILVA, CHAIRMAN

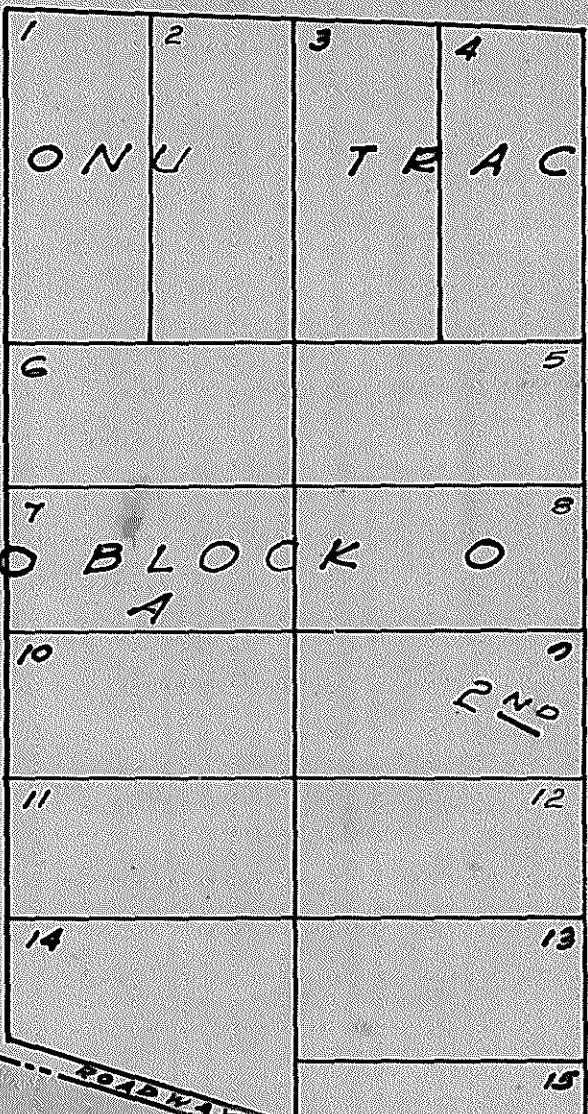
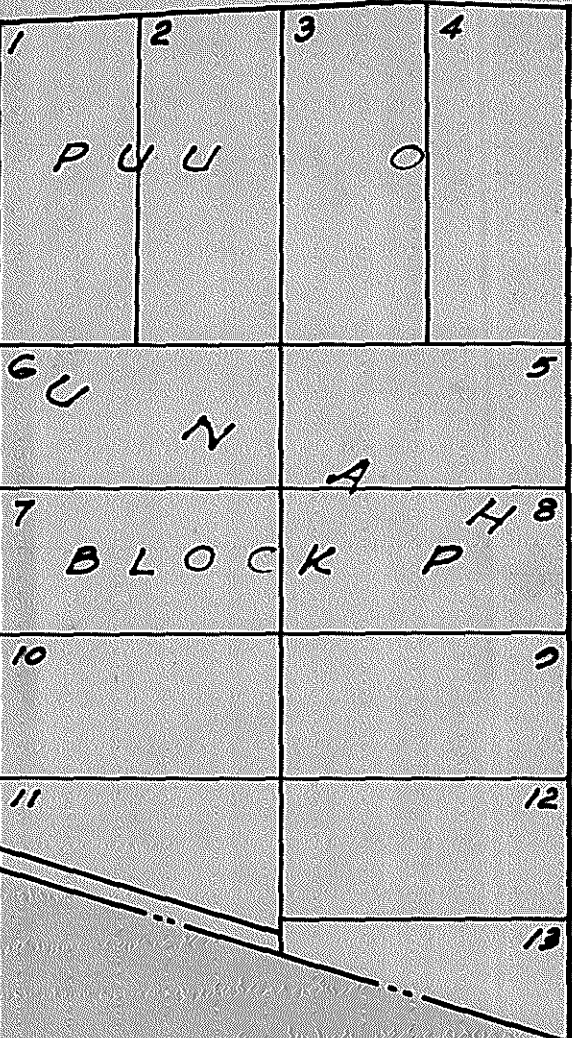
KAUMANA

DRIVE

WILIWILI (Olohe) ROAD

ALAE ROAD

OMAO ROAD



P. P. U N A H O A
5707 L.C. Aw. 463 to Kuihelani no E. Kahakumokalina
3.332 Acres
Hilo Sugar Co. Flume
1 ST

True North
Scale 1" = 100'

APPLICATION FOR VARIANCE
PUU HONU TRACT
PUNAHOA 1ST SOUTH HILO HAWAII