

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)	
by)	
BIG ISLAND BROADCASTING CO., LTD.)	VARIANCE NO. 17
for)	
Tax Map Parcel 2-6-09-1 (Portion))	

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Big Island Broadcasting Co., 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, September 22, 1947, the Commission finds that:

1. The land for which a variance is requested is a portion of Deed: "The Commissioners of Crown Lands to Thomas Spencer, dated August 3, 1870, recorded in Liber 30, page 384," in the land of Puueo, South Hilo, Hawaii, and indicated on the Taxation Maps as a portion of parcel 2-6-09-1;
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 business in an "A-2" Agricultural District;
3. The applicant is leasing the premises from Hilo Sugar Co., Ltd.;
4. The applicant desires to construct a radio transmitter and tower;
5. The regulations of the Federal Communications Commission and the Civil Aeronautics Administration severely restrict the location of towers where they would be a menace to air navigation;
6. The various use districts created by the Zoning Ordinance, within the city proper, into which a transmitting station and tower can be established, is too close to the airport to allow the construction of a tower of the height desired;
7. The application presents a situation wherein strict enforcement of the applicable existing regulations would involve practical difficulty and unnecessary hardship;
8. 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, 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 business purposes, subject, however, to the following condition:

1. That the variance is granted for the term of the lease or its prior abandonment.


Dated at Hilo, Hawaii, this 22nd 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 22nd day of September, 1947.

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


ERNEST B. DE SILVA, CHAIRMAN