

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE

by

T. SHIMAMOTO

for

Tax Map Parcel 2-2-05-01 (Portion)

Variance No. 18

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of T. Shimamoto 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 8, 1947, the Commission finds that:

1. The land for which the variance is requested is a portion of Land Court Application 1205, located on Kanehameha Avenue and indicated on the Taxation Maps as a portion of parcel 2-2-05-01;

2. The land for which the variance is requested is in a Safety Zone District;

3. Pertinent Zoning regulations presently applicable to said land are Section 18, Ordinance No. 45, and Paragraph C, Section 3, Ordinance No. 45, which specifically prohibit the use of any land for any purpose other than is permitted in the district;

4. The requested variance is for the purpose of constructing an open shed for storage of six U-Drive automobiles;

5. The applicant leases the land from the Cooke Trust Co., Ltd., successor trustee of the estate of Akana Amelia Richardson, and the lease expires in 1970;

6. The applicant presently stores the U-Drive cars in the open;

7. The Territory of Hawaii is presently negotiating for the acquisition of the waterfront properties and the land for which a variance is requested is a portion of the land to be acquired;

8. The Territory of Hawaii will pay for all improvements presently existing on the premises;

9. The applicant stipulates that the open shed will not be considered as an investment on the property and that he will remove same at his expense at such time that the property is taken over by the Territory;

10. The Cooke Trust Co., Ltd., authorizes the stipulations made by the applicant as to the open shed;

11. 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 the existing Zoning regulations be granted T. Shimamoto, authorizing variance in use rather than change in Zoning regulations in an area designated as a Safety Zone; subject, however, to the following conditions:

1. The value of the shed will not be considered in arriving at the sum due on account of improvements in the event the premises in question are condemned by the Territory of Hawaii;
2. The applicant will remove the shed at his expense at any time the property is taken by the Territory;
3. The variance is granted for the term of the lease or its prior abandonment.

Dated at Hilo, Hawaii, this 13th day of October, 1947.

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


JOHN N. SMITH, DIRECTOR

Done at Hilo, Hawaii, this 13th day of October, 1947.

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


ERNEST B. DE SILVA, CHAIRMAN