

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE )  
by )  
A. M. M. OSORIO )  
for )  
Tax Map Parcel 2-6-01-13 )

Variance No. 8

The request of A. M. M. Osorio for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, February 24, 1947, the Commission finds that:

1. The land for which the variance is requested is indicated on the Taxation Maps as 2-6-01-13 containing an area of 29,960 square feet;
2. Pertinent zoning regulations presently applicable to said land are Section 6, Ordinance No. 149 and Section 15, Ordinance No. 151, which specifically prohibit lot sizes of less than 15,000 square feet for single family dwellings in the vicinity in which said land is located and which has been zoned as a Class "A" Residential District;
3. The land is bounded on the Southeast by a Hotel and Apartment District, as set forth in Section 10, Ordinance No. 151;
4. In January, 1945, A. M. M. Osorio purchased a strip of property, 880 square feet adjoining his land from Chu Fook Tang, thus making his total area 29,960 square feet;
5. A. M. M. Osorio received a building permit from the Building Inspector on August 13, 1946 to construct an addition to the garage building to be utilized as a single family residential dwelling with a kitchen;
6. On January 31, 1947, A. M. M. Osorio received a building permit to construct a third single family dwelling unit on his land;
7. The issuance of both permits by the Building Inspector was in violation of Zone Ordinance No. 149;
8. A. M. M. Osorio requests that a minor variance be granted him to complete the construction of the third dwelling;
9. A. M. M. Osorio stated that he gave the Building Inspector all the facts concerning his property and improvements prior to the issuance of the building permit.

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 A. M. M. Osorio from the terms of Section 6, Ordinance No. 149 and Section 15, Ordinance No. 151, in order to allow him to

complete the construction of a third dwelling to be used for a single family unit on his parcel of land at 106 Pukihae Street, Punee District.

The Commission, after reviewing the facts in this case, feels that the failure to issue A. M. M. Osorio a minor variance would cause him practical difficulty and unnecessary hardship as he has acted in good faith.

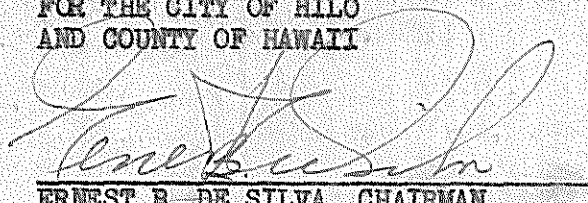
Dated at Hilo, Hawaii, this 24th day of February, 1947.

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

  
WALTER K. COLLINS, DIRECTOR

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

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

  
ERNEST B. DE SILVA, CHAIRMAN