

PLANNING AND TRAFFIC COMMISSION
County of Hawaii

Application for MINOR VARIANCE)
by)
JOHN W. NEAL)
for)
Tax Map Parcel 2-2-27-31)

Variance No. 21

The request of John W. Neal for a minor variance from the Zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, February 9, 1948, the Commission finds that:

1. The land for which the variance is requested is a portion of Lot 13, Block 34, Waiakea Houselots First Series, indicated on the Taxation Maps as parcel 2-2-27-31, and owned by the applicant;

2. Pertinent Zoning regulations presently applicable to said land are Sections 3-C and 7, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot sizes of less than 10,000 square feet for a single family dwelling in the vicinity in which said land is located and which has been zoned as a Class "B" Residential District;

3. The request is to subdivide said land into two lots having areas of 13,000 square feet and 2,000 square feet, as shown on plan on file in the office of the Planning and Traffic Commission;

4. The purpose of the subdivision is not to sell each lot separately for constructing buildings thereon, but rather to convey the lot containing 2,000 square feet to an adjoining property owner whose land contains 5,000 square feet, thereby creating a larger lot with an area of 7,000 square feet;

5. No protest against the proposed minor variance has been received by the Commission;

6. The application presents a situation wherein strict enforcement of the applicable existing regulations would cause practical difficulty or unnecessary hardship;

7. 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 22, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, hereby recommends to the Board of Supervisors that a minor variance be granted to the applicant from the terms of Sections 3-C and 7, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, in order to allow

the said parcel of land to be subdivided into two lots containing 13,000 square feet and 2,000 square feet.

Dated at Hilo, Hawaii, this 9th day of February, A. D. 1948.

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



JOHN N. SMITH, DIRECTOR

Done at Hilo, Hawaii, this 9th day of February, A. D. 1948.

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



ERNEST B. DE SILVA, CHAIRMAN