

PLANNING AND TRAFFIC COMMISSION

COUNTY OF HAWAII

Application for MINOR VARIANCE)
by)
E. A. SILVA)
for)
Tax Map Parcel 2-5-12-118)

Variance No. 24

The request of E. A. Silva for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, May 24, 1948, the Commission finds that:

1. The land for which a variance is requested is all of Lot 11 of the Kaunana Heights Subdivision, indicated on the Taxation Maps as parcel 2-5-12-118, containing an area of 17,850 square feet, and presently owned by E. A. Silva;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 7 of 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 construct a garage apartment for renting purposes and a dwelling in which the applicant intends to live;
4. The area for which a variance is requested was zoned as an A-2 Agricultural District until it was officially rezoned as a Residential Class "B" District on April 24, 1948;
5. The minimum area requirement for a single family dwelling within an A-2 Agricultural District is 7,500 square feet, and the applicant would have been permitted to construct two dwellings on the lot had the area not been rezoned;
6. The applicant had started plans for the construction of a garage apartment and a dwelling three months prior to the change in zoning, and had expended \$443.50 in bulldozing and grading the premises for the construction of two dwellings;
7. No protest against the proposed minor variance has been received by the Commission;
8. The application presents a situation wherein strict enforcement of the applicable existing regulations would cause practical difficulty or unnecessary hardship;
9. 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 Section 3-C and Section 7 of Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, in order to allow the applicant to construct a garage apartment and a dwelling on a lot having a total area of 17,850 square feet or 8,925 square feet per unit.

Dated at Hilo, Hawaii, this 24th day of May, 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 24th day of May, A. D. 1948.

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


ERNEST B. DE SILVA, CHAIRMAN