

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)

by)

W. H. HILL)

for)

Tax Map Parcel 2-3-13-23 (Portion))

VARIANCE NO. 26

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of W. H. Hill 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, July 12, 1948, the Commission finds that:

1. The land for which the variance is requested is located at the South corner of Waianuenue and Ululani Streets and is a portion of L. C. Award 1783, R. P. 4399 to Mikaele in the land of Piihonua, District of South Hilo and indicated on the Taxation Maps as a portion of parcel 2-3-13-23;

2. Pertinent zoning regulations presently applicable to said land are Section 10 and Paragraph C, Section 3, of Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit the use of any land for any purpose other than is permitted in the district;

3. The land for which the variance is requested is being leased by the applicant from the Kaimukai Victor Trust Estate;

4. The applicant proposes to sub-lease the property to Dr. John T. Jenkin who desires to construct a residential type building to be used as a physician's office;

5. The plans of the building as presented by Dr. John T. Jenkin do not provide for living quarters within the building, a condition which requires a request for a variance;

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

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, it is hereby ordered that a variance in use from the existing zoning regulations be granted W. H. Hill, authorizing variance in use

rather than change in zoning regulation in an area designated as a Hotel and Apartment District.

Dated at Hilo, Hawaii, this 15th day of July, 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 15th day of July, A. D. 1948.

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



ERNEST B. DE SILVA, CHAIRMAN