

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE	}	VARIANCE NO. 27
by		
HAWAIIAN BROADCASTING SYSTEM, LIMITED		
for		
Tax Map Parcel 2-1-14-10 (Portion)	}	

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of the Hawaiian Broadcasting System, Limited 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, August 23, 1948, the Commission finds that:

1. The land for which a variance is requested is Lot 2 of the Keokea Houselots, located at the corner of Kalaniana'ole Street and Keokea Loop Road in Keaukaha, Waiakea, District of South Hilo, Hawaii, indicated on the Taxation Maps as a portion of Parcel 2-1-14-10 and presently owned by the Hawaiian Broadcasting System, Limited;
2. Pertinent zoning regulations presently applicable to said land are 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 or building for any purpose other than is permitted in the district;
3. The land for which a variance is requested is located within a Class "A" Residential District;
4. There presently exists a building on the premises which was constructed prior to the enactment of the Zoning Ordinance, portions of which are used for an office, living quarters and radio station;
5. The applicant had a 179 foot radio tower on the property and was requested to remove same by the Civil Aeronautics Authority because it was too close to General Lyman Field and a hazard to air traffic;
6. Because of the request of the Civil Aeronautics Authority, it was mandatory that the applicant move its radio station to another site in order to be able to install a radio tower 250 feet in height;
7. The applicant is presently engaged in the construction of a new radio station on property owned in Piikohua and upon completion of this station will transfer all broadcasting operations from its present site in Keaukaha to the new site;
8. The requested variance is for the purpose of structurally altering that portion of the building being used as a broadcasting studio and office in Keaukaha, for use as living quarters for employees of the company;
9. The proposed reconversion of the office and broadcasting studio into a dwelling unit would create a duplex dwelling as there exists a dwelling unit within the building;
10. No protest against the proposed variance has been received by the Commission;


11. The application presents a situation wherein strict enforcement of the applicable existing regulations would involve practical difficulty and unnecessary hardship;

12. 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, the Planning and Traffic Commission, pursuant to the authority vested in it by Section 21, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, hereby grants to the applicant, above-named, a variance from the terms of Paragraph C, Section 3 of Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, and hereby authorizes said building to be structurally altered for use as a duplex dwelling.

Dated at Hilo, Hawaii, this 15th day of September, 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 September, 1948.

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


ERNEST B. DE SILVA, CHAIRMAN