

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE

by

JAMES S. YAGI

for

Tax Map Parcel 2-4-02-112 (Portion) .

Variance No. 29

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of James S. Yagi 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, October 25, 1948, the Commission finds that:

1. The land for which a variance is requested is a portion of Lot 616-A, Waiakea Homesteads, Waiakea, South Hilo, Hawaii, indicated on the Tax Maps as parcel 2-4-02-112, containing an area of 7.61 acres and presently owned by the applicant;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 19-C of Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit the use of any building or land for any purpose other than is permitted in the district in which such building and land is located, and a building occupied for a non-conforming use shall not be enlarged unless the use therein is changed to a conforming use;
3. The land for which a variance is requested is in an "A-2" Agricultural District;
4. The requested variance is for the purpose of constructing an addition to an existing slaughterhouse, which addition will be used for the hanging of all dressed hogs;
5. The applicant is presently slaughtering about 200 hogs a month and supplying about seventy-five per cent (75%) of the pork in the city of Hilo and the outlying districts;
6. At the present time all slaughtering, cleaning of the offal and hanging of the dressed hogs are confined to one room, which condition is contrary to standard health regulations;
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, the Planning and Traffic Commission, pursuant to the authority vested in it by Section 21 of 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 Section 3-C and Section 19-C of Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, and hereby authorizes a variance in use to allow the construction of an addition to an existing slaughterhouse; subject, however, to the following conditions:

1. That the variance is granted for a period of 30 years or its prior abandonment;
2. That the applicant will at all times keep the premises in a sanitary condition.

Dated at Hilo, Hawaii, this 25th day of October, 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 25th day of October, A. D. 1948.

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


ERNEST B. DE SILVA, CHAIRMAN