

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
GABRIEL MANNING, SR.)
for)
Tax Map Parcel 2-2-27-22)

Variance No. 32

The request of Gabriel Manning, Sr. for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, December 13, 1948, the Commission finds that:

1. The land for which a variance is requested is a portion of Lot 2, Block 33, Waiakea Houselots First Series, indicated on the Taxation Maps as parcel 2-2-27-22 and presently owned by Gabriel Manning, Sr.;

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 subdivide said land into two lots having areas of 12,500 square feet and 7,500 square feet, as shown on plan on file in the office of the Planning and Traffic Commission;

4. There now exists a dwelling on each of the lots and the owner proposes to convey the smaller lot to his son and the larger lot will be conveyed to his other children as a family home;

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 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 said parcel of land to be subdivided into two lots containing 12,500 square feet and 7,500 square feet.

Dated at Hilo, Hawaii, this 13th day of December, 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 13th day of December, A. D. 1948.

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


ERNEST B. DE SILVA, CHAIRMAN