

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
HAWAII PLANING MILL, LTD.)
for)
Tax Map Parcel 2-2-03-49)

Variance No. 34

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Hawaii Planing Mill, 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, December 27, 1948, the Commission finds that:

1. The land for which the variance is requested is Lot 13, Block A of the B. P. Bishop Estate subdivision on the makai side of Kanehameha Avenue, and indicated on the Taxation Maps as parcel 2-2-03-49;
2. The land for which the variance is requested is in a Safety Zone District;
3. Pertinent zoning regulations presently applicable to said land are Section 18 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;
4. The requested variance is for the purpose of constructing a 40' x 80' single story, gabled roof, frame warehouse for the storage of merchandise;
5. The applicant leases the land from the B. P. Bishop Estate;
6. The applicant is in need of additional warehouse space to store the large amount of materials that will be coming in from the mainland, which materials had been held up on the mainland due to the shipping strike;
7. The applicant has assured the Commission that it will not claim any damages for the building at such time that the government requires the property for public use;
8. The B. P. Bishop Estate has no objection to the granting of the variance and will make no claim for the value of the building at such time that the government requires the property for public use;
9. The application presents a situation wherein strict enforcement of the existing regulations would involve practical difficulty or unnecessary hardship;

10. 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 regulations be granted Hawaii Planing Mill, Limited, authorizing a variance in use rather than a change in zoning regulations in an area designated as a Safety Zone; subject, however, to the following conditions:

1. The Hawaii Planing Mill, Limited, will make no claim for the value of the building, and will remove same at its expense at such time that the government requires the property for public use;
2. The variance is granted for the term of the lease or its prior abandonment.

Dated at Hilo, Hawaii, this 27th day of December, A. D. 1948.

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



JOHN N. SMITH, DIRECTOR

Done at Hilo, Hawaii, this 27th day of December, A. D. 1948.

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



ERNEST B. DE SILVA, CHAIRMAN