

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
(MRS.) MABEL E. HARREL)
for)
Tax Map Parcel 2-3-22-17)

Variance No. 36

The request of (Mrs.) Mabel E. Harrel for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, March 14, 1949, the Commission finds that:

1. The land for which the variance is requested are Lots 17 and 18, File Plan 353, Halai Hill Tract, in the land of Punahoa 2, South Hilo, Hawaii, indicated on the Taxation Maps as parcel 2-3-22-17, containing an area of 29,676 square feet, and is presently owned by Mabel E. Harrel;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 8, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot sizes of less than 7,500 square feet for single-family dwellings in the area in which said land is located and which has been zoned as "Class "C" Residential District;

3. The request is to build a new house on said land which presently contains three single-family dwellings;

4. The total area of the parcel is 29,676 square feet, which means that the land is 324 square feet short of the 30,000 square feet required for four houses;

5. The applicant intends to build the dwelling for rental purposes;

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

7. In view of the fact that the area is on a hillside and the deficiency in area is so small, the desired relief may be granted without endangering the public interest and general welfare;

8. The application presents a situation wherein strict enforcement of the applicable existing regulations would cause practical difficulty or unnecessary hardship.

NOW, THEREFORE, the Planning and Traffic Commission, pursuant to the authority vested in it by Section 22, Ordinance No. 45, 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 8, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, in order to allow the construction of another single-family dwelling on said parcel of land for rental purposes.

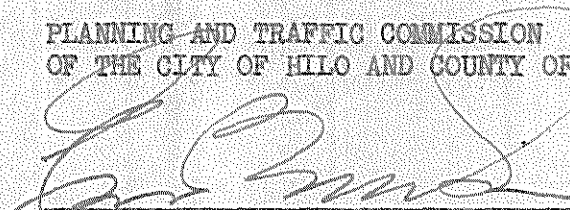
Dated at Hilo, Hawaii, this 14th day of March, A. D. 1949.

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


JOHN N. SMITH, DIRECTOR

Done at Hilo, Hawaii, this 14th day of March, A. D. 1949.

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


ERNEST B. DE SILVA, CHAIRMAN