

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE )  
by )  
SUSHIN NISHIHIRA )  
for )  
Tax Map Parcel 2-6-12-13 )  
(Portion)

Variance No. 37

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Sushin Nishihira 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, March 28, 1949, the Commission finds that:

1. The land for which a variance is requested is a portion of Grant 133 in the land of Kauhiula 2, South Hilo, Hawaii, and covered by Tax Map Key 2-6-12-13;

2. Pertinent zoning regulations presently applicable to said land are Sections 3-C and 19-C of Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947. The former specifically prohibits the use of any building or land for any purpose other than is permitted in the district in which such building or land is located, and the latter forbids the enlargement of a non-conforming use unless the use thereon 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 so that there will be two separate rooms, one for slaughtering and one for storage purpose;

5. 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;

6. The preliminary plan has already been approved by the Building Official of the Bureau of Construction and Inspections of the County of Hawaii and the Hilo Board of Health;

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

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

9. The granting of the desired relief will not affect the fire, safety, or health hazard of the adjacent and surrounding property

and will, 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 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 Sections 3-C and 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 28th 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 28th day of March, A. D. 1949.

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

  
ERNEST B. DE SILVA, CHAIRMAN