

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)  
by  
ELLWOOD L. BARTZ  
for  
Tax Map Parcel 2-6-04-22

Variance No. 40

The request of Ellwood L. Bartz for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, August 8, 1949, the Commission finds that:

1. The land for which the variance is requested is Lots 12 and 13, Block 3, in the land of Puuao, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-6-04-22, containing an area of 22,248 square feet and is presently owned by Ellwood L. Bartz;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 6, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot sizes of less than 15,000 square feet for single-family dwellings in the area in which said land is located;
3. The variance is for the purpose of subdividing said parcel of land into two lots, 13,810 square feet and 8,438 square feet, in a Class "A" Residential District;
4. Said parcel of land was originally subdivided into two lots prior to the enactment of the Zoning Ordinance;
5. No protest against the minor variance has been received by the Commission;
6. 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 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 6, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, in order to consolidate and subdivide said parcel of land for residential use.

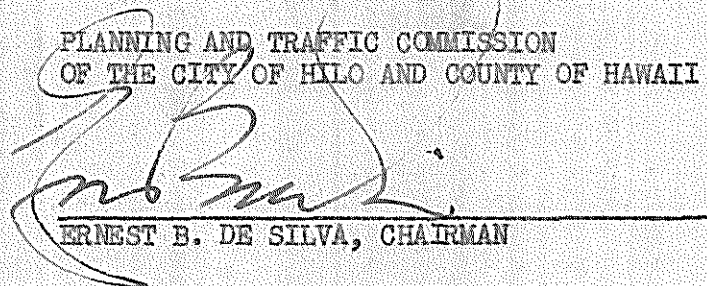
Dated at Hilo, Hawaii, this 8th day of August, A. D. 1949.

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

  
HIROSHI KASAMOTO, ACTING DIRECTOR

Done at Hilo, Hawaii, this 8th day of August, A. D. 1949.

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

  
ERNEST B. DE SILVA, CHAIRMAN