

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE
by
E. I. PARKER, PRESIDENT
CONSOLIDATED AMUSEMENT CO., LTD.
for
Tax Map Parcel 2-2-04-35 (Portion)

Variance No. 42

ORDER ALLOWING APPLICATION FOR VARIANCE

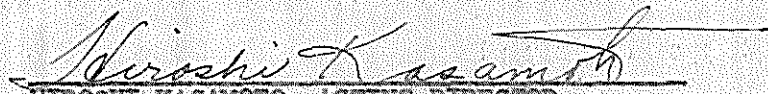
The application of E. I. Parker, President of the Consolidated Amusement Co., Ltd., for a variance from the zoning regulations having come before the Planning and Traffic Commission at a public hearing, after due publication of notice thereof, on Monday, October 10, 1949, the Commission finds that:

1. The land for which the variance is requested is located in a Safety Zone District, on the makai side of Kamehameha Avenue, and is a portion of L. C. Application 1240, in the land of Waiakea, South Hilo, Hawaii, and covered by Tax Map Key 2-2-04-35;
2. 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;
3. The land for which the variance is requested is owned by the Consolidated Amusement Co., Limited;
4. The requested variance is for the purpose of constructing storage facilities totalling approximately 820 square feet in area on the makai side of the Hilo Theatre, an existing non-conforming use in a Safety Zone District;
5. The applicant needs new storage facilities because the construction of the waterfront highway requires the removal of the existing building used for storage space;
6. The applicant has assured the Commission that he will not claim any damages for this addition at such time as the government requires the property for public use;
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 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 of the surrounding property will not be affected.

NOW, THEREFORE, it is hereby ordered that a variance in use from the existing zoning regulations be granted to E. I. Parker, President of the Consolidated Amusement Co., Ltd., authorizing a variance in use rather than a change in zoning regulations in an area designated as a Safety Zone.

Dated at Hilo, Hawaii, this 10th day of October, 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 10th day of October, A. D. 1949.

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


ERNEST B. DE SILVA, CHAIRMAN