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to law office*

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
LEO L. SEXTON)
for)
Tax Map Parcel 2-3-13-22 (Portion)

Variance No. 43

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Dr. Leo L. Sexton 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 24, 1949, the Commission finds that:

1. The land for which the variance is requested is located at 295 Waiianuenue and is a portion of L. C. Award 1783, in the land of Piipihonua, District of South Hilo, Hawaii, and indicated on the Taxation Maps as a portion of parcel 2-3-13-22;

2. Pertinent zoning regulations presently applicable to said land are Section 10 and Section 3-C, 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 Dr. Leo L. Sexton, and is located in a Hotel and Apartment District;

4. The applicant proposes to make alterations in the building for a medical and/or legal office building which is a business use;

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

6. Because this building is located between a non-conforming mortuary and a medical building, the application presents a situation wherein strict enforcement of the existing regulations would involve practical difficulty and unnecessary hardship;

7. 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 zoning regulations be granted Dr. Leo L. Sexton, authorizing a variance in use rather than a change in zoning regulations

in an area designated as a Hotel and Apartment District; subject, however, to the following conditions:

1. That the variance is granted for a term of 30 years or its prior abandonment.
2. That its use be limited to a medical and/or legal office building.

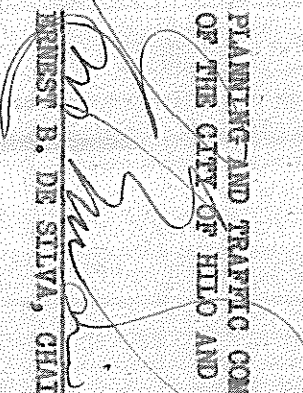
Dated at Hilo, Hawaii, this 24th day of October, A. D. 1949.

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


HIROSHI KASAMOTO, ACTING DIRECTOR

Done at Hilo, Hawaii, this 24th day of October, A. D. 1949.

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


ERNEST B. DE SILVA, CHAIRMAN