

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
JOHN R. LUCAS)
for)
Tax Map Parcel 2-2-16-9)

Variance No. 47

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of John R. Lucas 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, December 12, 1949, the Commission finds that:

1. The land for which the variance is requested is located at 47 Panaewa Street, and is a portion of Grant 112, in the land of Waiakea, South Hilo, Hawaii, and indicated on the Taxation Maps as a portion of parcel 2-2-16-9;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 9, 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 applicant, and is located in a Class "D" Residential District;
4. The applicant proposes to construct a storage warehouse in the rear portion of his lot, which is a business use and necessitates a variance;
5. No protest has been received by the Commission against the granting of this variance request;
6. Because of its peculiar shape and the location of a large portion of the lot in the middle of the block, the application presents a situation wherein strict enforcement of the existing regulations would result in undesirable two-family dwellings and thus 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 John R. Lucas, authorizing a variance in use rather than a change in zoning regulations in an

area designated as a Class "D" Residential District; subject, however, to the following conditions:

1. That the variance is granted for a term of 5 years or its prior abandonment;
2. That the storage warehouse, not to exceed 2,000 square feet in area, should be for the sole use of the Savemore Store;
3. That the proposed location of the building will be as shown in Proposal No. 2 in the plans presented.

Dated at Hilo, Hawaii, this 9th day of January, A. D. 1950.

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


HIROSHI KASAMOTO, ACTING DIRECTOR

Done at Hilo, Hawaii, this 9th day of January, A. D. 1950.

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


ERNEST B. DE SILVA, CHAIRMAN