

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE  
by  
THE FIRST TRUST CO. OF HILO, LTD.  
for  
Tax Map Parcel 2-6-04-17

Variance No. 48

The request of The First Trust Co. of Hilo, Ltd., for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, January 23, 1950, the Commission finds that:

1. The land for which the minor variance is requested is Lot 5, Block 3, in the land of Puueo, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-6-04-17, containing an area of 15,240 square feet, and is presently owned by The First Trust Co. of Hilo, Ltd;

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 minor variance is for the purpose of subdividing said parcel of land into two lots, 12,824 square feet and 2,416 square feet, in a Class "A" Residential District;

4. The 2,416 square foot lot will be consolidated with the adjacent lot, 2-6-04-18, because the present dwelling on this lot is only three feet from the existing boundary;

5. By the addition of the smaller lot to the adjacent property, more suitable space will exist between the building and property line and no additional dwellings will be built;

6. No protest against the minor variance has been received by the Commission;

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, 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 subdivide said parcel of land for residential use.

Dated at Hilo, Hawaii, this 23rd 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 23rd day of January, A. D. 1950.

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

  
ERNEST B. DE SILVA, CHAIRMAN