

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
TETSUSO KATSUREN)
for)
Tax Map Parcel 2-2-28-65)

Variance No. 49

The request of Tetsuso Katsuren for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Tuesday, February 14, 1950, the Commission finds that:

1. The land for which the minor variance is requested is portion of Grant 4777 to T. Clive Davies and a portion of Grant 9633 to Waiakea Mill Company, in the land of Waiakea, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-2-28-65;
2. The area of the parcel in question is 44,208 square feet and is presently owned by Tetsuso Katsuren;
3. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 7, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot sizes of less than 10,000 square feet for each single-family dwelling in the area in which said land is located;
4. The proposed minor variance is for the purpose of subdividing said parcel of land so that the mauka portion, which has been recently rezoned, may be subdivided for a shopping center;
5. There are presently 6 dwellings on the makai portion of said parcel which is located in a Class "B" Residential District;
6. This lot was recently purchased and the dwellings were then renovated by the present owner;
7. By granting the minor variance the unoccupied Kilauea frontage may be used for a shopping center site;
8. No protest against the minor variance has been received by the Commission;
9. The application presents a situation wherein strict enforcement of the existing regulations would result in practical difficulty and unnecessary hardship;
10. 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 and will be improved later.

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 7, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, in order to subdivide said parcel of land; subject, however, to the following conditions:

1. That 2 dwellings be removed at the end of 10 years.
2. That 2 more dwellings be removed at the end of 15 years.
3. That a 20-foot building setback be maintained between the existing dwellings and the proposed improvements in the shopping center.
4. That in the event of sale and conveyance of the lots in question, the owner and subsequent owners thereof shall not only specifically provide in the instruments of conveyance the explicit clauses containing the above Conditions 1, 2 and 3, but require of the purchasers a special agreement to abide by the Conditions 1, 2 and 3 hereinabove mentioned.

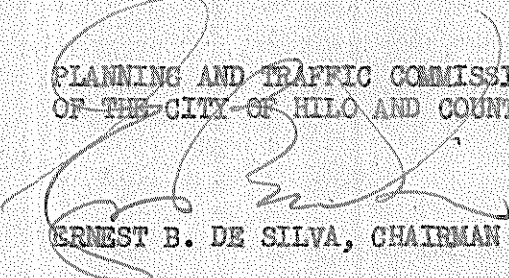
Dated at Hilo, Hawaii, this 14th day of February, A. D. 1950.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 14th day of February, A. D. 1950.

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


ERNEST B. DE SILVA, CHAIRMAN