

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE )  
by )  
MANUEL G. SERRAO )  
for )  
Tax Map Parcel 2-2-29-20 )  
2-2-29-21 )  
(Portion)

Variance No. 52

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Manuel G. Serrao 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 Tuesday, March 28, 1950, the Commission finds that:

1. The land for which the variance is requested is located at 917-A Kilauea Street, and is a portion of Lot 6 and Lot 7 of the subdivision of Grants 6834 and 7161 to Forbes, in the land of Waiakea, South Hilo, Hawaii, and indicated on the Taxation Maps as a portion of parcel 2-2-29-20 and 2-2-29-21;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 11, 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 Business District;

4. The applicant proposes to establish a plumbing and sheet metal trade on a portion of his lot, which use is light industrial and necessitates a variance;

5. No protest has been received by the Commission against the granting of this variance request;

6. The application presents a situation wherein strict enforcement of the existing regulations would result in 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 Manuel G. Serrao,

authorizing a variance in use rather than a change in zoning regulations in an area designated as a Business District; subject, however, to the following conditions:

1. The variance is granted for a period of 30 years or its prior abandonment.
2. The manufacturing of equipment shall be incidental to the owner's plumbing and sheet metal business and not for wholesale purposes.
3. The premises shall be kept in an orderly and sanitary condition so as to minimize the health, fire, and safety hazards.
4. All plumbing and sheet metal work shall be carried on within the shop building.
5. Congestion and noise shall be kept at its minimum.

Dated at Hilo, Hawaii, this 28th day of March, A. D. 1950.

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

  
HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 28th day of March, A. D. 1950.

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

  
ERNEST B. DE SILVA, CHAIRMAN