

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)  
by  
LANO REYES  
for  
Tax Map Parcel 2-4-09-31

Variance No. 54

The request of Lano Reyes for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, May 8, 1950, the Commission finds that:

1. The land for which the minor variance is requested is a portion of Lot 511-A, Grant 8975 to Albin A. Hartman, in the land of Waiakea, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-4-9-31, containing an area of 43,560 square feet, and is presently owned by Lano Reyes;

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 3 lots, one lot 17,660 square feet and two lots 12,950 square feet in area;

4. Presently there are three separate structures existing on the one-acre lot;

5. The granting of this minor variance will result in a better spacing of the buildings on the lots and no additional buildings 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; subject, however, to the following conditions:

1. That the existing church will be reconstructed or newly built on the corner lot.
2. That a 20-foot building setback line be maintained on the church property.
3. That off-street parking be provided as required in Ordinance No. 80.

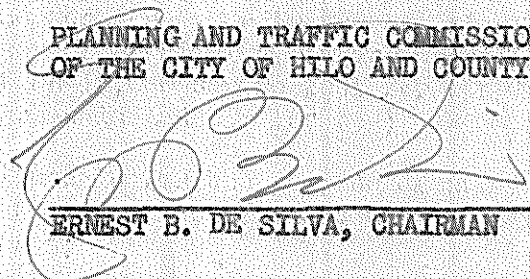
Dated at Hilo, Hawaii, this 22nd day of May, A. D. 1950.

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

  
HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 22nd day of May, A. D. 1950.

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

  
ERNEST B. DE SILVA, CHAIRMAN