

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)

by)

JAMES HENDERSON)

(HAWAII MILL COMPANY, LTD.))

for)

Tax Map Parcel 2-5-28-12)

Variance No. 61

The request of James Henderson for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, October 23, 1950, the Commission finds that:

1. The land for which the minor variance is requested is Lot 14, of a portion of Grant 10278 to Hawaii Mill Co., Ltd., in the land of Pihonua, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-5-28-12;

2. The area of Lot 14 is 14,410 square feet and is presently owned by the Hawaii Mill Company, Ltd.;

3. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 17, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot sizes of less than 7,500 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 into Lot 14A and Lot 14B, 6,291 and 8,119 square feet respectively;

5. There are at present two small buildings on Lot 14A and one store building on Lot 14B as shown on the subdivision map filed with the Commission;

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

7. The application presents a situation wherein strict enforcement of the existing regulations would result in practical difficulty and unnecessary hardship;

8. 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.

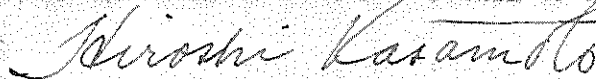
NOW, THEREFORE, the Planning and Traffic Commission, pursuant to the authority vested in it by Section 22, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, hereby recommends to the Board of Supervisors that a minor variance be granted from the terms of Section 3-C and Section 17, 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 condition:

the

1. That one of dwellings on Lot 14A be removed within five years, leaving only one dwelling on that lot thereafter.

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

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



HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 23rd day of October, A.D. 1950.

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



ERNEST B. DE SILVA, CHAIRMAN