

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
SAMUEL R. BROWN)
for)
Tax Map Parcel 2-3-15-25)

Variance No. 65

The request of Samuel R. Brown for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Tuesday, February 13, 1951, the Commission finds that:

1. The land for which the minor variance is requested is Lot 3 of Land Court Application 1194, Koloiki, in the land of Piipihonua, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-3-15-25, containing an area of 31,385 square feet, and is presently owned by Samuel R. Brown;

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 Lot 3 into Lot 3-A and Lot 3-B; 12,000 square feet and 19,385 square feet respectively;


4. Because of the existence of a steep, unusable gulch on the north end of Lot 3-B, and since two single-family dwellings are allowable on Lot 3, the application presents a situation wherein strict enforcement of the existing regulations would result in practical difficulty and unnecessary hardship;

5. 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 Lot 3 into Lot 3-A and Lot 3-B; 12,000 square feet and 19,385 square feet in area respectively.

Dated at Hilo, Hawaii, this 13th day of February, A. D. 1951.

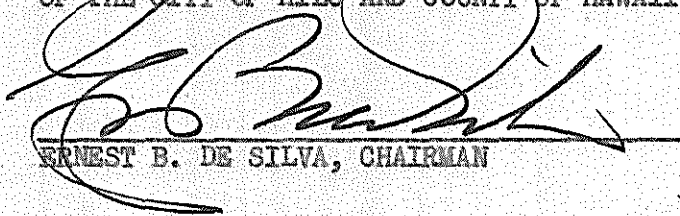
PLANNING AND TRAFFIC COMMISSION
OF THE CITY OF HILO AND COUNTY OF HAWAII



HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 13th day of February, A. D. 1951.

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OF THE CITY OF HILO AND COUNTY OF HAWAII



ERNEST B. DE SILVA, CHAIRMAN