

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
JOHN PEREIRA)
for)
Tax Map Parcel 2-6-04-26)

Variance No. 70

The request of John Pereira for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Wednesday, June 13, 1951, the Commission finds that:

1. The land for which the minor variance is requested is a subdivision of Lots 17 and 18, Block 3, Puueo Lots, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-6-04-26, containing an area of 22,248 square feet, and is presently owned by John Pereira;

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 lot into Lots A, B, and C; 9,358, 7,500, and 5,445 square feet respectively;

4. Because of the existence of three dwellings on said lot and the many undersized lots in its vicinity, the proposed subdivision would not worsen the conditions, and 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 Lots 17 and 18, Block 3, Puueo Lots, into Lots A, B, and C; 9,358, 7,500, and 5,445 square feet respectively.

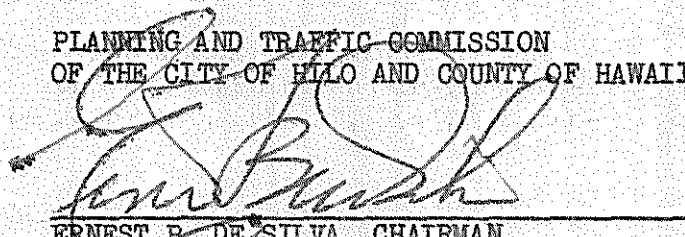
Dated at Hilo, Hawaii, this 13th day of June, A. D. 1951.

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


HIROSHI KASAMOTO, DIRECTOR

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

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


ERNEST B. DE SILVA, CHAIRMAN