

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE )  
by )  
LOUIS S. PERREIRA )  
for )  
Tax Map Parcel 2-3-25-3 )

Variance No. 71

The request of Louis S. Perreira for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, August 6, 1951, the Commission finds that:

1. The land for which the minor variance is requested is Lot 2, Grant 9564, Piipihonua House lots 3rd Series, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-3-25-3, containing an area of 10,058 square feet, and is presently owned by Louis S. Perreira;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 8, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot areas of less than 7,500 square feet for each dwelling constructed in this district;

3. The minor variance is for the purpose of constructing another single family dwelling on said lot;

4. Because of the shape of the lot and because the lot fronts on both Kaumana Drive and Punahale Street, 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 above-named applicant from the terms of Section 3-C and Section 8, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, in order to construct another single family dwelling on said lot; subject, however, to the following conditions that:

1. The area of the proposed house be 690 square feet as shown on drawing submitted.

2. The distance between the existing and proposed building be increased to 40 feet.
3. The lot shall not be subdivided at any future date.


Dated at Hilo, Hawaii, this 6th day of August, A. D. 1951.

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

  
HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 6th day of August, A. D. 1951.

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

  
ERNEST B. DE SILVA, CHAIRMAN