

grants to the applicant, above-named, a variance from the terms of Section 3-C and Section 6, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, and hereby authorizes a variance to operate a tea house type restaurant in a Class A Residential District; subject, however, to the following conditions:

1. That no liquor license be taken out by the operator.

1. That the closing hour of business be 12:00 midnight on weekdays, and 2:00 a.m. on Fridays, Saturdays, and days before legal holidays.

2. That every attempt be made to keep the premises quiet, and that there be no use of a public address system after 9:30 p.m.

3. That off-street parking be provided for at least 25 motor vehicles.

4. That the variance be granted for the term of the sublease to expire on February 1, 1978, or its prior abandonment.

Done at Hilo, Hawaii, this 19th day of November, A. D. 1951.

5. That the conditions of this variance be reviewed in the event that the terms herein listed are violated by the applicant or impose hardship on surrounding residents.

Former Variance conditions amended  
September 7, 1954

KINOSHI KASANO, DIRECTOR

Done at Hilo, Hawaii, this 19th day of November, A. D. 1951.

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

ERNEST B. DE SILVA, CHAIRMAN

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE )  
by )  
K. TAKIMOTO )  
for )  
Tax Map Parcel 2-1-15-21 )

Variance No. 73

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of K. Takimoto for a variance from the zoning regulations having come before the Planning and Traffic Commission at a public hearing after due publication of notice thereof, on Monday, October 15 and November 19, 1951, the Commission finds that:

1. The land for which the variance is requested is located on the northwest corner of the intersection of Kamakuna Road and Laehala Street, Keaukaha, Waiakea, South Hilo, Hawaii, and covered by Tax Map Key 2-1-15-21;

2. Pertinent zoning regulations 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 the use of any land for any purpose other than is permitted in the district;

3. The land for which the variance is requested is owned by the Bernice P. Bishop Estate, leased to the Hilo Yacht Club, and subleased to K. Takimoto;

4. The sublessor proposes to operate a tea house type restaurant in an existing building to be altered in accordance with drawings filed with the Commission;

5. One verbal protest was filed with the Commission against the operation of any restaurant that may be open all night;

6. Because of the existence of a non-conforming building and the unused and undeveloped character of the surrounding properties all owned by the Bernice P. Bishop Estate, the application presents a situation wherein strict enforcement of the existing regulations would result in practical difficulty and unnecessary hardship;

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 21 of Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, hereby

grants to the applicant, above-named, a variance from the terms of Section 3-C and Section 6, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, and hereby authorizes a variance to operate a tea house type restaurant in a Class A Residential District; subject, however, to the following conditions:

1. That no liquor license be taken out by the operator.
2. That the closing hour of the business be at 12:00 midnight.
3. That off-street parking be provided for at least 25 motor vehicles.
4. That reasonable attempt be made to keep the premises quiet.
5. That the variance be granted for the term of the sub-lease to expire on February 1, 1978, or its prior abandonment.

Dated at Hilo, Hawaii, this 19th day of November, A. D. 1951.

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

  
HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 19th day of November, A. D. 1951.

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

  
ERNEST B. DE SILVA, CHAIRMAN