

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
GUNICHI KUWAHARA)
for)
Tax Map Parcel 2-3-34-65)

Variance No. 75

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Gunichi Kuwahara 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, February 18, 1952, the Commission finds that:

1. The land for which the variance is requested is located at 79 Kaumana Drive, being Lot 4, Block N, Puuhonu Tract, in the land of Punahoa 2nd, South Hilo, Hawaii, and covered by Tax Map Key 2-3-34-65;

2. Pertinent zoning regulations 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 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 applicant;

4. The applicant proposes to extend and enlarge an existing business use in accordance with drawings filed with the Commission;

5. No protests against the granting of the variance has been filed with the Commission;

6. Because of the existence of a non-conforming building and because the granting of the variance will substantially improve the property and neighborhood in which the lot is located, 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 8, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, and hereby authorizes a variance to

extend and enlarge an existing business use in a Class C Residential District; subject, however, to the following conditions:

1. That the variance be granted for the purpose of operating a retail grocery and merchandise store.
2. That the parking area and driveway, as shown on drawings submitted, be installed simultaneously with the structural improvements.
3. That the granting of the variance does not permit the extension of the second floor living quarters other than for the relocation of the stairway.
4. That a lattice fence, or a fence constructed of some other suitable material, or a hedge, be placed and maintained to screen the makai living quarters on the first floor.
5. That the variance be granted for a term of 30 years or its prior abandonment.

Dated at Hilo, Hawaii, this 18th day of February, A. D. 1952.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 18th day of February, A. D. 1952.

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


ERNEST B. DE SILVA, CHAIRMAN