

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
MANUEL I. CABRAL)
for)
Tax Map Parcel 2-2-21-24)

Variance No. 77

The request of Manuel I. Cabral for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, July 21, 1952, the Commission finds that:

1. The land for which the minor variance is requested is located on portions of Grant 7815 and Grant 6354, in the land of Waiakea, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-2-21-24, containing an area of 31,363 square feet and is presently owned by Manuel I. Cabral;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 7, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot sizes of less than 10,000 square feet for each single-family dwelling in the area in which said land is located;

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

4. There are presently two combination single-family units fronting on Kilauea Street which were relocated by the Territory of Hawaii, prior to the enactment of the Zoning Ordinance, when land was exchanged for the expansion of the Kapiolani School lot;

5. At the time of the relocation, the buildings were so spaced that a large open area was left at the intersection of Mohouli and Kilauea Streets;

6. Because the existing buildings were relocated on the lot years prior to the enactment of the Zoning Ordinance, the inability to use a large portion of the lot will result in 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 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 7, 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:

1. That two separate single-family dwellings be constructed when the two combination single-family units are demolished at a future date so that the use will conform to Class B Residential area requirements.
2. That the new building be located with as much space as possible between it and the existing buildings, and be in orderly arrangement.

Dated at Hilo, Hawaii, this 21st day of July, A. D. 1952.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 21st day of July, A. D. 1952.

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


ERNEST B. DE SILVA, CHAIRMAN