

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
REGINA A. KAI)
for)
Tax Map Parcel 2-2-40-26)

Variance No. 79

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Regina A. Kai 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, August 18, 1952, the Commission finds that:

1. The land for which the variance is requested is located at the Southwest corner of Kilauea Avenue and Puainako Street, Waiakea Homestead Houselots, South Hilo, Hawaii, and is covered by Tax Map Key 2-2-40-26;
2. The land for which the variance is requested is in a Class B Residential District;
3. 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 the use of any land for any purpose other than is permitted in the district;
4. The requested variance is for the purpose of making a 25' x 30' and 25' x 25' extension of a business use at 2010 Kilauea Street 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 previous variance for the same use, the desirability of the site for a shopping center, and its conformity with requirements provided for in the Shopping Center Ordinance, 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 7, 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 B Residential District; subject, however, to the following conditions:

1. The applicant set aside 40% of the total area for off-street parking;

2. The off-street parking area required shall be constructed simultaneously with the construction of the building;

3. Space for loading and unloading of merchandise and goods shall be provided;

4. There will be safe movement of traffic within the parking area and the ingress and egress of traffic will not obstruct traffic movement upon the public street;

5. This variance is granted for a period of 30 years as of February 10, 1947.

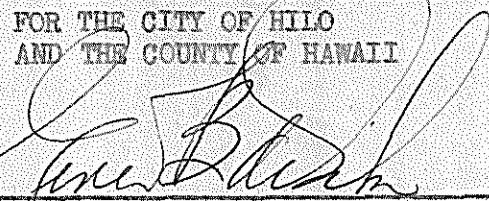
Dated at Hilo, Hawaii, this 18th day of August, 1952.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 18th day of August, 1952.

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


ERNEST B. DE SILVA, CHAIRMAN