

PLANNING AND TRAFFIC COMMISSION
County of Hawaii

Application for VARIANCE)
by)
KINJIRO KODAMA)
for)
Tax Map Parcel 2-4-10-4)
(Portion)

Variance No. 81

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Kinjiro Kodama 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 6, 1952, the Commission finds that:

1. The land for which the variance is requested is located at 144 Kawaiilani Street, South Hilo, Hawaii, and covered by a portion of Tax Map Key 2-4-10-4;
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 applicant;
4. The applicant proposes to construct a 24' x 180' chicken coop extension to an existing commercial poultry farm in accordance with drawings filed with the Commission;
5. No written or verbal protests against the granting of the variance have been filed with the Commission;
6. Because of the existence of a commercial poultry farm prior to the enactment of the Zoning Ordinance and the ownership by the applicant of large undeveloped areas which until 2 years ago was zoned for agricultural uses, 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 construct a 24' x 180' chicken coop in a Class A Residential District; subject, however, to the following conditions:

1. That the poultry farm will be kept in a sanitary condition and subject to all Department of Health regulations.
2. That the total number of birds shall not exceed 3,000.
3. That the poultry farm will be abandoned or re-located from the premises after a period of 15 years as of the date of this variance, or its prior abandonment, as stated in the letter submitted to the Commission by the applicant.

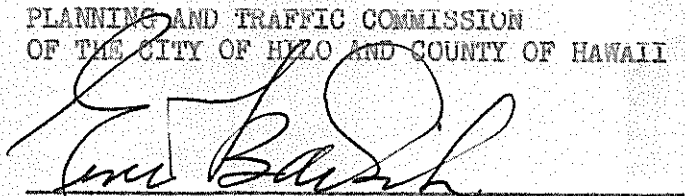
Dated at Hilo, Hawaii, this 6th day of October, A. D. 1952.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 6th day of October, A. D. 1952.

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


ERNEST B. DE SILVA, CHAIRMAN