

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
MIULAN Y. KEALOHA)
for)
Tax Map Key 2-2-50-2 - 2-2-50-3)

Variance No. 86

The request of Miulan Y. Kealoha for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, June 1, 1953, the Commission finds that:

1. The land for which the minor variance is requested is on Lot 1, a portion of Lot 5, and Lot 7, Block 44, Waiakea Houselots Extension, Waiakea, South Hilo, Hawaii, and indicated on the Taxation Maps as parcels 2-2-50-2 and 2-2-50-3, containing an area of 56,250 square feet, and is presently owned by Miulan Y. Kealoha;

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 a total of six single-family dwellings on said parcel of land;

4. There is at present one single-family dwelling and a storage shed on said lot;

5. The average area per dwelling unit will be 9,375 square feet when all the six single-family dwellings are constructed, but this exact size will be unattainable because of the placement of a dwelling prior to the enactment of the zoning regulations and the shape of the lot;

6. Because the average area per dwelling unit is so close to the required lot area for the district, a denial of the application 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 six single-family dwellings on said lots; subject, however, to the following conditions:

1. The proposed single-family dwellings be constructed with as much space as possible between them so that the lots may be subdivided, if necessary.
2. The storage shed on the lot be removed when the single-family dwellings are constructed.

Dated at Hilo, Hawaii, this 1st day of June, A. D. 1953.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 1st day of June, A. D. 1953.

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


ERNEST B. DE SILVA, CHAIRMAN