

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

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

Variance No. 90

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Manuel I. Cabral 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, November 2, 1953, the Commission finds that:

1. The land for which the 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. There are presently five single-family units on said parcel of land, of which four are in two combination units which existed prior to the enactment of the Zoning Ordinance;
4. The variance requested is for the purpose of adding a single-family unit in the basement of one of the existing single-family dwellings located at 1046 Kilauea Street, as shown on drawings on file with the Commission;
5. The applicant claims that the main floor of the existing dwelling, which has eight rooms, is too large for his needs;
6. Additional living facilities would be ordinarily allowed in a single-family dwelling provided that the use is not increased to two-family purposes;
7. No protest against the granting of the variance has been filed with the Commission;
8. Because of the existence of non-conforming uses in the vicinity, and the industrial zoning across the street, the application presents a situation wherein strict enforcement of the existing regulations would result in practical difficulty and unnecessary hardship;
9. 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 add a single-family unit in the basement of the existing combination single-family dwelling unit; subject, however, to the following conditions:

1. That the usage of the proposed basement unit be restricted to the applicant only.
2. That upon the applicant's death, change of residence, or in case of change of ownership, the building shall revert to a single-family use.
3. That the proposed unit not be used for rental purposes.

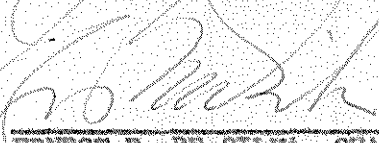
Dated at Hilo, Hawaii, this 2nd day of November, A. D. 1953.

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

  
HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 2nd day of November, A. D. 1953.

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

  
ERNEST B. DE SILVA, CHAIRMAN