

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
NELLE W. CARLSMITH)
for)
Tax Map Parcel 2-6-04-5)

Variance No. 76

The request of Nelle W. Carlsmith for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, May 3, 1954, the Commission finds that:

1. The land for which the minor variance is requested is located in Block 2, in the Land of Puuoa, South Hilo, Hawaii, and indicated on the Taxation Maps as parcel 2-6-04-5, containing an area of 52,484 square feet and is presently owned by Nelle W. Carlsmith;

2. Pertinent zoning regulations presently 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 lot sizes of less than 15,000 square feet for single-family dwellings in the area in which said land is located;

3. The minor variance is for the purpose of subdividing said parcel of land into three lots, two of which are substandard in area at 8,114 square feet and 9,630 square feet;

4. Said parcel of land consisted of 5 separate lots in the original subdivision approved prior to the enactment of the Zoning Ordinance;

5. There are presently three single-family dwellings on said parcel of land, and those located in the substandard lots have been in use for over 35 years and are separated by hedges;

6. No protest against the minor variance has been received by the Commission;

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 6, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947,

in order to subdivide and create two lots 8,114 square feet and 9,630 square feet in area to be used for single-family dwellings.

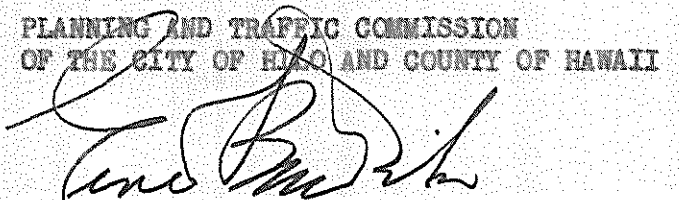
Dated at Hilo, Hawaii, this 3rd day of May, A. D. 1954.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 3rd day of May, A. D. 1954.

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


ERNEST B. DE SILVA, CHAIRMAN