

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
R. P. WIPPERMAN)
for)
Tax Map Parcel 2-3-16-34)
(Portion)

Variance No. 92

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of R. P. Wipperman 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 Tuesday, September 7, 1954, the Commission finds that:

1. The land for which the variance is requested is located at 453 Waiianuenue Street, a portion of Lot 3, Land Court Application 218, in the land of Piihonua, South Hilo, Hawaii, and indicated on the Taxation Maps as a portion of parcel 2-3-16-34;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 17 of 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 and the residence building located thereon is occupied by a caretaker;

4. The applicant proposes to use the front portion of the building for a doctor's office;

5. The Zoning Ordinance allows an office of a physician as a home occupation provided such use is accessory to the residence and is used by a member of the immediate family;

6. The Commission is also considering the rezoning of this area to a Limited Business District;

7. No protest against the proposed variance has been received by the Commission;

8. The application presents a situation wherein strict enforcement of the applicable existing regulations would involve 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, it is hereby ordered that a variance in use from the existing zoning regulations be granted R. P. Wipperman, authorizing variance in use rather than change in zoning regulations in an

area designated as an A-2 Agricultural District, subject to the following condition:

1. That the variance be granted for a term of 30 years or its prior abandonment.

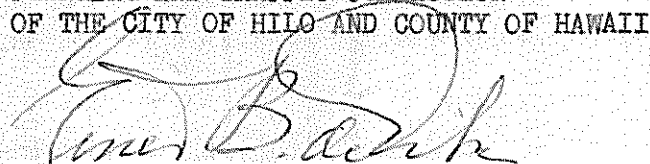
Dated at Hilo, Hawaii, this 7th day of September, A. D. 1954.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 7th day of September, A. D. 1954.

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


ERNEST B. DE SILVA, CHAIRMAN