

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE )  
by )  
ANNIE & JEAN L. NAPIER )  
for )  
Tax Map Parcel 2-2-22-20 )

Variance No. 93

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Annie and Jean L. Napier 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, September 20 and 27, 1954, the Commission finds that:

1. The land for which the variance is requested is located at 1200 Kilauea Street, Grant 6214, Waiakea House Lots 2nd Series, in the land of Waiakea, South Hilo, Hawaii, and is covered by Tax Map Key 2-2-22-20;

2. The land for which the variance is requested is in a Class B Residential District, is owned by the applicants, and contains an area of 51,400 square feet;

3. 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 the use of any land for any purpose other than is permitted in the district;

4. The variance is requested so that the Hilo Electric Light Company, Ltd., who will purchase the land, could construct a principal office building and appurtenances on said land in accordance with drawings filed with the Commission;

5. No protests against the granting of the variance has been filed with the Commission;

6. The development of the business district along Kilauea Street, the existence of non-conforming uses in the vicinity, and the business and industrial zones across the street have changed the character of the district. Because of this, the Commission will initiate a proposal for rezoning the neighborhood in which the applicant's property is situated for business purposes;

7. The Hilo Electric Light Company, Ltd. has indicated that a denial of this application might result in the selection of another site, even though less satisfactory with respect to size and location;

8. The proposed building would be an asset to the community;

9. Although practical difficulty or unnecessary hardship in the strictest sense have not been shown in the application, a denial of the application would be contrary to the principle of planning for the orderly development of the community;

10. 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 applicants, 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 construct a principal office building and appurtenances on said land.

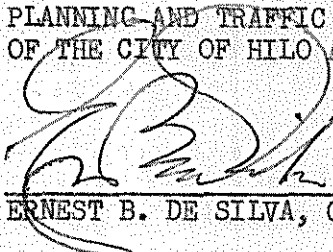
Dated at Hilo, Hawaii, this 27th day of September, A. D. 1954.

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

  
HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 27th day of September, A. D. 1954.

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

  
ERNEST B. DE SILVA, CHAIRMAN