

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
FRANK FRENZ)
for)
Tax Map Parcel 2-4-03-16)
(Portion)

Variance No. 96

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Frank Frenz 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, May 2, 1955, the Commission finds that:

1. The land for which the variance is requested is located at 1141 Kawaihani Street, a portion of Lot 721, in the land of Waiakea, South Hilo, Hawaii, and indicated on the Taxation Maps as a portion of parcel 2-4-03-16;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 16 of Ordinance No. 45, 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 comprises approximately twenty acres;

4. The applicant proposes to construct and operate a sausage kitchen and smokehouse in accordance with the drawings and plans filed with the Commission;

5. The Zoning Ordinance allows a home occupation and operations incidental to certain agricultural uses in an A-1 Agricultural District;

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

7. Because the proposed use is incidental to farm operation, and is very similar to a home occupation, the application presents a situation wherein strict enforcement of the applicable existing regulations would involve practical difficulty and unnecessary hardship;

8. 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 Frank Frenz, authorizing variance in use rather than change in zoning regulations in an area designated as an A-1 Agricultural District, subject to the following conditions:

1. That not more than 2 outside help be hired for the operation of the sausage kitchen.
2. That no advertising signs be erected on the premises.
3. That no retailing of meat products be conducted on the premises.
4. That the sausage kitchen be operated during the normal working hours.
5. That proper measures be taken to prevent radio interference by the operation of power equipment.
6. That the variance be granted for a term of 10 years or its prior abandonment.


Dated at Hilo, Hawaii, this 2nd day of May, A. D. 1955.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 2nd day of May, A. D. 1955.

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


ANDREW T. SPALDING, CHAIRMAN