

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
BREWERY INDUSTRIES, LTD.)
for)
Tax Map Parcel 2-3-34-56)
(Portion)

Variance No. 97

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Brewery Industries, Ltd., 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 6, 1955, the Commission finds that:

1. The land for which the variance is requested is located at 55-A Omao Street, being Lots 14 and 15, Block N of Puuhonu Tract, in the land of Punahoa 2nd, South Hilo, Hawaii, and indicated on the Taxation Maps as a portion of Parcel 2-3-34-56;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 8 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 there exists about 10,500 square feet of business-industrial buildings used for the manufacture of shoyu;
4. The use was begun at this site in 1935;
5. The applicant proposes to construct a 20' x 60' addition in accordance with drawings filed with the Commission;
6. There are no residences or improvements located on the side where the expansion is requested;
7. No protest against the proposed variance has been received by the Commission;
8. To require that the enlargement requested locate in a conforming area would disrupt the efficient operation of the plant and result in practical difficulty or unnecessary hardship as it is small in comparison to the existing non-conforming buildings;
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 Brewery Industries,

Ltd., authorizing variance in use rather than change in zoning regulations in an area designated as a Class C Residential 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 6th day of September, A. D. 1955.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 6th day of September, A. D. 1955.

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


HAROLD C. LOTTIS, VICE CHAIRMAN