

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
ROBERT R. TAIRA)
for)
Tax Map Parcel 2-3-12-54)

Variance No. 99

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Robert R. Taira 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, November 7, 1955, the Commission finds that:

1. The land for which the variance is requested is located at 374 Kinole Street, a portion of R. P. 6788, L. C. Aw. 2281 to J. B. Kaiana, in the land of Ponahawai, South Hilo, Hawaii, and is covered by Tax Map Key 2-3-12-54;

2. Said lot fronts on Kinole Street and is approximately 255 feet;

3. The Business District extends 125 feet mauka of Kinole Street and abuts a Hotel & Apartment District;

4. Pertinent zoning regulations presently applicable to said land are Section 3-0 and Section 10, 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;

5. The applicant, who owns the property, proposes to construct a bakery building and parking area in accordance with drawings filed with the Commission;

6. The proposed building is set back 50 feet from Kinole Street so that off-street parking for patrons may be provided in front of the shop. Partly because of this, a portion of the work space, the storage room and employee parking area will encroach into the Hotel & Apartment District;

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

8. Because of the exceptional depth of the lot and because the applicant is providing off-street parking areas in excess of what is required by law, 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 Robert R. Taira, authorizing variance in use rather than change in zoning regulations in an area designated as a Hotel & Apartment District, subject to the following conditions:

1. That the variance be granted for a term of 30 years or its prior abandonment.
2. That a hedge or fence be provided along the boundaries which would help muffle sound of motor vehicles or keep glare of headlights from neighboring homes.

Dated at Hilo, Hawaii, this 7th day of November, A. D. 1955.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 7th day of November, A. D. 1955.

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


ANDREW T. SPALDING, CHAIRMAN