

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)	
by)	
DAVID TWIGG-SMITH)	Variance
for)	No. 103
Tax Map Key 2-1-18-27 and 28)	

The request of David Twigg-Smith for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, July 2, 1956, the Commission finds that:

1. The land for which the minor variance is requested is for Lots 64, 65, 66 and 67, Waiuli, Waiakea, South Hilo, Hawaii, containing an area of 33,271 square feet and is presently owned by the applicant;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 6, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot sizes of less than 15,000 square feet for each single-family dwelling in the area in which said land is located;

3. The minor variance request is for the purpose of consolidating and subdividing the said four lots into two lots containing 21,145 square feet and 12,126 square feet;

4. There is one single-family dwelling on the larger lot as shown on drawings filed with the Commission;

5. Because the conditions are being improved by creating only 2 lots from 4 small lots in an area where the surrounding lands are designated for park purposes, a denial of the application will result in hardship.

6. 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 22, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, hereby recommends to the Board of Supervisors that a minor variance be granted to the applicant from the terms of Section 3-C and Section 6, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, in order to subdivide a lot below the 15,000 square feet area requirement in accordance with drawings filed with the Commission.

Dated at Hilo, Hawaii, this 2nd day of July, A. D. 1956.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 2nd day of July, A. D. 1956.

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


ANDREW T. SPALDING, CHAIRMAN