

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)	
by)	
EN LOY KONG)	Variance
for)	No. 104
Tax Map Parcel 2-1-15-15)	

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of En Loy Kong 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, October 1, 1956, the Commission finds that:

1. The land for which the variance is requested is located at 1477 Kalaniana'ole Street, Lot 27A, Honohono, South Hilo, Hawaii, and is covered by Tax Map Key 2-1-15-15;
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 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 B. P. Bishop Estate and leased by the applicant;
4. The requested variance is for the purpose of operating a workshop and display room for the processing, shipping, and sale of flowers and foliage in conjunction with a residence building located on the above-mentioned lot as shown in drawings filed with the Commission;
5. Ninety-five per cent of the flowers and foliage sold are grown on the premises;
6. No protests against the granting of the variance has been filed with the Commission;
7. Because of its similarity to a home occupation and an allowable flower raising operation, the application presents a situation wherein strict enforcement of the existing regulations would result in 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, 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 applicant, above-named, a variance from the terms of Section 3-C and Section 6, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, and hereby authorizes a variance to operate a workshop and display room for the processing, shipping, and sale of flowers and foliages in a Class A Residential District; subject, however, to the following conditions:

1. That the variance be granted for a period of 30 years or its prior abandonment.
2. That there be no increase in the number or size of advertising signs.

Dated at Hilo, Hawaii, this 1st day of October, 1956.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 1st day of October, 1956.

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


ANDREW T. SPALDING, CHAIRMAN