

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE )	
by )	
T. E. M. OSORIO )	Variance
for )	No. 105
Tax Map Key 2-3-25-38 and 39 )	

The request of T. E. M. Osorio for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, October 22, 1956, the Commission finds that:

1. The land for which the minor variance is requested is a portion of Lot 42, Grants 8353, 7675 and 8351, Piikohua 3rd Series, Piikohua, South Hilo, Hawaii, containing an area of 25,221 square feet and is presently owned by the applicant;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 8, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, which specifically prohibit lot sizes of less than 7,500 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 subdividing the said lot into four lots of approximately equal size together with a 12-foot private road;
4. There are four single-family dwellings in good condition located on the lots as shown in drawings filed with the Commission;
5. Because of the existence of substandard lots in the vicinity and the creation of no new substandard conditions, 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 8, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, in order to subdivide four lots below the 7,500 square foot area requirement in accordance with subdivision plats filed with the Commission.

Dated at Hilo, Hawaii, this 22nd day of October, A. D. 1956.

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

  
HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 22nd day of October, A. D. 1956.

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

  
ANDREW T. SPALDING, CHAIRMAN