

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE	)	
by	)	
SIDNEY KAIDE	)	Variance
for	)	No. 106
Tax Map Key 2-3-26-17	)	

The request of Sidney Kaide for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, January 21, 1957, the Commission finds that:

1. The land for which the minor variance is requested is Lot 69, Piihonua House Lots, Third Series Extension, Piihonua, South Hilo, Hawaii, containing an area of 14,040 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 constructing two single-family rental units on the said lot which is presently vacant;

4. Modifications have been granted in the past in this vicinity for the same use and under similar lot conditions;

5. Because the lot is only 960 square feet short of the area requirement for the construction of two single-family dwellings, 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 construct two single-family dwellings on said lot; subject, however, to the following condition:

1. That the two dwellings be located on the lot so that the lot will be subdividable, if necessary, in the future.

Dated at Hilo, Hawaii, this 21st day of January, A. D. 1957.

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

  
HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 21st day of January, A. D. 1957.

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

  
ANDREW T. SPALDING, CHAIRMAN