

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)	
by)	
ICHIRO OHIRA)	Variance
for)	No. 107
Tax Map Key 2-1-17-4 and 37)	

The request of Ichiro Ohira for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, February 18, 1957, the Commission finds that:

1. The land for which the minor variance is requested is Lots 18 and 99, Grants 10800 and 11903, Lehia Park Residence Lots, Keaukaha, Waiakea, South Hilo, Hawaii, containing an area of 42,580 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 resubdividing the said lots into 3 houselots of 14,000 square feet, 14,000 square feet and 14,580 square feet;
4. There are presently single-family dwellings on the proposed Lots 2 and 3;
5. Because all the lots are only slightly below the area requirement required for a single-family dwelling in a Class A Residential District, 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, for the purpose of consolidating and resubdividing the said lots into 3 houselots in accordance with subdivision plats submitted; subject, however, to the following conditions:

1. That water be provided Lot 1 from the 6" main on Kalaniana'ole Street.
2. That sewer easement from Lot 2, to cesspool on Lot 1, be eliminated.

3. That new cesspool be constructed for home on Lot 1.

2 (as per Jones & call)
3-21-57

Dated at Hilo, Hawaii, this 18th day of February, A. D. 1957.

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

Hiroshi Kasamoto

HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 18th day of February, A. D. 1957.

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

A. Spalding

ANDREW T. SPALDING, CHAIRMAN