

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
M. R. LUGAS)
for)
Tax Map Parcel 2-2-16-19)
and 9 (portion))

Variance No. 109

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of M. R. Lucas 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, November 4, 1957, the Commission finds that:

1. The land for which the variance is requested is located at 660 Kilauea Street, a portion of Grant 112, in the land of Waiakea, South Hilo, Hawaii, and indicated on the Tax Map Key as portions of 2-2-16-19 and 9;
2. Parcel 19 and a portion of Parcel 9 will be consolidated with three business lots that front on Kilauea Street;
3. The Business District extends 125 feet mauka of Kilauea Street and abuts a Class D Residential District;
4. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 9, Ordinance No. 45 of the Revised Ordinance of the County of Hawaii 1957, which specifically prohibit the use of any land for any purpose other than is permitted in the district;
5. The applicant proposes to construct a supermarket building in accordance with drawings filed with the Commission;
6. The proposed building is set back 65 feet to 90 feet from Kilauea Street so that off-street parking for patrons may be provided in front of the market. Because of this, a portion of the building and the freight loading and parking area will encroach into the Class D Residential District;
7. No protests against the proposed variance has been received by the Commission;
8. Because of the exceptional depth of the block and because the applicant is providing off-street parking areas in excess of what is required by law, the application presents a situation wherein strict enforcement of the applicable existing regulations would involve practical difficulty and unnecessary hardship;
9. 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, it is hereby ordered that a variance in use from the existing zoning regulations be granted M. R. Lucas, authorizing variance in use rather than change in zoning regulations in an area designated as a Class D Residential District, subject to the following conditions:

1. The removal of warehouse granted under Variance No. 47, 60 days after completion of the proposed supermarket building.
2. The applicant shall provide a fence or hedge along the residentially zoned boundaries of the proposed lot so that no vehicular traffic will use the driveway area for an exit to Panaewa Street.
3. The variance be granted for a period of 30 years or prior abandonment.

Dated at Hilo, Hawaii, this 4th day of November, A. D. 1957.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 4th day of November, A. D. 1957.

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


ANDREW T. SPALDING, CHAIRMAN