

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
RICHARD FURTADO, ET AL.)
for)
Tax Map Key 2-1-14-10 and 68)

Variance No. 111

The request of Richard Furtado, et al. for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, November 4, 1957, the Commission finds that:

1. The land for which the minor variance is requested is a subdivision of Grants 10339 and 10382, Waiakea, South Hilo, Hawaii, and indicated on the Taxation Maps as Parcel 2-1-14-10 and 68, containing a total area of 56,484 square feet and is presently owned by the applicants;
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 two lots into four lots, three of which will be below the area requirement necessary for the construction of single-family dwellings in this district;
4. Because approval will be granted for the creation of another lot if the lots were divided equally into four parcels, a denial of the application will result in hardship;
5. 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, in order to consolidate and resubdivide the above-mentioned lots into four separate parcels, three of which are below the area requirement. The applicants already have a single-family dwellings on Parcel 2 and Parcel 3 and proposes to construct a single-family dwelling on Parcel 4, which is vacant and will be consolidated with Parcels 5 and 6.

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