

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
MANUEL A. SOARES)
for)
Tax Map Parcel 2-4-04-33)

Variance No. 115

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Manuel A. Soares 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, December 22, 1958, the Commission finds that:

1. The land for which the variance is requested is Lot 910-A, Grant 13021, and Lot 910-B, Grant 13019, Waiakesa Homesteads, First Series, Waiakesa, South Hilo, Hawaii, and covered by Tax Map Key 2-4-04-33;
2. Pertinent zoning regulations 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 the use of any land for any purpose other than is permitted in the district;
3. The land for which the variance is requested is owned by the applicant and contains an area of 38.50 acres;
4. The applicant proposes to use the land for the grazing and pasturage of cattle and horses and to construct a 10' x 40' utility shed in accordance with drawings filed with the Commission;
5. No protest has been received by the Commission against the granting of this proposed variance;
6. There are existing non-conforming pasturage uses on three sides of the applicant's property;
7. The land cannot at present be developed economically for gardens or a residential subdivision;
8. The application presents a situation wherein strict enforcement of the existing regulations would result in 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.

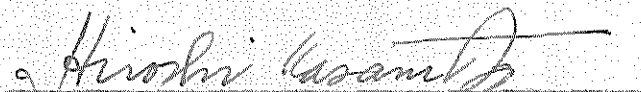
NOW, THEREFORE, the Planning and Traffic Commission, pursuant to the authority vested in it by Section 21, Ordinance No. 45 of the Revised Ordinances of the County of Hawaii 1947, hereby grants to the applicant, above-named, a variance from the terms of Section 3-C and Section 6, Ordinance

No. 45 of the Revised Ordinances of the County of Hawaii 1947, and hereby authorizes a variance to allow the grazing and pasturage of cattle and horses and to construct a 10' x 40' utility shed in a Class A Residential District; subject, however, to the following conditions:

1. That the variance be allowed on a year-to-year revocable permit which may be terminated by the Commission after an advance notice of 6 months.
2. That the proposed shed be constructed with the long dimension in north to south direction and not less than 350 feet from Haihai Street.
3. Appropriate planting be used in the vicinity of the shed.

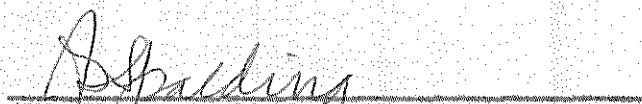
Dated at Hilo, Hawaii, this 22nd day of December, A. D. 1958.

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


HIROSHI KASAMOTO, DIRECTOR

Done at Hilo, Hawaii, this 22nd day of December, A. D. 1958.

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


ANDREW T. SPALDING, CHAIRMAN