

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by
BREWERY INDUSTRIES, LTD.)
for
Tax Map Parcel 2-3-34-59)

Variance No. 128

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Brewery Industries, Limited, 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 Thursday, April 19, 1962, the Commission finds that:

1. The land for which the variance is requested is located at 45 Omao Street, being Lot 10, Block "H," of the Puu Honu Tract, Punahoa 2, South Hilo, Hawaii, and indicated on the Taxation Maps as Parcel 2-3-34-59;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 8, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, 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;
4. The lot for which the variance is requested is presently occupied by a substandard residence and a garage structure;
5. There are in existence on adjacent lots, large non-conforming buildings used for industrial purposes since 1935 and owned by the applicant since 1946, before the effective date of the county zoning ordinance;
6. A variance permit allowing a small expansion to the existing plant was granted by the Commission in September, 1955;
7. The area in question will not be zoned for an industrial use in the foreseeable future, and expensive equipment and buildings are already in existence, which makes relocation economically unfeasible;
8. The applicant proposes to construct a 40' x 120' building addition to the plant to be used for a bottling and storage purposes;
9. No protests against the proposed variance has been received by the Commission;
10. To require that the expansion requested for be built in a conforming district would disrupt the efficient operation of the plant and result in practical difficulty or unnecessary hardship as it is small in comparison to the existing non-conforming buildings;
11. 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. 23 of the Revised Ordinances of the County of Hawaii 1960, hereby grants to the applicant, above-named, a variance from the terms of Section 3-C and Section 8, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, and hereby authorizes a variance to construct a building addition to the plant to be used for bottling and storage purposes in a Class C Residential District; subject to the following conditions:

1. That hedges, planting, and landscaping shall be utilized along property lines and the street to shield the proposed use.
2. That the bottling operation be located within the proposed building so that a minimum of noise and disturbance shall result to the neighbors.
3. That the appearance of the building facing the roadway shall be made as non-commercial as possible.
4. That the proposed use shall not create a nuisance or be noxious to the locality.
5. That the variance be granted for a term of 30 years from the effective date of Variance No. 97, granted on September 6, 1955, or its prior abandonment.

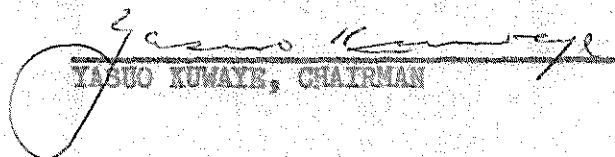
Dated at Hilo, Hawaii, this 19th day of April, 1962.

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


HIROSHI KASAMOTO, DIRECTOR

Dated at Hilo, Hawaii, this 19th day of April, 1962.

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


YASUO KUWAYE, CHAIRMAN