

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
FRANCIS SINCLAIR, ET AL.)
for)
Tax Map Key 2-5-12-10)

Variance No. 129

The request of Francis Sinclair, et al. for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, May 21, 1962, the Commission finds that:

1. The land for which the minor variance is requested is Lot 14, subdivision of Grants 4486 and 4489, Ponahawai Homesteads, Kaunana, South Hilo, Hawaii and indicated on the Taxation Maps as Parcel 2-5-12-10, containing an area of 21,655 square feet and is presently owned by the applicants;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 7, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, which specifically prohibit lot sizes of less than 10,000 square feet for each single-family dwelling in the area in which said land is located;

3. On February 15, 1962, the subdivision of Lot 14 was approved by the Commission to create two lots of 10,200 square feet (Lot A) and 11,455 square feet (Lot B);

4. At the present time single-family dwellings are under construction on both lots, but because of the steep grade on the southwest portion of Lot B the building on Lot B will have to be built closer to Lot A than originally intended;

5. The common boundary between Lot A and Lot B was moved 10 feet to take care of the topographic condition, thus reducing Lot A to 9,350 square feet and increasing Lot B to 12,305 square feet;

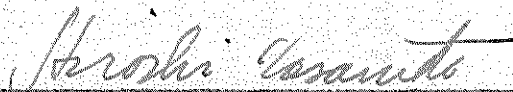
6. Because of the topography of the land and because the same number of single-family dwellings (two) would be allowed on the original Lot 14, a denial of the application will result in hardship;

7. 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. 23 of the Revised Ordinances of the County of Hawaii 1960, hereby recommends to the Board of Supervisors that a minor variance be granted to the applicants from the terms of Section 3-C and Section 7, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, in order to allow the construction of a single-family dwelling on Lot A, 650 square feet below the area requirement for the district.

Dated at Hilo, Hawaii, this 21st day of May, A. D. 1962.

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


HIROSHI KASAMOTO, DIRECTOR

Dated at Hilo, Hawaii, this 21st day of May, A. D. 1962.

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OF THE CITY OF HILO AND COUNTY OF HAWAII


YASUO KUWAYE, CHAIRMAN