

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for VARIANCE)
by)
TOSHITO MASBO, ET AL.)
for)
Tax Map Parcel 2-2-40-27)

Variance No. 135

ORDER ALLOWING APPLICATION FOR VARIANCE

The application of Toshito Masbo, et al., 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 19, 1962, the Commission finds that:

1. The land for which the variance is requested is located at Kilauea Avenue, being Lot B, a portion of Lot 17, Grant 10714, Waialae House Lots, Waialae, South Hilo, Hawaii, and covered by Tax Map Key 2-2-40-27;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 10.01, 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 a Neighborhood Shopping District;
3. The land for which the variance is requested is owned by the applicants;
4. The lot is vacant and contains 19,300 square feet;
5. The applicant proposes to construct a building for the manufacture of needles, nainia, and sun tan chips for sale to retailers and wholesalers in accordance with plans and drawings filed with the Commission;
6. The use applied for is a business use and differs from a Neighborhood Shopping District use only in that wholesaling will be carried on and that six or more persons will be employed; This difference will not be inconsistent or incompatible with existing or proposed uses in this neighborhood and will not alter the essential character of the locality nor be contrary to the intent and purpose of the ordinance;
7. No protests against the proposed variance has been received by the Commission;
8. 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 applicants, above-named, a variance from the terms of Section 3-C and Section 10.01, Ordinance No. 23 of the Revised

Ordinances of the County of Hawaii 1960, and hereby authorizes a variance to construct a building for the manufacture of noodles, misin, and wun tun chips for sale to retailers and wholesalers in a Neighborhood Shopping District; subject to the following conditions:

1. Landscaping--hedges and planting shall be utilized along property lines, building, and the street to enhance the public view.
2. Siting--the location of the building and design of vehicular access and egress, circulation, and parking layout so that maximum safety results.
3. Architecture--the appearance of the building shall be as non-industrial as possible to be compatible with existing uses and zoning nearby.
4. Operation--machinery and equipment within the building shall be so located to minimize the noise and other disturbance to the neighbors.
5. That the variance be granted for a term of 30 years or its prior abandonment.

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

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


YASUO KUWAYE, CHAIRMAN