

PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII

Application for VARIANCE

by

TOKUSUKE OSHIRO

in

Residential A Zone

Waialakea Homesteads, South Hilo, Hawaii

Variance No. 139

ORDER ALLOWING APPLICATION FOR VARIANCE

The Planning and Traffic Commission held a public hearing on April 15, 1963 on the application of Tokusuke Oshiro for a variance from Section 21, Ordinance No. 23, County of Hawaii, to permit the development and use of an addition to a single-family building to be used as a tofu establishment in a lot owned by the applicant, measuring 15,246 square feet in area and located at Waialakea Homesteads, 1st Series, Waialakea, South Hilo, Hawaii, being Lot 5-D, a portion of Grant 8941, tax map key: 2-4-09.

The Commission finds that the strict enforcement of Section 21 of Ordinance No. 23 would involve practical difficulty and unnecessary hardship for the following reasons:

1. Said use being non-obnoxious and non-nuisance causing, producing no odor, smoke, noise, nor traffic-generating, maintains a performance standard which qualifies as a unique use which may be compatibly located in a residential area.
2. A small extension, 18' x 12' x 8', is to be used for tofu making within an area containing 15,246 square feet, with two lots abutting said lot owned by the applicant; consequently, the said extension and use will not be materially detrimental to surrounding properties or land uses.
3. One person expressed opposition and 27 persons signed petition favoring the said extension and the use thereof.

Therefore, the Commission hereby grants a variance to the applicant pursuant to the authority vested in it by Section 21 of said Ordinance to construct an addition to a single-family building to be used as a tofu establishment, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. The use of the 18' x 12' x 8' shall be confined to tofu making by the applicant as indicated in the letter dated April 16, 1963.
2. Upon the termination of said use by said applicant, the 18' x 12' x 8' extension shall be converted to a use accessory to the existing single-family residential unit.
3. There shall be no advertisement signs on said premises, nor shall there be any selling done at the premises.

4. Said extension shall be painted in the same color as the single-family residential; proper landscaping with hedges and plantings along the building and property lines shall be provided.

Dated at Hilo, Hawaii, this 15th day of April, 1963.

PLANNING AND TRAFFIC COMMISSION
OF THE COUNTY OF HAWAII

Edgar A. Hamasu

EDGAR A. HAMASU, DIRECTOR

Robert M. Yamada

ROBERT M. YAMADA, CHAIRMAN