

PLANNING AND TRAFFIC COMMISSION
County of Hawaii

Application for VARIANCE

by
SHUICHI TANAKA

in
Residential "A" Zone
Waiakea Homesteads Lots,
1st Series, Waiakea, South Hilo, Hawaii

Variance No. 140

ORDER ALLOWING APPLICATION FOR VARIANCE

The Planning and Traffic Commission held a public hearing on July 16, 1963 on the application of Shuichi Tanaka for a variance from Section 21, Ordinance No. 23, County of Hawaii, to permit the development and use of a separate kitchen facility in a lot owned by the applicant, measuring 32,190 square feet in area and located at Waiakea Homesteads Lots, 1st Series, Waiakea, South Hilo, Hawaii, being Parcel 37, portion of Grant 9103, tax map key 2-4-13-37.

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. The separate kitchen and living quarter was inadvertently built in a lot measuring 32,190 square feet in an area zoned for Residential "A" Zone, which allows one-family unit in a 15,000 square feet.
2. Said use is to be on a temporary basis and upon the termination of said use, the separate kitchen and living quarter is to be converted into an accessory use to the existing single-family dwelling unit.
3. The desired relief may be granted 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.
4. No protests against the proposed variance has been received by the Commission.
5. The size of the lot involved can adequately accommodate two single-family dwelling units; consequently, the said request will not be materially detrimental to the surrounding property and land uses with conditions stipulated.

Therefore, the Commission hereby grants a variance to the applicant pursuant to the authority vested in it by Section 21 of the said Ordinance to construct a separate kitchen facility, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. The separate kitchen and living quarters shall be used specifically as a living unit for the person indicated in applicant's letter of June 27, 1963.
2. Upon the termination of said use by said person, it shall be converted to an accessory use to the existing single-family dwelling unit.
3. Said use shall be properly maintained at all times.

Dated at Hilo, Hawaii, this 16th day of July, 1963.

PLANNING AND TRAFFIC COMMISSION
OF THE COUNTY OF HAWAII

Edgar A. Hamasu

EDGAR A. HAMASU, DIRECTOR

Robert M. Yamada

ROBERT M. YAMADA, CHAIRMAN