

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
JOHN N. SMITH)
for)
Tax Map Key 2-5-12)

Variance No. 141

The request of John N. Smith for a minor variance from the zoning regulations having come before the Planning and Traffic Commission, at its regular meeting on Monday, April 20, 1964, the Commission finds that:

1. The land for which the minor variance is requested is Lot 34, Kaumana Heights Residence Lots, being portions of Grants 4486 and 5484, Ponahawai, South Hilo, Hawaii, and indicated on the Taxation Maps as Parcel 2-5-12, containing an area of 19,125 square feet and is presently owned by the applicant;

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. The minor variance is for the purpose of subdividing Lot 34 into two lots of 10,000 square feet and 9,125 square feet each, the latter which is 875 square feet short of the area necessary to create another lot in the district;

4. Because of the small shortage in area requirement, a denial of the application will result in hardship;

5. 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 applicant 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 subdivision of the said Lot 34 into two lots as shown in the application submitted for consideration.

Dated at Hilo, Hawaii, this 20th day of April, A. D. 1964.

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


EDGAR A. NAMASU, DIRECTOR

Dated at Hilo, Hawaii, this 20th day of April, A. D. 1964.

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



ROBERT M. YAMADA, CHAIRMAN