

PLANNING AND TRAFFIC COMMISSION
County of Hawaii

Application for VARIANCE

by

KULANA FOODS, LTD.

in

Residential Zone "A"

Waiakaa Homesteads, South Hilo, Hawaii

Variance No. 144

ORDER ALLOWING APPLICATION FOR VARIANCE

The Planning and Traffic Commission held a public hearing on July 20, 1964 on the application of KULANA FOODS, LTD., for a variance from Sections 5 and 6, Ordinance No. 23, County of Hawaii, to permit the development and use of a 3' x 30' structural expansion of an existing slaughterhouse (non-conforming) for a cold storage room in a lot owned by the applicant, measuring 12.5 acres and located on Lots 616 and 616-A at 616 Kawaihine Street, South Hilo, Hawaii and covered by Tax Map Key 2-4-92.

The Commission finds that the strict enforcement of Sections 5 and 6 of Ordinance No. 23 would involve practical difficulty and unnecessary hardship for the following reasons:

1. The slaughtering operation has been existing as a non-conforming use, and an additional cold storage space is urgently needed to meet the present commitments; applicant is very much interested in relocating the facilities away from the urban area and has made several earnest inquiries with the State Land and Natural Resources Board. As of August 24, 1964 a letter was received from the applicant that the State had assured a 40-acre parcel of land mauka of Panaewa Farm Lot Subdivision for the construction of their meat processing complex. The expansion of the present facility may not be necessary if the State Land Board expedites the processing of their application.
2. Temporary expansion may be allowed in order that a smooth and efficient transformation of the slaughtering operation can be made into an area which would be free from urban encroachment and where sufficient long-range investment can be planned and implemented.

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 3'x30' structural expansion of an existing slaughterhouse for a cold storage room subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. The Commission's intent in approving said extension is primarily a temporary measure to allow the applicant to handle the present demand; consequently, the Commission does not encourage the uncontrolled expansion of a non-conforming use.
2. The applicant shall proceed at all deliberate speed to relocate the facilities involved into an area sufficiently distant from an urban area.

3. The present variance shall be valid and in full force for a period not to exceed one year; the applicant shall request for an extension of the present variance if a site is not made available within the one year period for the relocation of said facilities.

Dated at Hilo, Hawaii, this 20th day of July, 1964.

PLANNING AND TRAFFIC COMMISSION
OF THE COUNTY OF HAWAII

Edgar A. Hamasu

EDGAR A. HAMASU, DIRECTOR

Robert M. Yamada

ROBERT M. YAMADA, CHAIRMAN