

PLANNING AND TRAFFIC COMMISSION

County of Hawaii

Application for MINOR VARIANCE }
by }
MINORU SHIGEOKA, et al }
for }
Tax Map Key 2-04-28-8 }

Variance No. 145

The request of Minoru Shigeoka, et al, for a minor variance from the zoning regulations having come before the Planning and Traffic Commission at its regular meeting on Monday, July 20, 1964, the Commission finds that:

1. The land for which the minor variance is requested is Lot 15 and Lot 16 of "Hualalai Subdivision," R. P. 6790, L. C. Aw. 242, Kukuau, South Hilo, Hawaii, and indicated on the Taxation Map as Parcel 2-04-28-8, and is presently owned by the applicants;
2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 8, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, which specifically prohibit lot sizes of less than 7,500 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 a large lot into 39 lots, of which two lots are 7,107 square feet in area. The latter is 393 square feet short of the minimum area necessary 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 applicants from the terms of Section 3-C and Section 8, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, in order to allow the subdivision of said 7,107 square-foot lots as shown in the application submitted for consideration.

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

PLANNING AND TRAFFIC COMMISSION
OF THE COUNTY OF HAWAII

Edgar A. Hamasu

EDGAR A. HAMASU, DIRECTOR

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

PLANNING AND TRAFFIC COMMISSION
OF THE COUNTY OF HAWAII

Robert M. Yamada

ROBERT M. YAMADA, CHAIRMAN