

PLANNING AND TRAFFIC COMMISSION
County of Hawaii

Application for VARIANCE

by

PEACE CORPS TRAINING CENTER

in

CLASS "A" RESIDENTIAL ZONE

Piikohua, South Hilo, Hawaii

Variance No. 146

ORDER ALLOWING APPLICATION FOR VARIANCE

The Planning and Traffic Commission held a public hearing on November 16, 1964 on the application of the PEACE CORPS TRAINING CENTER for a variance from Section 5-A, Ordinance No. 23, County of Hawaii, to permit the construction of a poultry house, brooding house and the raising of 200 chickens for a limited time, in a lot leased by the applicant, measuring 28.51 acres and located on Parcel 8, a portion of Executive Order No. 70, Hilo Hospital site, State of Hawaii, Piikohua, South Hilo, Hawaii, Tax Map Key 2-3-26.

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

1. The land in question measures 28.51 acres and is not being used for single-family residential purpose but for institutional use; i.e. Peace Corps Training Center; hence, despite the zoning thereof for Class "A" Residential District, said land is put to a heavier institutional use.
2. The facility herein requested is an integral part of the training facilities and shall be adequately maintained in accordance with Health Department's rules and regulations; the said activity shall be effectively supervised by qualified technician.
3. The said activity is to be carried out in an area relatively detached (about 450 feet) and adequately buffered (guava bushes) from existing single-family residential units. It is located about 300 feet from the Center. Ample land area is available within said area to carry on a sanitary and esthetic project.
4. Under the conditions as set forth below, the activity herein requested would not adversely affect the surrounding properties or the improvements thereon, nor would it be contrary to the intent and purpose of the zoning ordinance.

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 poultry house, brooding house and raise 200 chickens for a limited time, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. The operation of the requested facility shall be under supervision of qualified poultry technician and the highest of sanitary and esthetic standards shall be imposed.

2. Said operation shall strictly conform to the health code.
3. This variance shall be effective as of the date of the public hearing and shall be in full force and effect until February 15, 1965 or reasonable period thereafter; at which time said operation shall be discontinued and said land be restored to uses permitted in Class A Residential District.

Dated at Hilo, Hawaii, this 16th day of November, 1964.

PLANNING AND TRAFFIC COMMISSION
OF THE COUNTY OF HAWAII

Edgar A. Hamasu

EDGAR A. HAMASU, DIRECTOR

Herbert J. Pereira

HERBERT J. PEREIRA, VICE CHAIRMAN