

COUNTY PLANNING COMMISSION
County of Hawaii

APPLICATION FOR VARIANCE

by
JOHN G. AND HELEN SILVA
and
MELINDA BAKER
in
HOTEL and APARTMENT ZONE and
RESIDENTIAL ZONE "C"
Ponahawai, South Hilo, Hawaii

VARIANCE NO. 150

ORDER ALLOWING APPLICATION FOR VARIANCE

The County Planning Commission held a public hearing on May 21, 1965 on the application of JOHN G. AND HELEN SILVA and MELINDA BAKER for a variance from Section 21, Ordinance No. 23, County of Hawaii, to permit the development and use of a 20-unit apartment development on three parcels zoned Hotel and Apartment on approximately 50% of the land area with the remaining portions zoned Residential Zone "C" in a lot owned by the applicants, measuring 50,618 square feet in area and being Parcels 16, 35, and 38, Ponahawai, South Hilo, Hawaii and covered by Tax Map Key 2-3-19.

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. That the land in question will not yield a reasonable return if used only for a purpose allowed in the zone wherein the land is situated.
2. That the plight of the particular parcel of property is due to unique circumstances and not the general conditions in the neighborhood which may reflect the unreasonableness of the Zoning Ordinance itself.
3. That the use applied for will not alter the essential character of the neighborhood.

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 20-unit apartment development on three parcels zoned Apartment on approximately 50% of the land area with the remaining portions zoned Residential Zone "C," subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. The development be developed substantially in accordance with the plans submitted with parking as proposed.
2. Adequate plantings shall be utilized along property lines, buildings, and the street to enhance the area.

JOHN G. SILVA, et al.

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3. Construction shall commence within a period of one year as of the date of the public hearing; otherwise, said variance shall be deemed null and void.

Dated at Hilo, Hawaii, this 21st day of May, 1965.

COUNTY PLANNING COMMISSION
OF THE COUNTY OF HAWAII

Raymond H. Suefuji
RAYMOND H. SUEFUJI, ACTING DIRECTOR

Robert M. Yamada
ROBERT M. YAMADA, CHAIRMAN