

COUNTY PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for VARIANCE
by
MANABU OGATA
in
Hotel and Apartment Zone
Hilo, Hawaii

Variance No. 151

VARIANCE PERMIT

The County Planning Commission held a public hearing on May 21, 1965 on the application of MANABU OGATA and at its regular meeting of July 23, 1965 approved the request for a variance from Section 21, Ordinance No. 23, County of Hawaii, to permit the development and use of a chapel and a funeral home in a lot owned by the applicant, measuring 61,800 square feet in area, and being Parcel 10, Royal Patent No. 4687, L. C. Award No. 4809, Apana 2, South Hilo, Hawaii, and covered by Tax Map Key 2-6-08.

The Commission finds that the strict enforcement of Section 10 of Ordinance No. 23 would involve practical difficulty and unnecessary hardship for the following reasons:

1. Lot in question is not conducive to hotel and apartment use because of the existing disturbance caused by cane hauling trucks and adjacent park.
2. Owner was unsuccessful in trying to sell lot for past few years for apartment and hotel use.
3. Although area is zoned for hotel and apartment, a major portion of the said zoned area is in single-family residential use which may reflect the unreasonableness of the Zoning Ordinance itself.

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 chapel and a funeral home, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. The proposed development be constructed essentially in accordance with the plans submitted.
2. Property surrounding building be properly landscaped to enhance the development.
3. Off-street parking be developed and maintained on a minimum of 3 parking stalls per parlor or 1 stall per 75 square feet of the gross floor area, whichever is greater.
4. Construction shall commence within a period of one year as of the date of public hearing; otherwise, said variance shall be deemed null and void.

Nanapu Ogata

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Dated at Hilo, Hawaii, this 23rd day of July, 1965.

COUNTY PLANNING COMMISSION
OF THE COUNTY OF HAWAII

Raymond H. Surfuji

RAYMOND H. SURFUJI, ACTING DIRECTOR

Robert M. Yanada

ROBERT M. YANADA, CHAIRMAN