

COUNTY PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for VARIANCE
by
ROBERT E. PETERSON
in
Hotel and Apartment Zone
Hilo, Hawaii

Variance No. 153

VARIANCE PERMIT

The County Planning Commission held a public hearing on November 19, 1965 on the application of ROBERT E. PETERSON for a variance from Section 21, Ordinance No. 23, County of Hawaii, to permit the creation of a Polynesian Market Place including gift, flower, camera, wood and jewelry shops, travel and car rental agencies, and Polynesian Show Place in a lot owned by the applicant, measuring 23,540 square feet in area and located on the makai east corner of Kalaniana'ole Avenue and Apapane Road in Keaukaha, South Hilo, Hawaii, and covered by tax map key 2-1-14:11.

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. The developer proposes to construct a hotel as the next increment within this area; therefore, said variance will become an accessory to such a hotel.
2. The proposed construction will further develop the Keaukaha area as a resort area and it is not detrimental to the adjoining property.

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 allow the creation of a Polynesian Market Place, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. Said construction to be substantially in conformance with the plans submitted to the Planning Commission.
2. Construction to comply with building, water, and health regulations.
3. Off-street parking be provided on the basis of 1 stall per 300 square feet of gross floor area of the shops within the development.
4. Entrance to be changed to conform to the Driveway Ordinance.
5. Sidewalks to be installed fronting on Kalaniana'ole Avenue.
6. A 15-foot building setback on Apapane Street.

7. Development of land and construction of buildings to start within one year from the date of issuance of the variance permit or said variance shall be deemed null and void.

Dated at Hilo, Hawaii, this 29th day of November, 1965.

COUNTY PLANNING COMMISSION
OF THE COUNTY OF HAWAII

Raymond H. Suefuji

RAYMOND H. SUEFUJI, ACTING DIRECTOR

Robert M. Yamada

ROBERT M. YAMADA, CHAIRMAN