

COUNTY PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE

by  
HARRY OTAKI  
in  
Residential Zone "B"  
Hilo, Hawaii

Variance No. 154

V A R I A N C E   P E R M I T

The County Planning Commission held a public hearing on March 18, 1966 on the application of HARRY OTAKI for a variance from Section 21, Ordinance No. 23, County of Hawaii, to permit the construction of an office, shop and baseyard in a lot owned by the applicant, measuring 22,900 square feet in area and located between Piilani Street and Hualani Street and on the west side of Kalanikoa Street in Waiakea House Lots, South Hilo, Hawaii and covered by tax map key 2-2-35:29.

The Commission finds that the strict enforcement of Section 7 of Ordinance No. 23 would involve practical difficulty and unnecessary hardship for the following reasons:

1. The lot in question is general-planned to be light industrial and present situation in Hilo where there are inadequate fee-simple land for light industrial areas warrants such a variance.
2. The proposed development will not be detrimental to adjoining properties nor will it lower property values.

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 construction of an office, shop and baseyard, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. Off-street parking be provided on the basis of at least one stall per employee expected to be on premises at any one time or 1 per 800 square feet of gross floor area whichever is greater.
2. Adequate landscaping such as hedges be created around the lot to buffer the lot from the adjoining residential properties.
3. Construction to be substantially as shown on plan submitted to the Commission.
4. Sidewalks be provided in conformance with Department of Public Works standards.
5. Adverse noises, odor, or dust are to be avoided especially at nights so as not to disturb the neighborhood.
6. Construction to be in conformance with health, water and building regulations.

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7. Construction is to be completed within 18 months from this date and occupancy/  
all of the above conditions/<sup>met</sup> ~~met~~. <sup>permit to be withheld until</sup>

Dated at Hilo, Hawaii, this 25th day of March, 1966.

COUNTY PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

*Raymond H. Suefuji*  
RAYMOND H. SUEFUJI, ACTING DIRECTOR

*Robert M. Yamada*  
ROBERT M. YAMADA, CHAIRMAN