

COUNTY PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE

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

Variance No. 156

V A R I A N C E   P E R M I T

The County Planning Commission held a public hearing on April 22, 1966 on the application of ROBERT E. PETERSON for a variance from Section 21, Ordinance No. 23, County of Hawaii to permit the conversion of an existing residential dwelling into a bar and restaurant in a lot owned by the applicant, measuring 14,242 square feet in area in Keaukaha, South Hilo, Hawaii and covered by tax map key 2-1-14:10, Lot 3.

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 within this area; therefore, said variance will become an accessory to the hotel.
2. The proposed construction will further develop the Keaukaha Section as a resort type area and 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 conversion of an existing residential dwelling into a bar and restaurant, 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 200 square feet of gross floor area within the development. All required parking to be provided for on Lot 3 and shall not infringe upon parking area provided for the Polynesian Shopping Center.
4. Sidewalk to Department of Public Works standards be installed within the Kalanianaʻole Avenue right-of-way.
5. The construction of the improvements to the building is to be completed within 18 months of this date with all of the above conditions met.
6. Occupancy permit to be withheld until all of the above conditions are met.

Robert E. Peterson

Permit No. 155

7. Construction of the improvements to the building to start within one year from the date of issuance of the variance permit or said variance will be deemed null and void.

Dated at Hilo, Hawaii, this 26th day of April, 1966.

COUNTY PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

*Raymond H. Suefuji*

RAYMOND H. SUEFUJI, ACTING DIRECTOR

*Robert M. Yamada*

ROBERT M. YAMADA, CHAIRMAN