

COUNTY PLANNING COMMISSION

County of Hawaii

Application for MINOR VARIANCE
by
THE REALTY INVESTMENT CO., LTD.
for
Tax Map Key 2-5-06

Variance No. 157

The request of The Realty Investment Co., Ltd. for a minor variance from the zoning regulations having come before the County Planning Commission, at its regular meeting on Friday, April 22, 1966, the Commission finds that:

1. The land for which the minor variance is requested is on Lots 19-A and 23-A, being a portion of Grant 5122, Bayview Lots, Unit I, Ponahawai, South Hilo, Hawaii and indicated on the Taxation Maps as Parcel 2-5-06;

2. Pertinent zoning regulations presently applicable to said land are Section 3-C and Section 7, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, which specifically prohibit lot sizes of less than 10,000 square feet for each single-family dwelling in the area in which said land is located;

3. The two resubdivided lots contain a total area of 16,240 square feet, which the applicant proposes to create into 8,201 square feet and 8,039 square feet;

4. Because the original owner is requesting a 40-foot roadway between Lots 19 and 23, which were conforming to area requirement, a denial of the application will result in hardship;

5. The desired relief may be granted and at the same time the public interest and general welfare will be protected, and the fire, health, and safety hazards of the surrounding property will not be affected.

NOW THEREFORE, the County Planning Commission, pursuant to the authority vested in it by Section 22, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, hereby recommends to the Board of Supervisors that Section 7, Ordinance No. 23 of the Revised Ordinances of the County of Hawaii 1960, in order to allow the creation of Lots 19-A and 23-A, which are 1,799 square feet and 1,961 square feet, respectively, below the area requirement of the district.

Dated at Hilo, Hawaii, this 22nd day of April, A. D. 1966.

COUNTY PLANNING COMMISSION
OF THE CITY OF HILO AND COUNTY OF HAWAII

Raymond H. Surfuji

RAYMOND H. SURFUJI, ACTING DIRECTOR

Dated at Hilo, Hawaii, this 22nd day of April, A. D. 1966.

COUNTY PLANNING COMMISSION
OF THE CITY OF HILO AND COUNTY OF HAWAII

Robert M. Yamada

ROBERT M. YAMADA, CHAIRMAN