

COUNTY PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for VARIANCE

by
PAUL T. MATSUMOTO
in
Residential Zone "C"
Hilo, Hawaii

Variance No. 161

V A R I A N C E P E R M I T

The County Planning Commission held a public hearing on October 21, 1966 on the application of PAUL T. MATSUMOTO for a variance from Section 8, Ordinance No. 23, County of Hawaii to allow the conversion of an existing dwelling to a neighborhood store on Lots 1 and 2, Waiakea Homesteads, 2nd Series, Waiakea, South Hilo, Hawaii, and covered by tax map key: 2-4-20:35.

The Commission finds that the strict enforcement of Section 8 of Ordinance No. 23 would involve practical difficulty and unnecessary hardship for the following reasons:

1. In this instance, the neighborhood in which subject property is located is so situated and built-up as to be a community by itself, 3 road miles from the nearest retail store.
2. A unique circumstance is that the General Plan proposes a neighborhood commercial area directly across the street from subject property. This indicates the intent of the plan to have a CN district in the vicinity. There are not now any retail stores in that area.
3. The use sought by this variance application will not alter the essential character of this rural locality nor will it be contrary to the intent and purpose of the zoning ordinance.
4. By granting this relief the Commission would not be infringing upon the general welfare but instead would nurture it by allowing a much-needed service in that community. The only other grocery store in the vicinity $1\frac{1}{2}$ miles down the road will be out of operation within a few months due to revocation of lease permit by the State of Hawaii, owner. This will increase the problem of no services in the area.

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 dwelling to a neighborhood store, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. Proposed conversion to a store be in conformance with building, health, and water regulations.
2. Off-street parking be provided on the basis of 1 stall per 200 square feet of gross floor area of the store paved with all-weather, dust-free surface. (Plan submitted shows adequate parking.)
3. Variance permit is only for the renovation of existing building; any further expansion of store shall require a new variance or rezoning.

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4. Renovation to store be made substantially as plans submitted to this office.
5. All conditions shall be met including off-street parking, or the occupancy permit shall be withheld.
6. Construction to renovate existing building to start within one year or the variance shall be deemed null and void.

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

COUNTY PLANNING COMMISSION
OF THE COUNTY OF HAWAII

Raymond H. Suefuji

RAYMOND H. SUEFUJI, DIRECTOR

Robert M. Yamada

ROBERT M. YAMADA, CHAIRMAN