

COUNTY PLANNING COMMISSION

County of Hawaii

Application for MINOR VARIANCE)
by)
FRANK R. HICKS)
for)
Tax Map Key: 7-8-12:32)

Variance No. 162

The request of Frank R. Hicks for a minor variance from the zoning regulations having come before the County Planning Commission, at its regular meeting on December 16, 1966, the Commission finds that:

1. The land for which the minor variance is requested is all of R. P. 7639, L. C. Aw. 8524:2 and all of R. P. 7136, L. C. Aw. 8526:2, Keanhou 1, North Kona, Hawaii and indicated on the Taxation Maps as Parcel 7-8-12:32;
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 total area of the lot is 29,769 square feet, and the applicant proposes to create 2 lots of 10,001 square feet each and the 3rd lot of 9,767 square feet;
4. Because the area of the lot is so close to the area requirement for subdivision into three lots, 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 one lot 233 square feet below the area requirement of the district.

Dated at Hilo, Hawaii, this 21st day of December, 1966.

COUNTY PLANNING COMMISSION
OF THE COUNTY OF HAWAII

Raymond H. Suefuji

RAYMOND H. SUEFUJI, DIRECTOR

Robert M. Yanada

ROBERT M. YANADA, CHAIRMAN