

COUNTY PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE

by  
LOUIS S. PERREIRA, SR.  
in  
Residential Zone "C"  
Hilo, Hawaii

Variance No. 165

V A R I A N C E   P E R M I T

The County Planning Commission held a public hearing on August 18, 1967, on the application of LOUIS S. PERREIRA, SR. for a variance from Section 8, Ordinance No. 23, County of Hawaii to allow the development and construction of a 17-unit apartment building with three office spaces on Lots 3, 4, and 5, Halai Tract, Punahoa, South Hilo, Hawaii, and covered by tax map key: 2-3-16:3 and 4.

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. Approximately 1/3 of said lot is already in Hotel and Apartment District where an apartment is permissible.
2. Future zoning for this entire lot will be Multi-family.
3. Proposed use will not be detrimental to adjoining property 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 development and construction of a 17-unit apartment building ~~with three office spaces~~, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. Construction be built conforming to all pertaining State and County regulations.
2. Front and side yards shall conform to our existing Comprehensive Zoning Ordinance No. 63 as it pertains to Multi-family District. Rear yard to remain as shown on plan submitted to our office.
3. Adequate landscaping be provided for upon request of the Planning Director.
4. Variance shall regulate the density to 20 units for entire lot.
5. No use except for development of apartment units will be permitted for this variance.
6. Construction to start within one year of this date or variance shall be deemed null and void.

Louis S. Perreira, Sr.

Permit No. 165

7. Construction to be completed within two years of this date with all of the above conditions met or occupancy permit be withheld.

Dated at Hilo, Hawaii, this 21st day of August, 1967.

COUNTY PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

*Raymond H. Suefuji*

RAYMOND H. SUEFUJI, DIRECTOR

*Robert M. Yamada*

ROBERT M. YAMADA, CHAIRMAN