

COUNTY PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE

by  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

for  
Minimum Building Site Requirement  
in  
Waiakea, South Hilo, Hawaii

Variance No. 177-A

V A R I A N C E   P E R M I T

The County Planning Commission held a public hearing on October 24, 1968 in the Board of Supervisors Conference Room, County Building, Hilo, Hawaii, on the application of the DEPARTMENT OF LAND AND NATURAL RESOURCES, STATE OF HAWAII, for a variance from Section 17, Ordinance No. 23, County of Hawaii, to allow a concrete batching plant operation on 10 acres of vacant land on a site about 5,000 feet in from the Leilani Street-Rubbish Dump Road Junction and 300 yards Puna of the rubbish dump in Waiakea, South Hilo, Hawaii, covered by tax map key 2-1-13.

The Commission finds that strict enforcement of Section 17 of Ordinance No. 23 would involve practical difficulty and unnecessary hardship for the following reasons:

1. General Plan designates site as Industrial.
2. Proposed zoning presently contemplated by Planning Commission is MG-1, General Industrial, which would permit such a use.
3. Proposed use is compatible with surrounding area.

Therefore, the Commission hereby grants a variance to the applicant pursuant to the authority vested in it by Section 21 of said Ordinance to allow the development and construction of a concrete batching plant operation, subject to the terms and conditions as stated below in order to protect the public interest and general welfare:

1. Owners shall control operations so that said use will not emit dust or smoke or otherwise be detrimental to the surrounding areas. Control measures may be made by instruments of the Department of Health.
2. Owner shall screen site from the visibility of all surrounding residential areas.
3. Applicant shall conform to provisions of Ordinance No. 63, including Plan Approval.

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4. Provisions of Subdivision Ordinance No. 62 shall apply on the requirements of access, facilities, etc.

Dated at Hilo, Hawaii, this 8th day of November, 1968.

COUNTY PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

*Raymond H. Suefuji*

RAYMOND H. SUEFUJI, DIRECTOR

*Nobuko Furuda*

(MRS.) NOBUKO FURUDA, CHAIRMAN