

COUNTY PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for VARIANCE
by
ADRIAN and DOROTHY SAXE
from
MINIMUM BUILDING SITE REQUIREMENT
in
Honaunau, South Kona, Hawaii

Variance No. 177

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

The County Planning Commission held a public hearing on September 27, 1968 on the application of ADRIAN AND DOROTHY SAXE for a variance from Section 13 of Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended; more specifically, a variance from the minimum building site requirement of an Agricultural District (A-1a) to allow an increase of an existing 4,878 square foot lot to a 7,187 square foot lot, approximately 1.5 miles north of the City of Refuge Road-Mamalahoa Highway Intersection in Honaunau, South Kona, Hawaii, Tax Map Key: 8-4-04:5 & 6.

The Commission finds that the strict enforcement of Section 13 of Ordinance No. 63 would involve practical difficulty and unnecessary hardship and would interfere with the best manner of development of subject property, for the following reasons:

1. Existing property is not provided with proper vehicular access.
2. Present lot size does not enable owner to meet proper setback requirements of Ordinance 63.
3. Present lot is nonconforming in area.

It was further found that changing lot size from present 4,878 square feet to the recommended size even though it would still be below present zoning requirement of A-1a is still an enlargement of an existing nonconforming size which does not create any surrounding substandard lots from the remainder; and, the General Plan calls for an ultimate medium-density residential use for the area.

Therefore, the Commission hereby grants to the applicant, a variance from the minimum building site requirement, pursuant to the authority vested in it by Section 36 of said Ordinance on the following conditions:

1. Proposed lot size be a minimum of 7,500 square feet and the existing frontage shall not be decreased.

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2. Proposed subdivision shall conform to all applicable
County and State regulations

Dated at Hilo, Hawaii, this 9th day of October, 1968.

COUNTY PLANNING COMMISSION
OF THE COUNTY OF HAWAII

Raymond H. Suefuji

RAYMOND H. SUEFUJI, DIRECTOR

Nobuko Fukuda

(MRS.) NOBUKO FUKUDA, CHAIRMAN