

PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE  
by  
FIRST MISSIONARY CHURCH  
from  
Minimum Building Site  
in  
South Hilo, Hawaii

Variance No. 181

V A R I A N C E   P E R M I T

The Planning Commission held a public hearing on April 17, 1969 on the application of FIRST MISSIONARY CHURCH for a variance from Section 30, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to permit the construction of a church on a 41,760 square foot lot, 1800 square feet less than the required minimum building site area of one acre in Hilo, Hawaii, tax map key 2-4-22:12.

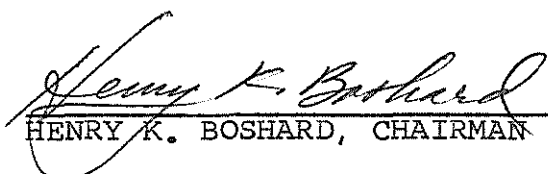
The Commission finds that strict enforcement of Section 30 would involve practical difficulty and unnecessary hardship for the following reasons:

1. Lot size was created prior to application and zoning.
2. Unusual in that churches are allowed in 1-acre but lot is 1800 square feet smaller than 1-acre and all lots in the area are similarly sized.
3. Allowing this would not be special privilege in this case since it very nearly contains full requirement of 1-acre (95.8% of required size) and other than this slight shortage in area (1800 square feet) use is permitted.
4. Granting would not, in this case, be injurious to surrounding property since the size difference in relation to the requirement is so small and would not adversely affect surrounding property nor be in conflict with the General Plan.

Therefore, the Commission hereby grants to the applicant a variance from the minimum building site area requirement pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that all other sections of Ordinance 63 (Zoning Ordinance) of the Revised Ordinances of the County of Hawaii 1967, as amended, be complied with.

Dated at Hilo, Hawaii, this 17th day of April, 1969.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
HENRY K. BOSCHARD, CHAIRMAN