

PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE

by  
ROY A. GOYA  
from  
Minimum Area Requirement  
in  
South Hilo, Hawaii

Variance No. 182

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 ROY A. GOYA for a variance from Section 9, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to permit the creation of a 14,065 sq. ft. parcel in a Single-family Residential (RS-15) Zone in Punahoa 2nd, South Hilo, Hawaii, tax map key 2-5-22:31.


The Commission finds that strict enforcement of Section 9 would involve practical difficulty and unnecessary hardship for the following reasons:

1. Lot lacking the required 15,000 square feet by 935 square feet, deprives the owner of substantial property rights as shortage is small in comparison with the remainder.
2. Granting the variance would not constitute special privilege in this case, as the deviation is small.
3. Existing lot sizes in the area and the zoning RS-15 would make the granting of this variance still in basic conformance with the General Plan and would not burden or disturb the character of the neighborhood.

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 62 (Subdivision Ordinance) and 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