PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for VARIANCE
            by
    H & F, LIMITED   Variance No. 185
            from
SETBACK REQUIREMENT IN RS-10 DISTRICT
            IN
    HILO, HAWAII

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 H & F, LTD., for a variance from Section 9-F-2, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended; more specifically, to allow a lesser front yard setback (5 feet) than the required 20 feet on three lots of about 12,000 square feet each on Lahaina Street in the Aina Nani Subdivision, Hilo, Hawaii, covered by tax map key 2-5-17:53, 56 & 57.

The Commission finds that strict enforcement of Section 9-F-2 would involve practical difficulty and unnecessary hardship for the following reasons:

1. Terrain slope towards rear is approximately 50% slope ending in a stream which runs through the middle of the lot.

2. Other houses in the area were built prior to CZO requirements but also had minimum front yards for the same terrain reasons; therefore would not involve special privilege.

3. The presence of the running stream, about 35 feet from street level allows only about 1/5 of the lot depth usable.

Therefore, the Commission hereby grants to the applicant, a variance from the front yard setback pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that:

1. Not less than a 5-foot front yard setback shall be allowed according to site plan dated received 2/20/69 on Lot 57 and the remaining 2 lots, 56 and 53, are granted a 10-foot front yard setback.

2. A retaining wall shall be constructed along the stream, structurally stable, allowing for 4 feet free board height, designed and planned by a professional engineer for the 3 lots.

3. Low areas of Lots 56 and 57 shall be built up to Department of Public Works requirements to contain water in ditches.

Dated at Hilo, Hawaii, this 19th day of June, 1969.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII

HENRY K. BOSHARD, CHAIRMAN