

PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
ETHYL F. GREEN)
from)
MINIMUM BUILDING SITE AREA)
AND AVERAGE WIDTH REQUIREMENTS)
in)
KANIAHIKU, PUNA, HAWAII)
_____)

Variance No. 187

VARIANCE PERMIT

The Planning Commission held a public hearing on September 18, 1969 on the application of ETHYL F. GREEN, owner, for a variance from Section 36, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the creation of 1) a smaller than 1-acre parcel in an A-la zone and 2) a lesser average width than is permissible, both on a 2.9 parcel located in Pahoa about 1 mile makai of the School and 800 feet from the Kaniahiku Village Road entrance along the main Government Road, tax map key 1-5-03:1.

The Commission finds that strict enforcement of Section 36 would involve practical difficulty and unnecessary hardship for the following reasons:

1. Present shape of the lot and the siting of the existing dwelling renders difficulty in proportioning the parcel otherwise.
2. Present zoning of A-la only permits 1-acre lots to be created but the .1 acre deficiency requested is reasonable and would not adversely affect the General Plan.
3. Although granting of the request would create a smaller than allowable 1-acre lot, the proposed lot and the proposed average width would not constitute special privilege.

Therefore, the Commission hereby grants to the applicant a variance from the Ordinance requirement pertaining to lot size and average width pursuant to the authority vested in by Section 36 of said Ordinance on the condition that:

1. Proposed subdivision follows plat dated July 29, 1969, submitted with application.
2. Pole of the flag lot thus created shall be paved.
3. All other aspects of the Subdivision Ordinance and Ordinance 63 shall be complied with.

Dated at Hilo, Hawaii, this 18th day of September, 1969.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


HENRY K. BOSCHARD, CHAIRMAN