

PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE  
by  
ROYDEN BRYAN  
from  
Minimum Area Requirement  
in  
South Hilo, Hawaii

Variance No. 189

V A R I A N C E    P E R M I T

The Planning Commission held a public hearing on August 21, 1969, on the application of ROYDEN BRYAN for a variance from Section 9, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the creation of a 13,921 sq. ft. lot in an RS-15 zone (Residential 15,000 sq. ft.) as shown on drawings on file in the Planning Department, covered by tax map key 2-5-22:12.

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

1. The area and shape of the proposed lot is sufficiently close to the zoning requirement that denial would result in hardship to this large-sized lot.
2. The public interest and welfare would not be jeopardized nor would the General Plan nor zoning be prejudiced.
3. The approval would not constitute special privilege as the proposal would still be in basic conformance with the General Plan and would not disturb the character of the neighborhood.

Therefore, the Commission hereby grants to the applicant a variance from the requirement of Section 9, Ordinance 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that all other sections of Ordinances 62 and 63, as amended, be complied with.

Dated at Hilo, Hawaii, this 21st day of August, 1969.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
HENRY K. BOSCHARD, CHAIRMAN