

PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
JOHN NEVILLE )  
from )  
FRONT YARD SETBACK REQUIREMENT )  
in )  
KATELE, S. HILO )

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Variance No. 199

VARIANCE PERMIT

The Planning Commission held a public hearing on March 19, 1970 on the application of John Neville for a variance from Section 13, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow a variance from the front yard setback requirement for a proposed residential dwelling, Tax Map Key 2-7-06:4.

The Commission finds that strict enforcement of Section 13 would involve practical difficulty and unnecessary hardship for the following reasons:

1. That there are unusual circumstances applying to the subject property which do not generally apply to surrounding property in the same district.
2. That said unusual circumstances exist either to a degree which deprives the owner or applicant of substantial property rights which would otherwise be available, or to a degree which obviously interferes with the best use or manner of development of the subject property.

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

1. Construction shall begin within one year of effective date of the approval of the variance.
2. Construction shall be as basically represented in the application submitted.
3. Conformance with all other applicable regulations of the County.

Dated at Hilo, Hawaii, this 19th day of March, 1970.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
ANTHONY C. VERIATO, CHAIRMAN