

PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
DEPT. OF EDUCATION )  
STATE OF HAWAII )  
from )  
FRONT YARD SETBACK )  
REQUIREMENT )  
in )  
KAAO HOMESTEADS, HAMAKUA )

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Variance No. 202

VARIANCE PERMIT

The Planning Commission held a public hearing on April 2, 1970 on the application of Dept. of Education, State of Hawaii, 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 a variance from the front yard setback requirement, Tax Map Key 4-5-03:20 and 4-5-12:21.

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

1. There is an unusual circumstance to this development which does not generally apply to surrounding property of the same district inasmuch as development is for public use and proposed school buildings are to be developed in the best manner possible within this limited space.
2. Granting of this variance is not inconsistent with the general purpose of the intent of the zoning ordinance, nor will it militate against the recommended general plan for this area. Pakalana Street, fronting this area, eventually is foreseen to be deleted and re-routed.

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 of said buildings shall begin within one year of effective date or variance shall be deemed null and void.
2. Development shall conform substantially as plans submitted.

Dated at Hilo, Hawaii, this 2nd day of April, 1970.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
ANTHONY C. VERIATO, CHAIRMAN