

PLANNING COMMISSION
Planning Department
County of Hawaii

Application for VARIANCE)
by)
LENINGRAD ELARIONOFF)
from)
BUILDING SETBACK REQUIRE-)
MENT IN RESIDENTIAL DIST.)
in)
LALAMILO, S. KOHALA, HAWAII)
_____)

Variance No. 213

VARIANCE PERMIT

The Planning Commission held a public hearing on September 25, 1970 on the application of Leningrad and Mary Elarionoff 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 six (6) foot side yard building setback instead of the required ten (10) foot side setback as required in the Single Family Residential - 10,000 square feet (RS-10) zoning district for a proposed residence to be located in the Lalamilo Houselots Subdivision, Lalamilo, South Kohala, Hawaii, covered by Tax Map Key 6-6-07:22.

The Commission finds that strict enforcement of Section 9 would involve practical difficulty and unnecessary hardship and that the granting of the requested variance is based on the following findings:

1. The general character of the neighborhood is one in which the houses are located towards the rear of the lots and the applicant's lot, being irregular in shape, would necessitate a lesser side setback if the front setback is to be in line with the surrounding dwellings.
2. The granting of the variance would not be injurious to property rights of adjacent properties and that the character of the neighborhood would remain consistent.
3. To maintain the continuity conducive of the area, the Commission finds that no special privilege inconsistent to surrounding properties is being granted.

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

1. The requirements as set by the Department of Public Works be complied with. This is in reference to the extension of the eave which is not to exceed 3 feet and that the owner be aware of driveway requirements.
2. The construction begin within one year of date of approval or the variance shall be deemed null and void.

PERMIT APPROVED 8/10/71


3. The construction shall conform substantially to drawing as submitted with the variance request.

4. All other applicable ordinances be complied with.

The effective date of this permit shall be from September 25, 1970.

Dated at Hilo, Hawaii, this 22 day of October, 1970.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


Mauricio Valera, Jr.
Vice Chairman