

PLANNING COMMISSION
Planning Department
County of Hawaii

Application for VARIANCE)
by)
NAT WOLOZIN &)
JULIUS WALTON)
from)
ROAD CONSTRUCTION IN)
THE PROPOSED SUBDIVISION)
in)
KAPALAOA, PUUANAHULU)
NORTH KONA, HAWAII)

Variance No. 220

VARIANCE PERMIT

The Planning Commission held a public hearing on November 19, 1970 on the application of Nat Woloizin and Julius Walton for a variance from Section 9-E(3), Ordinance No. 62 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow relief from constructing a new access road or from improving the existing jeep trail from Mamalahoa Highway to the subject premises. Subject premises, proposed to be subdivided into two lots, is described as a 15.78 acre parcel located in Kapalaoa, Puuanahulu, North Kona, Hawaii, covered by Tax Map Key 7-1-03:5.

The Commission finds:

1. That the area is designated as "Conservation" by the State Land use Commission and as an "Open" zoned district by the County and as such any development proposed must obtain the approval of the respective agencies. Therefore allowing the subdivision of the subject land, at this stage, would not be contrary to the objectives of the Subdivision Ordinance. When development is proposed for the subject property, then compliance to the Subdivision Ordinance pertaining to providing access should be imposed. At this stage, the applicant is requesting that the 15+ acre parcel be divided into two separate parcels. The protective measures guiding development are already existing with the property zoned for conservation and open-type uses.
2. That the addition of one more lot resulting from the proposed subdivision would not place an unreasonable burden on the existing access road to the property.
3. That the conditions affecting said property is not the result of previous action of the applicant in that the existing

parcels in the area are landlocked and that requiring an access roadway from the existing Mamalahoa Highway to this area would place unreasonable hardship on the owners of the parcel.

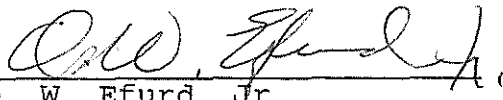
Therefore, the Commission hereby grants to the applicant a variance from the requirements of Section 9-E(3) of Ordinance No. 62 pertaining to providing access to each and every subdivided lot pursuant to the authority vested in it by Section 22 of said Ordinance on the condition that:

1. Should the property be proposed for a substantial development or further subdivided, the requirements of providing access and other applicable regulations would be imposed.

The effective date of this permit shall be from November 19, 1970.

Dated at Hilo, Hawaii, this 29th day of April 1971.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


O. W. Efurd, Jr.
Chairman