

PLANNING COMMISSION
Planning Department
County of Hawaii

Application for VARIANCE)
by)
HAWAIIAN TELEPHONE CO.)
from)
SETBACK REQUIREMENT)
in)
HONOKAA, HAMAKUA, HAWAII)

Variance No. 223

VARIANCE PERMIT

The Planning Commission held a public hearing on December 3, 1970 on the application of Hawaiian Telephone Company for a variance from Section 19-F, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow an eight-foot front yard building setback in lieu of the fifteen-foot front or rear yard building setback as required in the Village Commercial - 10,000 square foot zone for an addition to a communications building located on the northwest corner of Mamane and Ilima Street, Honokaa, Hamakua, Hawaii, covered by Tax Map Key 4-5-06:8.

The Commission finds:

1. That the addition to the existing substation is necessary to meet the increased communication service requirements of the area.
2. That to prevent incurring additional costs and potential fire hazards, it is necessary to keep the CDF equipment running in a straight line which results in the building requiring an 8'-0" building setback.
3. That the dimensions of the lot, roughly 60 feet by 109 feet, interferes to some degree with the best manner of development of the subject property.
4. That the granting of the variance would not be inconsistent with the intent of the ordinance and would not be detrimental to the public welfare inasmuch as the addition is necessary to satisfy the communication needs of the area.

Therefore, the Commission hereby grants to the applicant a variance from the required fifteen-foot front or rear building setback pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that:

1. That construction begin within one year of date of approval or the variance shall be deemed null and void.
2. That construction conform substantially to that submitted

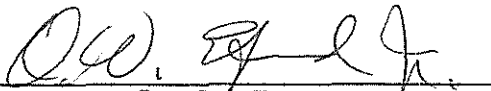
with the exception that the required setback between accessory buildings of 10 feet be complied with or subject buildings must be structurally attached.

3. That all other applicable regulations be complied with.

The effective date of this permit shall be from December 3, 1970.

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

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


O. W. Efurd, Jr.
Chairman