

PLANNING COMMISSION  
Planning Department  
County of Hawaii

Application for VARIANCE     )  
                  by                )  
BONIFACE C. LEONG, SR.        )  
                  from               )  
MINIMUM LOT SIZE               )  
                  in                 )  
WAIAKEA HOMESTEADS, WAIAKEA)     Variance No. 225  
SOUTH HILO, HAWAII            )  
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VARIANCE PERMIT

The Planning Commission held a public hearing on December 3, 1970 on the application of Boniface C. Leong Sr., for a variance from Section 9-D, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the creation of a 14,279 square foot lot in lieu of the 15,000 square foot minimum lot size requirement of the single family residential 15,000 square foot zoned district in the Waiakea, Homesteads area, Waiakea, South Hilo. TMK: 2-4-12:20.

The Commission finds that:


1. To deny the creation of the 14,279 square foot lot, which is 721 square feet (4.8%) below the minimum lot area requirement would not result in the best manner of development of the subject property.
2. Such a deviation of 721 square feet or 4.8% from the required minimum lot size area would not be injurious to property rights related to property in the near vicinity nor would it be inconsistent with the intent of the 'RS-15' zoned district.

Therefore, the Commission hereby grants to the applicant a variance from the minimum lot size requirement in an RS-15 zoned district pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that compliance to all other applicable regulations will be required in connection with the proposed development of the subject property (with the exception of the required minimum lot size for the creation of the 14,279 square foot lot under consideration) should the requested variance be granted.

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

Dated at Hilo, Hawaii, this 26th day of July, 1971.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII



Mauricio Valera, Jr., Vice Chairman  
For O. W. Efurd, Jr., Chairman