

PLANNING COMMISSION
Planning Department
County of Hawaii

Application for VARIANCE)	
by)	
JOHN L. ROSS)	
from)	Variance No. 230
BUILDING SETBACK REQUIREMENT)	
in)	
KEAUHOU 1ST, N. KONA, HAWAII)	
_____)	

VARIANCE PERMIT

The Planning Commission held a public hearing on March 18, 1971 on the application of John L. Ross for a variance from Section 14-F and 9-F, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow a 15-foot front building setback in lieu of the 25-foot requirement for the construction of a single-family dwelling on approximately 20,822 square foot parcel fronting on Kuakini Highway and Walua Road in Keauhou 1st, North Kona. Tax Map Key 7-8-10:22.

The Commission finds that:

1. There are special and unusual circumstances (terrain and shape of property) applying to the subject property which do not generally apply to surrounding property in the same district.
2. Said special and unusual circumstances exist to a degree which deprives the applicant of substantial property rights which would otherwise be available or to a degree which obviously interferes with the best use or manner of development of the subject property.
3. The granting of the variance will not constitute a grant of personal or special privilege inconsistent with the limitations upon other properties under identical district classification.
4. The granting of the variance will not be inconsistent with the general purpose of the district or the intent and purpose of the ordinance and will not be materially detrimental to the public welfare nor will it be injurious to improvements or property rights related to property in the near vicinity.


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

1. All other applicable regulations shall be complied with.
2. Construction shall begin within one year of the date of approval or the variance shall be deemed null and void.

The effective date of this permit shall be March 18, 1971.

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

PLANNING COMMISSION
OF THE COUNTY OF HAWAII



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