

PLANNING COMMISSION  
Planning Department  
County of Hawaii

Application for VARIANCE	)	
by	)	
ARLENE NICHOLS, ET AL.	)	
from	)	Variance No. 233
BUILDING SETBACK REQUIREMENT	)	
in	)	
KALAOA 2nd, N. KONA, HAWAII	)	
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VARIANCE PERMIT

The Planning Commission held a public hearing on April 29, 1971 on the application of Arlene Nichols, et al, for a variance from Section 9-F(1), Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow an 11-foot, 9-inch front building setback in lieu of the 15-foot requirement for the construction of a dwelling on Lot 67 in Kona Wonderview Subdivision at Kalaoa 2nd, North Kona, Hawaii, under Tax Map Key 7-3-16:9.

The Commission finds that:

1. The granting of the variance will not be inconsistent with the general intent of the setback requirement; nor shall it be injurious to improvements to property rights related to property in the near vicinity.
2. Economic hardship would be created if the applicant is required to move the existing structure back 3' - 3".
3. There are unusual circumstances which apply to the subject building in that there was an unintentional error made in determining the property line from where the setback was taken.

Therefore, the Commission hereby grants to the applicant a variance from the building setback requirement pursuant to the authority vested in it by Section 36 of said Ordinance.

The effective date of this permit shall be from April 29, 1971.

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