

PLANNING COMMISSION
Planning Department
County of Hawaii

Application for VARIANCE)	
by)	
WILFRED ITO)	
from)	Variance No. 236
MINIMUM LOT SIZE)	
in)	
WAIAKEA HOMESTEADS, 1ST SERIES)	
WAIAKEA, SOUTH HILO, HAWAII)	
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VARIANCE PERMIT

The Planning Commission held a public hearing on June 3, 1971 on the application of Wilfred H. Ito for a variance from Section 9-D(1), Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the subdivision and creation of a 13,360 square foot lot within a Single Family Residential--15,000 square foot minimum lot size zone. Tax Map Key 2-4-11:9.

The Commission finds that:

1. To deny the creation of the 13,560 square foot lot, which is 1,440 (9.6% below the minimum lot area requirement) would not result in the best manner of development of the subject property.
2. Such a deviation of 1,440 square feet or 9.6% 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 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 should the requested variance be granted.

The effective date of this permit shall be from June 3, 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