

PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
RICHARD SMART dba PARKER RANCH)
from)
MINIMUM LOT SIZE)
in)
WAIMEA, SOUTH KOHALA, HAWAII)
_____)

Variance No. 248

VARIANCE PERMIT

The Planning Commission held a public hearing on July 22, 1971 on the application of RICHARD SMART dba PARKER RANCH for a variance from Section 13-D(2) Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the subdivision and creation of ten (10) lots, ranging from 7,800 to 16,875 square feet in size, in lieu of the minimum lot size of one(1) acre as required in the 'Agricultural-one acre' zoned district for property located in Waimea Homesteads, Waimea, South Kohala, Hawaii, Tax Map Key 6-5-04:25, 35, and 36 and 6-5-07:12 and 25.

The Commission finds that:

1. The proposed subdivision confirms to the existing General Plan (Single-family Residential).
2. Such a deviation from the minimum lot size area would not be injurious to property rights related to property in the near vicinity.
3. The homes located on the subject site have been in existence for twenty-five(25) years or more. Fence lines and hedges separating the homes have been established for some time. These give the impression that the subject area is already comprised of various and separate homesites.

Therefore, the Commission hereby grants to the applicant a variance to allow the subdivision and creation of ten(10) lots, ranging from 7,800 to 16,875 square feet in size, in lieu of the minimum lot size of one(1) acre pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that:

1. Subdivision of lots shall be according to proposed plans submitted.
2. All other applicable regulations shall be complied with.

The effective date of this permit shall be from July 22, 1971.

Dated at Hilo, Hawaii, this 16th day of September, 1971.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII

O. W. Efurd, Jr.
O. W. Efurd, Jr.
Chairman