

PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
 by)
 RALPH E. ALLISON)
 from)
 MINIMUM LOT SIZE)
 in)
WAIAKEA, SOUTH HILO, HAWAII))

Variance No. 252

VARIANCE PERMIT

The Planning Commission held a public hearing on July 22, 1971 on the application of RALPH E. ALLISON for a variance from Section 13-D, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the subdivision and creation of two (2) lots of 2.117 acres and 26,327 square feet within an "Agricultural 3-acre minimum lot size" zone located in Panaewa Houselots, Waiakea, South Hilo, Hawaii, Tax Map Key 2-2-51:12.

The Commission finds that:

1. Special circumstances exist to a degree which interferes with the best use of the subject property. Two (2) dwellings presently exist on the subject property and the requested variance to subdivide below the minimum lot size would not be creating a higher density than which already exists on the property.
2. The granting of the variance would not unreasonably burden public agencies to provide essential services.

Therefore, the Commission at its meeting of August 12, 1971, granted to the applicant a variance to allow the subdivision and creation of two (2) lots of 2.117 acres and 26,327 square feet within an "Agricultural 3-acre minimum lot size" zone pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that all other applicable regulations shall be complied with.

The effective date of this permit shall be from August 12, 1971.

Dated at Hilo, Hawaii, this 23rd day of August, 1971.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII



Mauricio Valera, Jr.

Vice Chairman

For

O. W. Efurd, Jr.

Chairman