

PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
VOLCANO GOLF AND COUNTRY CLUB)
from)
MINIMUM LOT SIZE)
in)
KEAUHOU, KA'U, HAWAII)

Variance No. 256

VARIANCE PERMIT

The Planning Commission held a public hearing on September 16, 1971 on the application of VOLCANO GOLF AND COUNTRY CLUB 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 creation of two lots, 14,999 square feet and 17,627 square feet respectively, within an Agriculture - 1 acre Minimum Lot Size Zone (A-1a). Lots are presently 17,280 square feet and 18,150 square feet in size respectively and are to be located within the Volcano Golf Course Lots Subdivision, Keauhou, Ka'u, Hawaii, Tax Map Key 9-9-02:1 and 2.

The Commission finds that:

1. The granting of the variance will neither substantially alter the essential character of the land nor affect its present use.
2. The granting of the variance will not be substantially injurious to improvements or property rights related to property in the near vicinity.
3. Unusual circumstances exists which would interfere with the best use of affected properties.
4. The granting of variance would not be contrary to public interest.

Therefore, the Commission hereby grants to the applicant a variance from the Minimum Lot Size Requirement within an Agriculture - 1 acre zone (A-1a) 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 September 16, 1971.

Dated at Hilo, Hawaii, this 20th day of October, 1971.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


O. W. Efurd, Jr.
Chairman