

PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
MARY A. SPRINGER)
for)
REPLACEMENT OF NONCONFORMING USE)
in)
LANIHAU 2nd, NORTH KONA, HAWAII)

Variance No. 261

VARIANCE PERMIT

The Planning Commission held a public hearing on October 28, 1971 on the application of MARY A. SPRINGER for a variance from Section 31, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the replacement of a dilapidated dwelling unit within a resort zone (A single family dwelling unit is not a permitted use in a resort zone), in Lanihau 2nd, North Kona, Hawaii, along Ololi Road, and identified as Tax Map Key 7-5-4:24.

The Commission finds that:

1. The County has condemned and secured easement right and the dilapidated dwelling for \$7,000. The variance request is to permit the replacement of the dwelling which was involved in the acquisition proceedings.
2. There is a special or unusual circumstance applying to the subject property which exists to a degree which deprives the applicant of substantial property rights which would otherwise be available.

Therefore, the Commission hereby grants to the applicant a variance to allow the replacement of the dilapidated dwelling unit with another dwelling unit within the resort zoned district pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that:

1. The construction shall begin within one year of the date of approval or the variance shall be deemed null and void.
2. All other applicable regulations shall be complied with.

The effective date of this permit shall be from October 28, 1971.

Dated at Hilo, Hawaii, this 10th day of December, 1971.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


O. W. Efurud, Jr.
Chairman