

PLANNING COMMISSION  
Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE)  
by )  
ERNEST S. TEIXEIRA )  
from )  
CUL-DE-SAC REQUIREMENTS )  
in )  
KAAO HOMESTEADS, KAAO, )  
HAMAKUA, HAWAII )  
\_\_\_\_\_ )

Variance No. 264

VARIANCE PERMIT

The Planning Commission held a public hearing on November 11, 1971 on the application of ERNEST S. TEIXEIRA for a variance from Section 9-C(9), Ordinance No. 62 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow a cul-de-sac which is proposed to be approximately 1,000 feet in length in lieu of the requirement that a cul-de-sac shall not be more than 600 feet in length nor serve more than eighteen lots. The proposed subdivision is located next to the existing Teixeira Subdivision in Kaa0 Homesteads, Kaa0, Hamakua, Hawaii, Tax Map Key 4-5-20:43.

The Commission finds that:

1. Unusual circumstances exists to a degree which deprives the owner of substantial property rights. The subject area is zoned for single-family residential-10,000 square feet of land area per dwelling. The proposed 13-lot subdivision is located in an area in which the only access available is from an existing cul-de-sac which already serves 17 lots.
2. In view of the circumstances surrounding the proposed subdivision, the request will result in a feasible solution to the applicant's problem.
3. The granting of the variance would not materially be detrimental to the public welfare nor substantially injurious to properties in the near vicinity.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a cul-de-sac, approximately 1,000 feet in length in lieu of the requirement that a cul-de-sac shall not be more than 600 feet in length nor serve more than eighteen lots pursuant to the authority vested in it by Section 36 of Ordinance 63 on the condition that all other applicable regulations shall be complied with.

The effective date of this permit shall be from November 11, 1971.

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

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
O. W. Efurd, Jr.  
Chairman