

PLANNING COMMISSION  
Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
GENTRY-HAWAIIANA ASSOCIATES )  
JOINT VENTURE )  
from )  
MINIMUM LOT SIZE )  
BUILDING SETBACK REQUIREMENT )  
in )  
KAUMANA, SOUTH HILO, HAWAII )  
\_\_\_\_\_ )

Variance No. 267

VARIANCE PERMIT

The Planning Commission held a public hearing on November 11, 1971 and December 10, 1971 on the application of Gentry-Hawaiiana Associates/Joint Venture for a variance from Section 9-D(1), 9-F(1) and (2), and 13-D(2), Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically:

1. Misao Miyamoto - Tax Map Key 2-5-4:9 ✓

Creation of lots (8,214 and 6,008 square feet) below the minimum building site area requirement within the RS-10 zone district.

2. Noboru Miyamoto - Tax Map Key 2-5-4:8 ✓

a. Creation of a lot (8,903 square feet) below the minimum building site area requirement within the RS-10 zone district.

b. Allow a front yard setback of approximately a foot from the property line in lieu of a 15 foot requirement for the existing dwelling.

3. Tatsuo Araki - Tax Map Key 2-5-05:75 ✓

Allow a front yard setback of approximately 5 feet from the property line in lieu of a 20 foot requirement for the existing dwelling.

4. Tsukasa Kori - Tax Map Key 2-5-4:1 ✓

a. Allow the creation of lots below the minimum building site area requirement within the RS-10 zone district.

b. Allow a front yard setback of approximately a foot from the property line for the existing hothouse.

5. Michael O. Cunningham - Tax Map Key 2-5-46:6 ✓

Subdivision and consolidation of lots below the minimum building site area requirement within the A-1a zone district.

6. Claudio K. Icari - Tax Map Key 2-5-46:10  
Paul A. Tom, Sr. - Tax Map Key 2-5-46:4

Subdivision and consolidation of lots below the minimum building site area requirement within the A-20a zone district.

The Commission finds that:

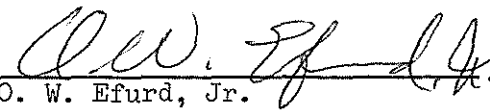
1. To deny the variance would require the developers to purchase the entire parcels affected by the proposed road improvements, thus incurring additional costs.
2. The proposed road improvement is to benefit the public and is in the best public interest.
3. The granting of the variance will not be inconsistent with the intent and purpose of the ordinance.

Therefore, the Commission hereby grants to the applicant a variance from the minimum lot size and setback requirements pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that all other applicable regulations be complied with in connection with the proposed improvements.

The effective date of this permit shall be from December 10, 1971.

Dated at Hilo, Hawaii, this 9th day of March, 1972.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
O. W. Efurd, Jr.  
Chairman