

PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
MAY E. HIRANO)
from)
MINIMUM LOT SIZE)
in)
WAIAKEA, SOUTH HILO, HAWAII)
_____)

Variance No. 271

VARIANCE PERMIT

The Planning Commission held a public hearing on December 22, 1971 on the application of MAY E. HIRANO for a variance from Section 9-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 a 13,560 square foot lot in lieu of the minimum lot size of 15,000 square feet as required in the Single-Family Residential - 15,000 square foot zoned district, for property located in the Crescent Heights Subdivision, Waiakea Homesteads, Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-12:33.

The Commission finds that:

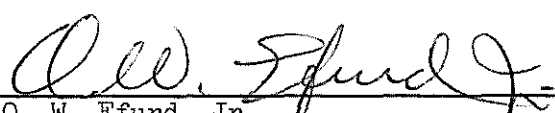
1. To deny the creation of the 13,560 square foot lot which is 1,440 square feet below the minimum lot area requirement would not result in the best manner of development of the subject property.
2. Such a deviation of 1,440 square feet from the required minimum lot size area would not be substantially injurious to property rights related to property in the near vicinity.

Therefore, the Commission hereby grants to the applicant a variance to allow the subdivision and creation of a 13,560 square foot lot in lieu of the required minimum lot size of 15,000 square feet pursuant to the authority vested in it by Section 36 of said Ordinance. As conditions of approval, all other applicable regulations shall be complied with and the 13,560 square foot lot located immediately adjacent to Komohana Street shall be located at the rear of the subject property.

The effective date of this permit shall be from December 22, 1971.

Dated at Hilo, Hawaii, this 25th day of February, 1972.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


O. W. Efurd, Jr.
Chairman