

PLANNING COMMISSION  
Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
JOHN DICK & JACOB KLASSEN )  
from )  
BUILDING SETBACK REQUIREMENT )  
in )  
PUAPUAA 2nd, NORTH KONA, HAWAII )

Variance No. 281

VARIANCE PERMIT

The Planning Commission held a public hearing on March 24, 1972 on the application of JOHN DICK AND JACOB KLASSEN for a variance from Section 11-E, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow a front yard building setback of 16.75 to 19.5 feet in lieu of the required twenty (20) feet setback and a side yard building setback of 8.98 to 9.68 feet in lieu of the required ten (10) feet setback. The subject requests are for an 8-unit, two-story apartment building located makai of Alii Drive, Puapuaa 2nd, North Kona, Tax Map Key: 7-5-20:3.

The Commission finds that extreme hardship would be incurred by the applicant if required to comply with the required setbacks. The applicants acquired the subject building which was still under construction not knowing that a possible violation existed. The violation became known only after the building was completed and submittal for a horizontal property regime processed. It is further found that the property in question is of an irregular shape that somewhat limits its development. Being a land-locked parcel with access via easements on two major sides also imposes some hardships.

Therefore, the Commission hereby grants to the applicant a variance from the required front and side yard building setbacks pursuant to the authority vested in it by Section 36 of said Ordinance.

Effective date of this permit shall be March 24, 1972.

Dated at Hilo, Hawaii, this 13th day of April, 1972.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
O. W. Efurd, Jr.  
Chairman