

PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
JAMES U. ISHII)
from)
MINIMUM SETBACK REQUIREMENT)
in)
PUUEO, SOUTH HILO, HAWAII)

Variance No. 282

VARIANCE PERMIT

The County Planning Commission, at a duly held public hearing on April 13, 1972, considered the application of JAMES U. ISHII for a variance from Section 11-E(2), Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow a five (5) foot and a ten (10) foot side yard building setback for a proposed three-story building in lieu of the required twelve (12) foot setback as regulated by the multiple-residential zoned district. The proposed building is to be located in Puueo, South Hilo, Hawaii, Tax Map Key 2-6-7:13.

The Commission has found:

1. that circumstances exist to a degree which interfere with the manner of development of the property. The average width of the subject parcel in the general area of the proposed structure is fifty-seven (57) feet in relation to the minimum average lot width of sixty (60) feet for multiple-residential zoned parcels. This somewhat limits the design of a structure in this area. The proposed apartment complex, as submitted, is designed to near minimum standards in relation to minimum livable floor areas. For example, living and kitchen areas require a minimum of 150 square feet and bedrooms a minimum of 120 square feet. The proposed complex is designed to provide areas of 193 square feet and 132 square feet respectively.
2. that the granting of the variance would not be substantially injurious to property rights related to property in the near vicinity. Adjacent structures are so located that the proposed structure would not substantially interfere with the circulation of air and the adequate provision of light.

Therefore, the Commission hereby grants to the applicant a variance to allow a ten (10) foot side yard building setback for the proposed three-story building in lieu of the required twelve (12) foot setback as regulated by the multiple-residential zoned district pursuant to the authority vested in it by Section 36 of said Ordinance on the conditions that:

1. the balcony area on the south or Hilo-side which was requested to be allowed a five (5) foot setback be redesigned to be an "open" projection thereby resulting in a structural setback of ten (10) feet. This would require that

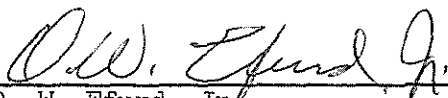
support posts and open or grill type railings no higher than four (4) feet replace the proposed solid wall projections.

2. construction of the proposed complex begin within one year of the date of approval of the variance or said variance shall be deemed null and void.

The effective date of this permit shall be from April 13, 1972.

Dated at Hilo, Hawaii, this 11th day of May, 1972.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII



O. W. Efurd, Jr.
Chairman