

PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
TORAO MITSUDA)
from)
MINIMUM LOT SIZE)
in)
WAIAKEA, SOUTH HILO, HAWAII)

Variance No. 283

VARIANCE PERMIT

The County Planning Commission, at a duly held public hearing on April 13, 1972, considered the application of TORAO MITSUDA for a variance from Section 9-D-1, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow the creation of a 13,558 square foot lot in lieu of the 15,000 square foot minimum lot size requirement of the single-family residential (RS-15) zoned district. The subject lot results from the proposed subdivision of property located in the Waiakea Homesteads area, Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-17:11.

The Commission has found:

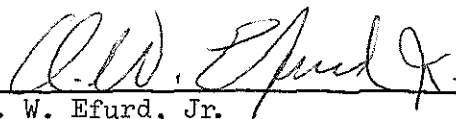
1. that the surrounding area is basically characterized as containing lots whose areas are less than 10,000 square feet. The creation of this 13,558 square foot lot would therefore not be incompatible with the land use character and density of the area;
2. that the existing roadway is sufficient to accommodate the additional lot. There will also not be any other excessive demand on other public service requirements.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 13,558 square foot lot in lieu of the 15,000 square foot minimum lot size requirement of the single-family residential (RS-15) zoned district pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that the 13,558 square foot lot be situated to the rear of the existing parcel to allow a maximum buildable area for the non-conforming lot.

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