

PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
HERBERT SALDANA)
from)
MINIMUM SETBACK REQUIREMENT)
in)
WAIAKEA, SOUTH HILO, HAWAII)

Variance No. 285

VARIANCE PERMIT

The Planning Commission, at a duly held public hearing on April 13, 1972, considered the application of HERBERT SALDANA for a variance from Section 9-F-1, 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 setback for a proposed dwelling addition in lieu of the required ten (10) foot setback. The dwelling is located in Waiakea Homesteads, Waiakea, South Hilo, Hawaii, Tax Map Key 2-2-43:68.

The Commission has found:


1. that circumstances exist to a degree which would create undue hardship on the part of the applicant if made to comply with the required setback. All applicable sections of the building plans which were submitted with the application for a building permit were not clearly marked to indicate that a ten (10) foot setback was required. Thus, the applicant, unsuspectingly began construction of the proposed addition following the same building line as that of the existing structure.
2. that the request would not be substantially injurious to improvements or property rights related to the adjoining property. The adjoining property, opposite the proposed addition, is vacant of any structure and the proposed addition would not substantially interfere with any structure that would be constructed in this area of the adjoining lot.

Therefore, the Commission hereby grants to the applicant a variance to allow a five (5) foot setback for a proposed dwelling addition in lieu of the required ten (10) foot setback pursuant to the authority vested in it by Section 36 of said Ordinance.

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. Efurud, Jr.
Chairman