

PLANNING COMMISSION  
Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
DONALD CROCKETT )  
from )  
MINIMUM SETBACK REQUIREMENT )  
in )  
HOLUALOA 4th, NORTH KONA, HAWAII )

Variance No. 292

VARIANCE PERMIT


The County Planning Commission at a duly held public hearing on May 25, 1972, considered the application of DONALD CROCKETT for a variance from Section 15-E, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow a fifteen (15) foot front setback and a ten (10) foot rear setback in lieu of the required twenty (20) foot front and rear setback for a proposed dwelling in Holualoa 4th, North Kona, Hawaii, TMK: 7-7-04:15.

The Commission has found that the size, shape and depth of the subject parcel renders special hardships in relation to a normal sized residential parcel. The size of the subject parcel is 5,633 square feet with an average depth of 64 feet, a 55 foot depth on the Keauhou-side and a 73-foot depth on the Kailua-side. The proposed dwelling is of average size but the depth of the lot prevents such a unit being built on it while adhering to the required building setbacks.

Therefore, the Commission hereby grants to the applicant a variance to allow a fifteen (15) foot front setback and a ten (10) foot rear setback in lieu of the required twenty (20) foot setbacks pursuant to the authority vested in it by Section 36 of said Ordinance on the conditions that the owner or lessee of the subject property be responsible for assuring that a building permit for a residential dwelling unit has been secured and construction started within one year from the date of approval of the variance.

The effective date of this permit shall be from May 25, 1972.

Dated at Hilo, Hawaii, this 15th day of June 1972.

  
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O. W. EFURD, JR.  
CHAIRMAN