

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
DOLPHIN, INC.)
from)
MINIMUM YARD REQUIREMENT)
in)
Kailua, North Kona, Hawaii)

Variance No. 295

VARIANCE PERMIT

The Planning Commission, at a duly held public hearing on June 29, 1972, considered the application of DOLPHIN, INC., for a variance from Section 15-E-1, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow a front yard building setback of four to fourteen feet in lieu of the required twenty-foot setback for a proposed swimming pool. The proposed swimming pool would front Sarona Road and is part of the Dolphin Condominium complex located at the north-east corner of Alii Drive and Sarona Road, Kailua, North Kona, Hawaii, tax map key: 7-5-07:14.

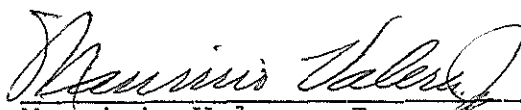
The Commission has found that circumstances exist which are not general conditions affecting similarly situated properties. Specifically, the property is located next to a historic site. This hinders, to some degree, any and all construction on the parcel. The design of the proposed structure was somewhat dictated and limited by public pressures. By yielding to public pressures, the original building plans were revised and the height was lowered from seven (7) stories. These revisions caused unnecessary hardships upon the developer and resulted in the relocation of the pool to the ground level.

Therefore, the Commission hereby grants to the applicant a variance to allow a front yard building setback of four (4) to fourteen (14) feet for a proposed swimming pool in lieu of the required twenty-(20) foot setback pursuant to the authority vested in it by Section 36 of said Ordinance.

The effective date of this permit shall be from June 29, 1972.

Dated at Hilo, Hawaii, this 17th day of August 1972.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII



Mauricio Valera, Jr.
Vice Chairman