

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
TORAO MATSUYAMA)
from)
MINIMUM YARD REQUIREMENT)
in)
Kealakekua, South Kona, Hawaii)

Variance No. 298

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on June 29, 1972 considered the application of TORAO MATSUYAMA for a variance from Section 9-F-3, 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 yard building setback in lieu of the required twenty-five (25) foot setback and a ten (10) foot side yard building setback in lieu of the required (15) foot setback for an addition to a dwelling. The dwelling is located in Kealakekua, South Kona, Hawaii, tax map key: 8-2-02:28.

The Commission has found:

1. that the land has terrain deficiencies which would render the land unusable if the structural setback requirements were adhered to. There is a thirty-three (33) foot tier of land located before a twenty (20) foot depression on the rear of the lot. In order to comply with the twenty-five (25) foot front setback, the structure would either have to be reduced to eight (8) feet or be structurally reinforced;
2. that the resultant expansion will have minimal effect on the character of the area. The required fifteen (15) foot side setback is a result of its present agricultural zoning. However, it is visibly clear that the subject area, as well as the surrounding area, is residential in character. The normal residential side setback ranges between eight (8) and fifteen (15) feet. The requested setback is ten (10) feet; and
3. that the subject property is part of an area that the Commission earlier recommended to the Council to rezone to a neighborhood commercial zone. If the requested zoning is approved, no side yard setback would be required unless so specified in the Plan Approval process. It is, therefore, found that the variance request would be in keeping with the development plans of the area.

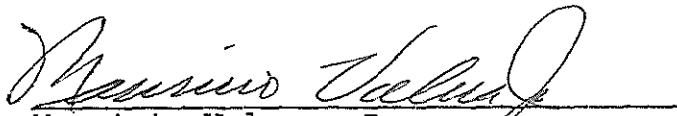
Therefore, the Commission hereby grants to the applicant a variance to allow a fifteen (15) foot front yard setback in lieu of the required twenty-five (25) foot setback and a ten (10) foot side yard

building setback in lieu of the required fifteen (15) foot setback for a proposed dwelling addition 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