

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
TOKYU LAND DEV.)	
HAWAII, INC.)	
from)	Variance No. 301
REQUIRED ROAD IMPROVEMENT)	
in)	
<u>Keahialaka & Pohoiki, Puna, Hawaii)</u>)	

VARIANCE PERMIT


The County Planning Commission at a duly held public hearing on October 12, 1972, considered the application of TOKYU LAND DEVELOPMENT HAWAII, INC. for a variance from Section 10-L, Subdivision Ordinance No. 62 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was related to right-of-way improvements to the main Pohoiki Government Road within the proposed Tokyu Land Development subdivision in the land divisions of Keahialaka and Pohoiki, Puna, Hawaii, Tax Map Key 1-3-8:6,7 and 1-3-9:7. The subject section states that the developer shall be required to improve the entire street right-of-way and that the improvements shall conform to the standard specification set by the County Department of Public Works. The applicant is in the process of subdividing 768.8 acres of land into 570 one-acre lots. Tentative subdivision approval was granted on February 2, 1972, and one of the conditions was to have the main Pohoiki Government Road widened to reflect an 80-foot right-of-way. The road currently has a 50-foot right-of-way, but has been designated by the General Plan as a secondary road requiring a minimum right-of-way of 80 feet. The request was thus to allow relief from improving the entire 80-foot right-of-way for approximately 1.5 miles of Pohoiki Road, basically the entire length of the proposed subdivision.

The Commission has found that the proposed right-of-way improvements would be adequate to fulfill the present and immediate road requirement of the area. The function of the road, agricultural, does not require full improvements at the moment, to the extent of complete clearing of the entire right-of-way. The 80-foot right-of-way requirement is a requirement of the General Plan, and the General Plan is a long-range document. The road standard proposed by the applicant would be sufficient to meet present and immediate future road requirements. As the need arises, however, adequate right-of-way will be available to accommodate any improvements.

Therefore, the Commission hereby grants to the applicant a variance to allow relief from improving the entire 80-foot right-of-way as required as a condition of tentative approval to the proposed subdivision and pursuant to the authority vested in it by Section 22 of the said Ordinance.

The effective date of this permit shall be from October 12, 1972.

Dated at Hilo, Hawaii, this 14th day of December, 1972.



Mauricio Valera, Jr.
Chairman