

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
MASATSU KAWAMOTO)
from)
REQUIRED MINIMUM LOT SIZE)
in)
Hawi, N. Kohala, Hawaii)

Variance No. 306

VARIANCE PERMIT

The Planning Commission at its duly held public hearing on October 26, 1972, considered the application of MASATSU KAWAMOTO for a variance from Section 13-D of Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow the consolidation and resubdivision of a 15.540 acre parcel and a 0.342 acre parcel into a 14.632 acre parcel and a 1.25 acre parcel respectively in lieu of the required twenty (20) acre minimum as required within the agricultural (A-20a) zone, located in Kaauhuhu Homesteads, Hawi, North Kohala, Hawaii, Tax Map Key 5-5-13:16 and 22.


The Commission has found that the literal enforcement of the Ordinance would not be in the best interest. Specifically, it was found:

1. That the net effect of the request will not result in any density increase within the subject area. There will be no additional parcels to enable further residential development of the area and instead the request will merely attempt to bring the smaller parcel towards greater conformity with both the Land Use Law's minimum acreage requirement and the zoning designation; and
2. That the request will enable the applicant to have undivided use of one parcel for agricultural purposes, thus furthering the County and the State's commitment to agriculture.

Therefore, the Commission, pursuant to the authority vested in it by Section 36 of said Ordinance, hereby grants to the applicant a variance to allow the consolidation and resubdivision of a 15.540 acre parcel and a 0.342 acre parcel into a 14.632 acre parcel and a 1.25 acre parcel respectively subject to the condition that the applicant be responsible for securing preliminary subdivision approval of the subject area as substantially represented in the application within one (1) year from the official date of approval of this request. Should this condition not be met, the variance permit shall be deemed null and void.

The effective date of this permit is October 26, 1972.

Dated at Hilo, Hawaii, this 18th day of December, 1972.


Mauricio Valera, Jr.
Chairman