

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
MEKS, INC.)
from)
REQUIRED SETBACK)
Puueo, S. Hilo, Hawaii)

Variance No. 308

VARIANCE PERMIT

The Planning Commission at its duly held public hearing on October 26, 1972, considered the application of MEKS, INC., for a variance from Section 15-E of Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow an eight (8) foot side yard setback in lieu of the required twelve (12) foot setback and an eight (8) foot rear yard setback in lieu of the required twenty (20) foot setback for a proposed 18-unit, 3-story apartment complex located in a resort-hotel (VH-.75) zone, Puueo, South Hilo, Hawaii, Tax Map Key 2-6-05:2.


The Commission has found that the proposed Belt Highway right-of-way widening, comprising approximately 2,190 square feet or approximately 13.3 per cent of the subject parcel, reduces the width of the lot to a degree which limits the design and location of the proposed building. Such a situation renders a hardship on the land.

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 an eight (8) foot side yard setback in lieu of the required twelve (12) foot setback and an eight (8) foot rear yard setback in lieu of the required twenty (20) foot setback for the proposed apartment complex subject to the following conditions:

1. That construction of the proposed apartment complex shall begin within one (1) year of the date of approval.
2. That the stairwells shall be redesigned to qualify as an open-type projection or relocated to comply with required setbacks.
3. That all other applicable regulations, including ground cover ratios, etc., be complied with.

The effective date of this permit shall be October 26, 1972.

Dated at Hilo, Hawaii, this 19th day of December, 1972.


Mauricio Valera, Jr., Chairman

January 15, 1975

Mr. Herbert Segawa
President, MEKS, Inc.
42 Kinoole Street
Hilo, Hawaii 96720


Re: Variance Permit No. 308
TMK: 2-6-05:2

This is to advise you that we have not received a response to our communication of October 10, 1974, with regard to the construction of the 18-unit apartment building.

Condition No. 1 of the subject variance, which was granted on October 26, 1972, stipulated that "construction of the proposed apartment complex shall begin within one (1) year of the date of approval." In addition, an extension was granted by the Planning Commission until October 26, 1974, to fulfill this condition.

In view of the extension request which was granted and the lack of any reasonable attempts to fulfill your public representations with regard to this matter, we are ruling that the subject variance be declared null and void.

Should you have any questions concerning this matter, please do not hesitate to contact this office.


RAYMOND SUEFUJI
Director

RY:rfd

cc: Mayor
Planning Commission
Corporation Counsel

JAN 16 1975