

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
HAROLD S. FUJIWARA)
from)
REQUIRED MINIMUM LOT SIZE)
Waiakea, S. Hilo, Hawaii)
_____)

Variance No. 312

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on November 16, 1972, considered the application of HAROLD S. FUJIWARA for a variance from Section 9-D of Ordinance No. 63, Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow the creation of a 13,560 square foot lot in lieu of the minimum 15,000 square foot requirement, as regulated by the RS-15 zoned district. Subject parcel is located in Waiakea Homesteads, Waiakea, South Hilo, Hawaii, and described as Tax Map Key 2-4-12:28.

The Commission has found that the creation of the additional lot would not unreasonably demand the provision of public services and that the creation of this non-conforming lot would not in itself have an adverse effect on surrounding properties.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 13,560 square foot lot in lieu of the required 15,000 square foot minimum as regulated by the RS-15 zoned district, pursuant to the authority vested in it by Section 36 of said Ordinance, subject to the following conditions:

1. That a subdivision plan be submitted within one (1) year of the date of approval.
2. That the lot under consideration be placed to the rear or makai-most direction to assure maximum buildable areas for the other two (2) lots through which an easement is proposed.
3. That access meeting all regulations be provided in common between this property and the adjoining property, described by Tax Map Key 2-4-12:28.

The effective date of this permit shall be from November 16, 1972.

Dated at Hilo, Hawaii, this 27th day of February, 1973.



Ed C. Watt, Chairman