## PLANNING COMMISSION

Planning Department County of Hawaii Hilo, Hawaii

Application for VARIANCE
by
COUNTY OF HAWAII, DEPARTMENT
OF PUBLIC WORKS
from
from
Variance No. 318
MINIMUM AREA REQUIREMENT
in
Waiakea Homesteads, South Hilo, Hawaii)

TMK 2-4-38:20 \$ 28

## VARIANCE PERMIT

The Planning Commission at a duly held public hearing on December 14, 1972, considered the application of the DEPARTMENT OF PUBLIC WORKS, COUNTY OF HAWAII, for a variance from Section 13-D(2), Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the creation of lots below the minimum area requirements of the zoned districts in which located. The subject request result from proposed improvements to Haihai Street in Waiakea Homesteads, Waiakea, South Hilo, Hawaii.

The Commission has afound that:

- 1. The request will not be materially detrimental to the public welfare or injurious to improvements or property rights related to property in the near vicinity and would comply with the South Hilo district facilities and transportation goals which call for improvements to the subject roadway. The proposed road improvement would create a more efficient and safe access through the area; and
- 2. There are special circumstances applying to the subject properties which do not generally apply to other properties or improvements in the same districts. The creation of lot sizes below the minimum requirements is not a result of specific property owners' actions; rather such owners are the innocent party of governmental action, governmental action done in the interest of the general public.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of lots below the minimum area requirements as prescribed by the respective zoned district pursuant to the authority vested in it by Section 36 of said Ordinance.

The effective date of this permit shall be from December 14, 1972.

Dated at Hilo, Hawaii, this 28th day of March 1973.

Ed C. Watt Chairman