

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
EIJIRO KANESHIRO)
from)
MINIMUM LOT SIZE)
in)
Paukaa, South Hilo, Hawaii)

Variance No. 323

VARIANCE PERMIT

The County Planning Commission, at a duly held public hearing on February 8, 1973, considered the application of EIJIRO KANESHIRO for a variance from Section 9-D(1), Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow the creation of a 14,000 square foot lot in lieu of the 20,000 square foot minimum lot size requirement of the single-family residential (RS-20) zoned district. The subject lot results from the proposed subdivision of property located in Paukaa, South Hilo, Hawaii, Tax Map Key 2-7-16:16.

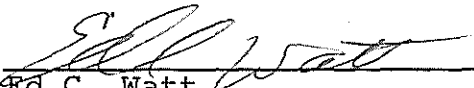
The Commission has found that:

1. The location of an existing structure toward the center of the parcel presents the subdivision of the property into lots which are reasonably shaped and which conform to zoning requirements;
2. The northern 240+ feet of the property is fairly level then slopes to the south into a depressed area. This topographic feature provides a natural physical separation between the proposed lots;
3. The subject parcel, containing 40,859 square feet, has enough land area to permit the construction of two dwellings, therefore the net effect of the variance would not result in any additional density nor detract from the surrounding area.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 14,000 square foot lot in lieu of the 20,000 square foot minimum lot size requirement of the single-family residential (RS-20) zoned district pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that a subdivision plan be submitted for processing within one (1) year of the date of approval or the variance shall be deemed null and void.

The effective date of this permit shall be from February 8, 1973.

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



Ed C. Watt
Chairman