

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
PAUL CAMPBELL)	Variance 326
from)	
Paukaa, South Hilo, Hawaii)	

TRK 2-7-2012

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on February 23, 1973, considered the application of PAUL CAMPBELL, for a variance from Section 9-F, Ordinance 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the construction of a dwelling with a side setback of five (5) feet in lieu of the required eight (8) feet setback as prescribed by the single-family residential zoned district. The subject structure is located in Honolii Pali Tract 2, Paukaa, South Hilo, Hawaii.

The Commission has found that there are special conditions applicable to the land which would result in unnecessary hardship if the ordinance were literally enforced. The subject parcel, a shoreline parcel, has been eroded to a point where the area has been reduced to approximately 9,800 square feet as compared to the original 18,295 square feet area. For safety considerations, it would be in the best public interest to set back the structure as far back as deemed reasonable from the cliff edge. The elevation of the adjoining lot, being approximately twelve (12) to fifteen (15) feet higher than the subject lot, would minimize any visual intrusion that the proposed structure may pose being set back at five (5) feet.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a dwelling with a side setback of five (5) feet in lieu of the required eight (8) feet setback as prescribed by the single-family residential zoned district, pursuant to the authority vested in it by Section 36 of said Ordinance.

The approval of this variance is subject to the condition that a building permit be secured and construction started on the structure, plans of which substantially conform to that as submitted, 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 23, 1973.

Dated at Hilo, Hawaii, this 4th day of June 1973.


Ed C. Watt
Chairman