

PLANNING COMMISSION

Planning Department
Hilo, Hawaii

Application for VARIANCE)
by)
MITSUKO NEKOBA)
to allow)
RECONSTRUCTION OF A NON-CONFORMING DWELLING)
in)
Villa Franca, Waiakea, South Hilo, Hawaii)

Variance No. 338

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on May 31, 1973, considered the application of Mitsuko Nekoba for a variance from Section 10-C and D, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the reconstruction of an existing non-conforming dwelling (setback-density) located in Villa Franca, Waiakea, South Hilo, Hawaii, Tax Map Key 2-2-19:12.

The Commission has found:

1. That the applicant would be afforded the same property rights as previously enjoyed by permitting the reconstruction of the subject dwelling while still maintaining the general character of the area.
The Villa Franca area is characterized by high density residential development and the subject reconstruction would not be adding an unreasonable burden on existing facilities inasmuch as the subject dwelling existed for some fifty years.
2. The request would permit substantial improvement to a residential dwelling, meeting present standards and resulting in a safer, more sanitary and livable housing unit.

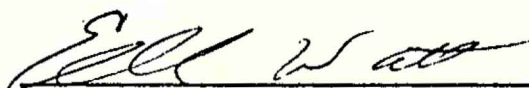
Therefore, the Commission hereby grants to the applicant a variance to allow the reconstruction of an existing non-conforming dwelling pursuant to the authority vested in it by Section 36 of said Ordinance on the conditions that:

1. Construction conform substantially to that as submitted. Should a building code variance be applied for and subsequently be denied, a five (5) foot side yard setback as required under the building code would be agreeable; and
2. That all other applicable regulations including building code and health regulations be complied with.

Should these conditions not be met, the variance will be deemed null and void.

The effective date of this permit shall be May 31, 1973.

Dated at Hilo, Hawaii, this 1st day of August 1973.


Ed C. Watt
Chairman