

PLANNING COMMISSION

Planning Department
Hilo, Hawaii

Application for VARIANCE)
by)
MASATATSU NAGAMINE)
from)
MINIMUM LOT SIZE REQUIREMENT)
in)
Waiakea Homesteads, South Hilo, Hawaii)

Variance No. 341

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on May 31, 1973, considered the application of Masatatsu Nagamine for a variance from Section 9-D, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the construction of an additional dwelling on a 19,980 square foot lot located within the single family residential (RS-10) zoned district. The subject property is located in Waiakea Homesteads, South Hilo, Hawaii, Tax Map Key 2-2-40:88.

The Commission has found that:


1. The general intent of the single family residential (RS-10) zoned district, which is to permit low density residential development on the basis of one (1) dwelling per 10,000 square feet of land area, would be closely adhered to. The absence of twenty (20) square feet of land area is found to be reasonable and not to be detrimental to the public welfare, nor injurious to improvements or property rights related to properties in the near vicinity; and
2. The general character of the single family residential (RS-10) zoned area would be maintained and a housing need met which would place no unreasonable burden on governmental agencies to provide essential services, inasmuch as the area is a recognized residential area already provided with services such as water, utilities, and police and fire protection.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of an additional dwelling on a 19,980 square foot lot located within the single family residential (RS-10) zoned district pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that construction of the subject dwelling begin within one (1) year of the date of approval of the variance.

Should this condition 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