

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
KULANA FOODS, LTD.)
for)
EXPANSION OF NON-CONFORMING USE)
in)
Waiakea Homesteads, South Hilo, Hawaii)

Variance No. 342

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on August 23, 1973, considered the application of KULANA FOODS, INC., for a variance from Section 31-B (1), Ordinance 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow the construction of an addition to a non-conforming use within a single-family residential (RS-15) zoned district, located in Waiakea Homesteads, South Hilo, Hawaii, Tax Map Key 2-4-12:41.

The Commission has found that:

1. The addition would result in up-grading an existing operation by replacing the existing processing room with a more efficient work area. Sanitary conditions and vermin-proof buildings are definitely needed to meet standards set by State and Federal regulations; and
2. There will not be any substantial change in the use of the area inasmuch as the Kulana Foods Complex has been in operation since 1948, and the proposed addition would actually be replacing and up-grading a phase of the existing operation.

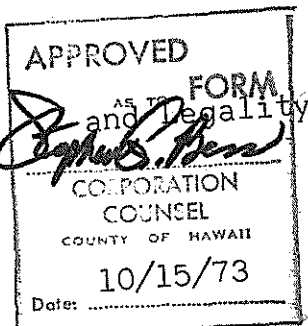
Therefore, the Commission hereby grants to the applicant a variance to allow the construction of an addition to the existing non-conforming building located within the single-family residential (RS-15) zoned district, pursuant to the authority vested in it by Section 36 of said Ordinance on the conditions that:

1. Construction conform substantially to that as presented and begin within one (1) year of the date of approval of the subject variance; and
2. All other applicable regulations including plan approval processing be complied with.

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

The effective date of this permit shall be August 23, 1973.

Dated at Hilo, Hawaii, this 5th day of October, 1973.




Ed C. Watt, Chairman