

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
HERBERT K. LEITE )  
from )  
MINIMUM SIDE YARD )  
SETBACK REQUIREMENT )  
in )  
Kaieie Homesteads, )  
South Hilo, Hawaii )  
\_\_\_\_\_ )

Variance No. 344

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on July 19, 1973 considered the application of Herbert K. Leite for a variance from Section B-F, Ordinance No. 63 of the Revised Ordinance of the County of Hawaii 1967, as amended, more specifically, to allow a ten (10) foot side yard setback in lieu of the required twenty (20) foot setback for a dwelling proposed to be located in Kaieie Homesteads, South Hilo, Hawaii, Tax Map Key: 2-7-05:48.

The Commission has found:


1. That although the property is zoned agriculture and is 1.7 acres in size, its 71.76 foot width is comparable to that of a RS-10 zoned parcel. Such a RS-10 zoned parcel is required a minimum width of 70.0 feet and side yard setbacks of 10'-0". It is therefore reasonable to consider a 10'-0" side yard setback for the subject lot because of its nonconforming 71.76 foot width; and
2. That the proposed location of the dwelling with a 10'-0" side setback would not substantially interfere with existing or future structures on the adjoining makai property. The makai property is approximately 15 feet lower than the subject property.

Therefore, the Commission hereby grants to the applicant a variance to allow a ten (10) foot side yard setback pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that construction of the proposed dwelling begin within one (1) year of the date of approval of the variance.

Should this condition not be met, the variance shall be deemed null and void.

The effective date of this permit shall be from July 19, 1973.

Dated at Hilo, Hawaii, this 12th day of September  
1973.

  
Ed C. Watt, Chairman