

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
MARIA HATADA)
from)
MINIMUM LOT SIZE &)
MINIMUM EASEMENT REQUIREMENT)
in)
Waiakea Homesteads)
Waiakea, S. Hilo, Hawaii)
_____)

Variance No. 345

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on July 19, 1973 considered the application of Maria Hatada for a variance from Sections 10-D and 9-D of Ordinance Nos. 62 and 63 respectively of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the creation of a 13,560 square foot lot within a RS-15 zoned district and a fourteen (14) foot easement in lieu of the required sixteen (16) foot easement required as the result of a proposed subdivision of property located in Waiakea Homesteads, Waiakea, South Hilo, Hawaii, Tax Map Key: 2-4-11:10.

The Commission has found:

1. That the degree of deviation of the proposed 13,560 square foot lot is considered reasonable and would not be substantially injurious or out of character to improvements or property rights related to surrounding properties;
2. That the creation of the additional lot would not unreasonably burden public agencies to provide essential services as all services necessary for residential development are available to the subject property; and
3. That structures and ground conditions exist to a degree which interferes with the best manner of development of the subject property. The lower or makai side of the property is approximately 3 feet higher than Kawailani Street and rises to a terraced area where the existing dwelling is situated. Providing access through this side of the property would not be the most ideal or logical solution.

The location of the existing carport, approximately 14 feet from the mauka side property line, prohibits providing a 16-foot wide easement to the rear.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 13,560 square foot lot and a fourteen (14) foot easement pursuant to the authority vested in it by Section 36 of said Ordinance on the conditions:

1. That the applicant submit and secure tentative approval of the proposed subdivision within one (1) year of the date of approval of the subject variances and be responsible for securing final approval of the proposed subdivision;
2. That a minimum easement width and clear space of 14 feet be provided. This would involve removal of the carport eave to provide the necessary clear space; and
3. That a minimum pavement width of 12 feet be provided.

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

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

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


Ed C. Watt, Chairman