

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

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| Application for VARIANCE |) | |
| by |) | |
| ICHIRO NAKAMURA |) | |
| from |) | Variance No. 347 |
| MINIMUM LOT SIZE AND EASEMENT |) | |
| WIDTH REQUIREMENTS |) | |
| in |) | |
| Haaheo, South Hilo, Hawaii |) | |

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on August 23, 1973, considered the application of ICHIRO NAKAMURA for a variance from Section 9-D, Ordinance 63 and Section 10-D, Ordinance 62 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow the creation of a 6,831 square foot lot within a single-family residential - 7,500 square foot minimum lot size zoned district, and the use of a 10-foot wide easement in lieu of the required 16-foot width easement requirement. The subject property is located in Haaheo, South Hilo, Hawaii, Tax Map Key 2-6-14:25.

The Commission has found that:

1. The degree of deviation of the proposed 6,831 square foot lot is considered reasonable and would not be essentially injurious or out of character to improvements or property rights related to surrounding properties. Of 74 lots of record existing in the immediate vicinity, 58 lots or 78 percent of the total 74 lots are below the minimum 7,500 square foot lot size required by the RS-7.5 zoned district;
2. 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. The subject property is a flag-lot with access provided via a ten (10)-foot wide "stem." The applicant has attempted to increase the existing access through acquisition of adjacent properties, but location of structures on adjoining properties and the reluctance of adjacent property owners to sell portions of their properties have hindered proceeding with this alternative.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 6,831 square foot lot within a single-family residential - 7,500 square foot minimum lot size zoned district, and the use of a 10-foot wide easement in lieu of the required 16-foot width easement requirement, pursuant to the authority vested in it by Section 36 of said Ordinance on the conditions that:

1. 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; and

2. A minimum pavement width of ten (10) feet be provided.

Should these conditions 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

