

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
HSC, INC.)
from)
MINIMUM SETBACK REQUIREMENT)
in)
Kukuau, South Hilo, Hawaii)

Variance No. 350

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on September 27, 1973 considered the application of HSC, Inc., for a variance from Chapter 8 (Zoning Code), Article 5, Section 7, Hawaii County Code, as Amended, more specifically, to allow a front yard setback of 10'-0" (unit 29) and 17'-0" (unit 23) in lieu of the required 20'-0" setback which are part of the Pacific Heights housing complex located in Kukuau, South Hilo, Hawaii, Tax Map Key 2-4-01:31.

The Commission has found:

That the request for a seventeen (17) foot setback be approved based on the considerations that the degree of deviation is considered reasonable when considering its effect on the total development under construction. A PUD permit was granted to the applicant based to a degree on the desirable relationship of buildings, landscaping, recreational facilities, etc., throughout the property. The (three (3) foot) deviation under consideration would not result in an imbalance of the proposed facilities and amenities to a degree which would substantially change the character of the development or surrounding properties.

Therefore, the Commission hereby grants to the applicant a variance to allow a front yard setback of 10'-0" (unit 29) and 17'-0" (unit 23) in lieu of the required 20'-0" setback pursuant to the authority vested in it by Section 7 of said Code, subject to the following condition:

That adequate landscaping be provided and the patio for unit 29 be relocated in order that the effect of the reduced setbacks be minimized in terms of pedestrian circulation and open space.

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

The effective date of this permit shall be from September 27, 1973.

Dated at Hilo, Hawaii, this 9th day of February 1974.

Arthur W. Martin
Arthur W. Martin, Chairman

