

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE	)	
by	)	
YASUKI ARAKAKI	)	
from	)	Variance No. 352
MINIMUM BUILDING SITE	)	
WIDTH REQUIREMENT	)	
in	)	
Keaau, Puna, Hawaii	)	
	)	
TAK 1-7-27:11	)	

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on September 27, 1973, considered the application of YASUKI ARAKAKI for a variance from Section 9-E, Ordinance 63 of the Revised Ordinances of the County of Hawaii, 1967, as amended, more specifically, to allow the creation of a 21,255 square foot lot having an average width of 87.1 feet in lieu of the minimum average width of 110 feet as regulated by the RS-20 zoned district. The subject property is located within the Keaau Heights Subdivision, Keaau, Puna, Hawaii.

The Commission has found that:

1. The size and shape of existing parcels proposed to be consolidated and resubdivided make it mathematically impossible to create a minimum lot size of 20,000 square feet while still meeting the minimum average width. The average width is calculated by dividing the lot area by the longest side. The longest side of the existing parcel is 244 feet, therefore a minimum lot size of 26,840 square feet would be required in order for an average width of 110 feet to result. Requiring this lot size would result in the second lot being reduced in area to 14,418 square feet which would not result in the best manner of development of the subject lots in view of the RS-20 zoned district;
2. The location of an existing dwelling dictates the basic configuration of the proposed lots in order that other regulations such as building setbacks are complied with.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 21,255 square foot lot having an average width of 87.1 feet in lieu of the minimum average width of 110 feet as regulated by the RS-20 zoned district, pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that the applicant, YASUKI ARAKAKI, submit and secure tentative approval of the proposed consolidation and resubdivision 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 September 27, 1973.

Dated at Hilo, Hawaii, this 17th day of January, 1974.

  
Ed C. Watt, Chairman

