

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
TOORU KIHARA)	
from)	
MINIMUM LOT SIZE AND MINIMUM)	Variance No. 353
SETBACK REQUIREMENTS)	
in)	
Waiakea Homesteads, South Hilo,)	
Hawaii)	
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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on September 27, 1973 considered the application of Tooru Kihara for a variance from Chapter 8 (Zoning Code), Article 3, Sections 5 & 7, Hawaii County Code, as Amended, more specifically to allow the creation of 10,000 and 10,048 square foot lots in lieu of this minimum 15,000 square foot lot size requirement, and front yard building setbacks of 10 feet in lieu of the required 20 foot setback as required by the RS-15 zoned district. The requested variances result from a proposed subdivision located off Ainaola Drive in Waiakea Homesteads, South Hilo, Hawaii. Tax Map Key 2-4-27:11 & 31.

The Commission has found:

1. That there are two dwellings existing on the 19,789 square foot parcel (TMK:2-4-27:11) therefore the 2-lot subdivision would not result in any additional density.
2. That the reduced setbacks for the existing dwellings result from attempting to comply with present roadway standards. The existing forty foot road parcel is required to be increased to a fifty foot right-of-way to provide proper access to the adjoining property being proposed for subdivision. This requirement requires that an additional ten foot wide right-of-way be added which reduces the existing setbacks from twenty to ten feet. The alternative of providing a standard roadway in this instance over-rides the reduction of existing setbacks and results in the best manner of development of the properties under consideration.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of 10,000 and 10,048 square foot lots in lieu of the minimum 15,000 square foot lot size requirement, and front yard building setbacks of 10 feet in lieu of the required 20 foot setback pursuant to the authority vested in it by Section 7 of said Code, subject to the condition:

1. That the applicant, T. Kihara, submit and secure tentative approval of the proposed subdivision within one 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 5th day of February 1974.


Arthur W. Martin, Chairman

