

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
MRS. SUMAKO OTA )  
from )  
MINIMUM LOT SIZE; MINIMUM LOT WIDTH, )  
& MINIMUM ROADWAY REQUIREMENTS )  
in )  
Olaa, Puna, Hawaii )

Variance No. 354

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on September 27, 1973 considered the application of Mrs. Sumako Ota for a variance from Chapter 8 (Zoning Code), Article 7, Sections 5 & 6, Chapter 9 (Subdivision Code), Article 2, Section 4.03-B, Hawaii County Codes, as Amended, more specifically to allow relief from the minimum building site area, the minimum site width, and roadway requirements of an Agricultural 20 acre (A-20a) zoned district. The proposed consolidation and resubdivision of 11.6 acre and 5.7 acre lots into 10.6 and 6.7 acre lots respectively located within the Olaa Homestead reservation lots, Lewis Settlement Association Section, Olaa, Puna, Hawaii. Tax Map Key 1-7-05:7 & 8.

The Commission has found:

1. That the granting of the variance will not be materially detrimental to the public welfare nor will it be injurious to improvements or property rights related to property in the near vicinity inasmuch as the proposed consolidation and resubdivision of the properties will not constitute the creation of additional lots. Both lots are already non-conforming in size and also, no additional traffic will be generated through this action; and
2. That the transferring of area between these two (2) non-conforming sized lots would not be substantially inconsistent with the general purpose of the district as it would be re-creating lot sizes still considered feasible for its intended use.

Therefore, the Commission hereby grants to the applicant a variance to allow relief from the minimum building site area, the minimum site width, and roadway requirements of an Agricultural 20 acre (A-20a) zoned district pursuant to the authority vested in it by Section 7 of said Code, subject to the condition:

1. That the applicant Sumako Ota submit a subdivision plan and secure tentative approval 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 5th day of February  
1974.

Arthur W. Martin  
Arthur W. Martin, Chairman

