

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
LAWRENCE K. AHUNA)
from)
MINIMUM LOT SIZE REQUIREMENT)
in)
Waiakea, South Hilo, Hawaii)

Variance No. 365

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on December 17, 1973 considered the application of Lawrence K. Ahuna for a variance from Chapter 8, (Zoning Code), Article 3, Section 5, Hawaii County Code, as Amended, more specifically to allow the creation of a 12,694 square foot lot in lieu of the minimum 15,000 square foot lot size required within an RS-15 zoned district. The proposed subdivision of property is located in Waiakea, South Hilo, Hawaii. Tax Map Key 2-4-19:29.

The Commission has found:

1. That the creation of the non-conforming lot would not in itself have an adverse effect on the surrounding properties. The deviation from the required minimum lot size area of the RS-15 zoned district would not be injurious to property rights related to property in the near vicinity; and
2. That the creation of the additional lot would not unreasonably demand the provision of public services, inasmuch as the area is a recognized residential area already provided with services such as water, utilities, police and fire protection, etc.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 12,694 square foot lot in lieu of the minimum 15,000 square foot lot size required within an RS-15 zoned district pursuant to the authority vested in it by Section 7 of said Code, subject to the condition:

1. That the applicant, Lawrence Ahuna, submit a subdivision plan and secure tentative approval within one (1) year of the date of approval; and
2. That another dwelling be constructed on the 12,694 square foot lot within two (2) years after final subdivision approval is granted.

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

The effective date of this permit shall be from October 25, 1973.

