

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
HILO TERRACE APARTMENTS)
from)
MINIMUM SETBACK REQUIREMENTS)
in)
Punahoa 2nd, South Hilo, Hawaii)

Variance No. 367

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on October 25, 1973 considered the application of Hilo Terrace Apartments for a variance from Chapter 8. (Zoning Code), Article 10, Section 7, Hawaii County Code, as Amended, more specifically to allow a front yard setback of 22'-0" for a fence in lieu of the 25'-0" requirement and an 11'-0" setback between a heater enclosure and adjoining building in lieu of the required 15'-0" requirement for an apartment complex located in Punahoa 2nd, South Hilo, Hawaii. Tax Map Key 2-3-16:32 & 66.

The Commission has found:

1. That the fence fronting Waianuenue Avenue, which encloses the heater enclosure, is needed to screen off the enclosure and is considered a desirable visual improvement which would not unreasonably interfere or circumvent the intent of the front yard setback regulations. Front setbacks are intended to assure adequate circulation of air and light and assure adequate balance in the use of land in terms of pedestrian-traffic circulation, etc.;
2. That the relocation of the heater enclosure from Laimana Street to between buildings F and G is a substantial visual improvement which would not unreasonably interfere with circulation of light and air. No pedestrian access is available between buildings F and G therefore the lesser setback would not interfere with pedestrian circulation within this area.

Therefore, the Commission hereby grants to the applicant a variance to allow a front yard setback of 22'-0" for a fence in lieu of the 25'-0" requirement and an 11'-0" setback between a heater enclosure and adjoining building in lieu of the required 15'-0" pursuant to the authority vested in it by Section 7 of said Code.

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.

Dated at Hilo, Hawaii, this 5th day of February
1974.


Arthur W. Martin, Chairman

