

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
LARRY KURIHARA)	
from)	
MAXIMUM DENSITY REQUIREMENT)	Variance No. 368
in)	
Waiakea Homesteads, South Hilo, Hawaii)	

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on October 25, 1973 considered the application of Larry Kurihara for a variance from Chapter 8, (Zoning Code), Article 3, Section 5, Hawaii County Code, as Amended, more specifically to allow the construction of a third dwelling on a 43,584 square foot lot zoned for single-family residential (RS-15) uses, located in Waiakea Homesteads, Waiakea, South Hilo, Hawaii. Tax Map Key 2-4-14:8.

The Commission has found:

1. That the general intent of the RS-15 zoned district which is to permit low density residential development on the basis of one (1) dwelling per 15,000 square feet of land area would be closely adhered to. The deficiency of 1,416 square feet of land area is found to be reasonable and not detrimental to the public welfare, nor injurious to improvements or property rights related to properties in the near vicinity.
2. That the general character of the RS-15 zoned area would be maintained and a housing need met which would not place any unreasonable burden on governmental agencies to provide essential 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 construction of a third dwelling on a 43,584 square foot lot zoned for single-family residential uses (RS-15) pursuant to the authority vested in it by Section 7 of said Code, subject to the condition:

1. That the construction of the subject dwelling begin 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 October 25, 1973.

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

Arthur W. Martin
Arthur W. Martin, Chairman

APPROVED as to FORM and LEGALITY
<i>Clifford H. F. Jones</i>
CORPORATION COUNSEL COUNTY OF HAWAII
Date <u>2/21/74</u>