

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
GENTRY-HAWAIIANA JOINT VENTURE )  
from )  
MINIMUM BUILDING SITE AREA AND )  
ROADWAY REQUIREMENTS )  
in )  
Kaumana, South Hilo, Hawaii )  
\_\_\_\_\_ )

Variance No. 372

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on November 13, 1973 considered the application of Gentry-Hawaiiana Joint Venture for a variance from Chapter 8 (Zoning Code), Article 7, Section 5, Chapter 9 (Subdivision Code) Article 2, Section 4.03B, Hawaii County Code, as Amended, more specifically to allow the creation of a lot having an area of 14,000 square feet in an agricultural 20 acre (A-20a) zone and relief from the Subdivision Ordinance roadway requirement for property located in Kaumana, South Hilo, Hawaii, Tax Map Key 2-5-45:10.

The Commission has found:

1. That there are special and unusual circumstances applicable to this property not found in other similar properties. The purpose is for the creation of a water tank site to be built to County Department of Water Supply standards and turned over to the County upon completion for public use as portion of a County water system.
2. That granting would not constitute special privilege. for water tank sites are normally on parcels of this and similar sizes.
3. That the special or unusual circumstance which exists is due to the peculiar use of the parcel which is a water tank site which requires no larger site. The use is restricted to this facility. Further, vehicle traffic to the tank will be for occasional maintenance only.
4. That granting of this variance is not inconsistent with the General Plan's objectives. It will in fact improve the general public's welfare by providing this utility for their use.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 14,400 square foot lot in an agricultural 20 acre (A-20a) zone and relief from Subdivision Ordinance roadway requirement pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions:

1. That the applicant, Gentry-Hawaiiana Joint Venture, submit a subdivision plan and secure tentative approval within (1) year of the date of

approval; and

2. That construction of the 60 foot roadway and the 25 foot roadway with 12 foot asphaltic concrete pavement and the water tank begin within one (1) year after final approval of the tank site subdivision 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 November 13, 1973.

Dated at Hilo, Hawaii, this 15th day of February 1974.

  
Arthur W. Martin, Chairman

