

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
MITSUO EGUSA & WIFE )  
from )  
MINIMUM LOT SIZE )  
in )  
Waiakea, South Hilo, Hawaii )  

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Variance No. 374

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on November 29, 1973 considered the application of Mitsuo Egusa, and Wife 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 13,560 square foot lot in a single family residential 15,000 square foot minimum lot size (RS-15) zone in the Waiakea Homesteads area, Waiakea, South Hilo, Hawaii. Tax Map Key 2-4-12:34 & 37.

The Commission has found:

1. That the degree of deviation of the proposed 13,560 square foot lot from the required minimum lot size area of the RS-15 zoned district would not be substantially injurious or out of character to improvements or property rights related to surrounding properties. It would not have an adverse effect to the surrounding area inasmuch as similar lot sizes are evident in the immediate vicinity also zoned for single-family residential - 15,000 square foot minimum lot size.
2. That the creation of the additional lot would not unreasonably burden public agencies to provide essential public services, inasmuch as the area is a recognized residential area already provided with required 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 13,560 square foot lot within a 15,000 square foot lot size (RS-15) zone, pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions that:

1. The applicant, Mitsuo Egusa, submit a subdivision plan and secure tentative approval within one (1) year of the date of approval.
2. Another dwelling be constructed on the 13,560 square feet 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 November 29, 1973.

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

  
Arthur W. Martin, Chairman

