

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
COUNTY OF HAWAII/DEPT. OF WATER SUPPLY)
from)
MINIMUM LOT SIZE REQUIREMENT)
in)
Keauhou 1st, North Kona, Hawaii)
_____)

Variance No. 376

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on November 29, 1973 considered the application of County of Hawaii, Department of Water Supply for a variance from Chapter 8 (Zoning Code), Article 7, Section 5, Hawaii County Code, as Amended, more specifically to allow the creation of a 20,700 square foot lot in an agricultural five (5) acre minimum lot size (A-5a) zone to be consolidated with an existing 4,800 square foot lot to result in a 25,500 square foot lot in Keauhou 1st, North Kona, Hawaii for an enlarged water tank site. Tax Map Key 7-8-10:portion of 2.

The Commission has found:

1. That a special/unusual circumstance applies to this application in that the use is for a public utility water tank site rather than the usual residential or agricultural activity;
2. That granting this variance would not constitute special privilege inconsistent with the treatment of other surrounding properties, as a water tank site is only located where the public service demands and it would serve the general public without restriction, limiting its utilization by the public only by its physical capacity;
3. That granting the variance would be compatible with the intent of and the tenets of the General Plan as it will improve the public health and welfare and safety and would not in any way be deemed to be injurious to properties or property rights.

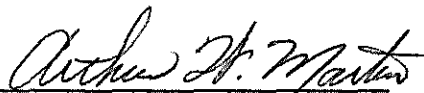
Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 20,700 square foot lot in an agricultural 5 acre minimum lot size (A-5a) zone to be consolidated with an existing 4,800 square foot lot pursuant to the authority vested in it by Section 7 of said Code, subject to the condition:

1. That the applicant submit and secure preliminary approval of said consolidation and resubdivision for this project within one (1) year of the effective date of this variance.

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

