

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
COUNTY OF HAWAII/DEPT. OF WATER SUPPLY)	
from)	
MINIMUM LOT SIZE AND MINIMUM ROADWAY)	Variance No. 378
REQUIREMENTS)	
in)	
Waikoekoe, Hamakua, Hawaii)	
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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on December 20, 1973 considered the application of County of Hawaii Dept. of Water Supply for a variance from Chapter 8. (Zoning Code), Article 7, Section 5, and Chapter 9 (Subdivision Code) Article 2, Section 4.03-B, specifically to allow the creation of a 10,000 square foot lot within an existing 238 acre tract zoned agriculture 40 acres (A-40a) and to permit the waiving of the roadway width and improvement required for a water tank site to be developed in Waikoekoe, Hamakua, Hawaii, Tax Map Key 4-7-07:17.

The Commission has found:

1. That a special and unusual circumstance applies to this application as it is found that the use is for a public utility water tank site solely.
2. That granting this variance would not constitute special privilege inconsistent with the treatment of other surrounding properties, as a water tank site as a public utility is only located where the public service demands it, and the facility would serve the general public without restriction.
3. That granting the variance would be compatible with the tenets of the General Plan as the proposal would improve the water system and thus the public welfare and is not deemed in any way to be injurious to properties or property rights.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 10,000 square foot lot within an agriculture 40 acres (A-40a) zone, and waiving of the roadway width and improvement requirements 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 a subdivision for this project within 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 December 20, 1973.

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


Arthur W. Martin, Chairman

