

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
HILO ELECTRIC LIGHT CO. )  
from )  
MINIMUM LOT SIZE )  
REQUIREMENT )  
in )  
Waikoloa, South Kohala, )  
Hawaii )

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Variance No. 383

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on January 17, 1974 considered the application of Hilo Electric Light Co. 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 .233-acre lot within a 48,685 acre tract in an agricultural 40-acre (A-40a) zone district in Waikoloa, South Kohala, Hawaii. Tax Map Key: 6-7-01:3.

The Commission has found:

1. That there is a special/unusual request and circumstance in that the use is for a public utility, an electric power substation to serve this general area and the property shall not be used for any other use.
2. That granting this variance would not constitute a personal or special privilege as the facility would not favor one individual over another but would rather facilitate the entire community served by electric power in this region.
3. That granting this variance would not be inconsistent with the intent the General Plan, as the parcel would not be accommodating residential or other uses which would require a higher standard of lot size and amenities.
4. That hardship would accrue if the required 40 acre parcelization were insisted upon, as the additional land would not serve any purpose for this public utility, and the costs would unnecessarily be passed on to the general public.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a .233-acre lot within a 48,685 acre tract in an agricultural 40-acre (A-40a) zoned district pursuant to the authority vested in it by Article 1, Section 7 of said Code, subject to the following condition:

That a preliminary plat be submitted to the Planning Department within one year of the approval of this application.

Should this condition not be met, the variance shall be deemed null and void.

The effective date of this permit shall be from January 17, 1974.

Dated at Hilo, Hawaii, this 9th day of March 1974.

  
Arthur W. Martin, Chairman

