

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
DOROTHIE STARBUCK)	Variance No. 385
from)	
MINIMUM BUILDING SITE)	
AREA REQUIREMENT)	
in)	
Punahoa 2nd,)	
South Hilo, Hawaii)	
_____)	

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on January 18, 1974, considered the application of DOROTHIE STARBUCK for a variance from Chapter 8, (Zoning Code), Article 3, Section 5, Hawaii County Code, as Amended, more specifically to allow the creation of two (2) 13,625 square foot lots within the single-family residential - 15,000 square foot minimum lot size (RS-15) zoned district in the Ainako Subdivision, Series 2, Punahoa 2nd, South Hilo, Hawaii, Tax Map Key 2-5-24:11.

The Commission has found that:

Special circumstances exist to a degree which deprive the owner of substantial property rights which would otherwise be available. Unusual circumstances also exist to a degree which obviously interfere with the best use or manner of development of the subject property. Furthermore, the proposed development would not destroy or militate against the basic intent of the single-family residential-15,000 square foot zoned district.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of two (2) 13,625 square foot lots within the single-family residential, 15,000 square foot minimum lot size (RS-15) zoned district pursuant to the authority vested in it by Article 1, Section 7 of said Code, subject to the following conditions that:

The applicant, Dorothie Starbuck, submit a subdivision plan and receive tentative approval within one (1) year of the approval of the variance request.

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 2nd day of May, 1974.

Arthur H. Martin
Chairman