

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
MAXINE C. HUGHES)
from)
MINIMUM LOT SIZE, MINIMUM BUILDING)
SITE AVERAGE WIDTH, & ROADWAY)
REQUIREMENTS)
in)
Mokihana Farm Lots, Unit I, Olaa)
New Tract, Olaa, Puna, Hawaii)
_____)

Variance No. 386

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on February 15, 1974 considered the application of Maxine C. Hughes for a variance from Chapter 8, (Zoning Code), Article 7, Section 5 and 6, and Chapter 9, (Subdivision Code), Article 2, Section 4.03 (B), Hawaii County Code, as Amended, more specifically to allow relief from the minimum lot size, minimum building site average width and roadway improvements as regulated within the agricultural 5-acre (A-5a) zoned district in the Mokihana Farm Lots, Unit I. Olaa New Tract, Olaa, Puna, Hawaii. Tax Map Key: 1-8-06:131 & 132

The Commission has found:

1. That the granting of the variance will not be materially detrimental to the public welfare nor will it be injurious to improvements or property rights related to properties in the near vicinity. The proposed consolidation and resubdivision of the properties will not constitute the creation of additional lots. Both lots are already non-conforming in size. The proposed action is merely to rearrange the properties in proper dimensions and shape for better utilization, as one of the lots is irregularly shaped. Furthermore, no additional traffic nor increase in density will be generated by this action.
2. That the size and shape of the proposed lots make it difficult for both lots to conform to the minimum building site average width of 200 feet. Should the proposed Lot 2-A consisting of 2.7 acres with a building site average width of 171+ feet be required to conform to the 200 feet, then this action would result in the proposed Lot 2-B with 1.8 acres be further reduced in size to 1.4 acres. Furthermore, Lot 2-B's 200 feet building site average width would be reduced from the required 200 feet to 151 feet. Thus, by trying to make one lot conform to the width requirement, in turn, the other lot would still be required a variance. Since Lot 2-A is approximately .9 acre larger in size than Lot 2-B, the presently proposed subdivision layout would result in the best manner of development in regards to the A-5a regulations.
3. That it is also determined that the transferring of area between these

two (2) non-conforming size lots would not be substantially inconsistent with the general purpose of the district as it would be re-creating lot sizes still considered feasible for its intended use.

Therefore, the Commission hereby grants to the applicant a variance to allow relief from the minimum lot size, minimum building site average width and roadway requirements as regulated within the agricultural 5-acre (A-5a) zoned district pursuant to the authority vested in it by Section 7 of said Code, subject to the following condition:

That the applicant, Maxine Hughes, submit a subdivision plan and secure tentative approval within one (1) year of the date of approval of the variance.

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

The effective date of this permit shall be from February 15, 1974.

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


Arthur W. Martin, Chairman

