

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
KONA COAST CO.)
from)
MINIMUM LOT SIZE REQUIREMENT)
in)
Kaloko, North Kona, Hawaii)

Variance No. 390

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on February 15, 1974 considered the application of Kona Coast Company 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 2.2-Acre lot within an agricultural 3-Acre minimum lot size (A-3a) zoned district as a result of a consolidation and resubdivision of two lots in Kaloko, North Kona, Hawaii. Tax Map Key: 7-3-08:9 & 34.

The Commission has found:

1. That there are special and unusual circumstances applying to the subject properties and their improvements which do not generally apply to surrounding properties or improvements. The purpose of the subdivision is to correct a boundary and construction discrepancy which existed for many years. Thus, through consolidation and resubdivision, the existing buildings straddling the properties would be situated properly in a given lot and would conform to the minimum setback requirements. The proposed action will not constitute the creation of additional lots. The existing 1.1-acre is already nonconforming in size and the proposed subdivision action would in essence increase its lot size.
2. That the transferring of area between these two (2) 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. Furthermore, no additional traffic nor increase in density will be generating through the action.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 2.2-acre lot within an agricultural 3-acre minimum lot size (A-3a) zoned district pursuant to the authority vested in it by Article 1, Section 7 of said Code, subject to the following condition:

/ That the applicants, Kona Coast Company and Tatsuo Takahashi, 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
Arthur W. Martin, Chairman

