

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
DEPT. OF WATER SUPPLY)	
from)	Variance No. 394
MINIMUM BUILDING SITE AREA REQUIREMENT)	
in)	
Honomu, South Hilo, Hawaii)	

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on March 14, 1974, considered the application of DEPT. OF WATER SUPPLY 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 6,300 square foot tank site within the Agricultural 20 acre (A-20a) zone district located in Honomu, South Hilo, Hawaii, Tax Map Key 2-8-13:portion of 5.

The Commission has found that:

1. The request will not be detrimental to the public welfare nor injurious to property rights related to properties in the vicinity. The proposed water project would comply with and implement the General Plan public utilities' element district goal which seeks to improve and provide for new water systems for the area. Funds for this public improvement were appropriated through the capital improvements program. The proposed project will improve the existing Honomu Water System.
2. There are special circumstances applying to the subject property or improvements in the same district. The area is presently owned by the Mauna Kea Sugar Company. However, the proposed action to create lots below the minimum requirement of the zoned district is not a result of the property owners' actions; rather the owners are the innocent parties of a governmental initiated action taken in the interests of the general public.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 6,300 square foot tank site within the Agricultural 20 acre (A-20a) zone district pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions that:

The request be approved on the condition that the applicant, the DEPT. OF WATER SUPPLY, submit a subdivision plan and secure tentative approval within one (1) year of the date of approval of this 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 March 14, 1974.

Dated at Hilo, Hawaii, this 2nd day of May 1974.


CHAIRMAN