

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
HILO ELECTRIC LIGHT CO., LTD. )  
from )  
MINIMUM LOT SIZE REQUIREMENT & )  
ROADWAY REQUIREMENT )  
in )  
Keauhou 1st, North Kona, Hawaii )

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Variance No. 402

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on May 2, 1974 considered the application of HILO ELECTRIC LIGHT CO., LTD. for a variance from Chapter 8, (Zoning Code), Article 7, Section 5, and Chapter 9, (Subdivision Code) Article 2, Section 4.03B, Hawaii County Code, as amended, more specifically to allow the creation of a 30,000 square foot lot in lieu of the minimum required lot size of 5 acres within the unplanned zone district, and to allow relief from the roadway requirements as required for property located at Keauhou 1st, North Kona, Hawaii, Tax Map Key 7-8-10:51.

The Commission has found that:

1. The granting of the variance will not be materially detrimental to the public welfare or injurious to improvements or property rights related to the property in the near vicinity. Properties adjacent to and in the immediate vicinity are owned by the B. P. Bishop Estate. After intensive site selection studies were conducted jointly by the applicant and Kamehameha Development Corporation, representing the B. P. Bishop Estate, the proposed site was selected and approved by all parties concerned;
2. The granting of the variance will not constitute a grant of personal or special privilege inconsistent with the limitations placed upon other properties under identical district classification. The proposed electric distribution substation will be constructed to furnish electrical power to the Kamehameha Development Corporation and other projects in the area. The installation of the proposed improvements would be a step towards providing adequate electricity required for the general welfare

and development of the area. The existing electric pole lines are inadequate and would not be able to supply the electrical power required for the present and anticipated growth of the area;

3. The granting of the variance would not be inconsistent with the general purpose or intent of the affected Codes. The proposed 30-foot access easement will be paved with sixteen (16) foot of AC, and is deemed adequate to accommodate the anticipated use of the access. Maintenance vehicles will traverse through the access only periodically; and
4. The substation would be located within a hollowed valley area which will lessen the visual intrusion of the facility to the surrounding environment. The addition of the stone wall around the perimeter of the station site and the required landscaping will also reduce the visual impact as well as make the facility fit in as part of the landscape, while serving its necessary purpose.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of a 30,000 square foot lot in lieu of the minimum required lot size of 5 acres within the unplanned zone district and to allow relief from the roadway requirements as required within the Subdivision Code pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions that:

1. The applicant, Hilo Electric Light Co., Ltd., submit a subdivision plan in behalf of the B. P. Bishop Estate within one (1) year of the date of approval of the subject request;
2. Construction of the proposed improvements commence within one (1) year of receipt of tentative subdivision approval;
3. A 16 foot wide paved AC approach be provided from Alii Highway; and
4. A landscaping plan be submitted and approved by the Planning Director prior to the construction of the proposed improvements.

Should these conditions not be met, the variance shall be deemed null and void.

The effective date of this permit shall be from May 2, 1974.

Dated at Hilo, Hawaii, this 25th day of May 1974.

APPROVED as to FORM and LEGALITY <i>Shifford W. F. Lum</i> CORPORATION COUNSEL COURT OF HAWAII Date <u>6/5/74</u>
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*Arthur W. Martin*  
Arthur W. Martin, Chairman