

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
COUNTY OF HAWAII - DEPT. OF)
PUBLIC WORKS)
from)
MINIMUM BUILDING SITE AREA)
REQUIREMENTS)
in)
Kaauhuhu Homestead, North)
Kohala, Hawaii)
_____)

Variance No. 408

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on June 14, 1974 considered the application of the COUNTY OF HAWAII - DEPARTMENT OF PUBLIC WORKS for a variance from Chapter 8, (Zoning Code), Article 7, Section 5, Hawaii County Code, as Amended, more specifically to allow the creation of six (6) lots below the minimum building site area requirement of twenty (20) acres within the Agricultural 20-acre (A-20a) zoned district in Kaauhuhu Homestead, North Kohala, Hawaii Tax Map Key 5-5-01:30, 32, 33, 36, 37 & 79.

The Commission has found that:

1. The granting of the variance request would not be contrary to the County General Plan. The General Plan's Transportation Element goal reflects a policy of providing a system of thoroughfares and streets for the safe, efficient and comfortable movement of people and goods between and within the various sections of the County. The proposed realignment would be in keeping with this goal as it would result in a safer and more efficient roadway system for this area.
2. The granting of the variance request will not be materially detrimental to the public welfare or injurious to improvements or property rights related to property in the near vicinity, as it would comply with and implement the district's transportation goal which seeks to improve substandard roads in the area. Funds for this public improvement have been appropriated through the County's Capital Improvement Program. In addition, the proposed realignment will benefit the welfare of the general public in providing a safe and more efficient roadway and also improve the comfort and safety of vehicular and pedestrian traffic along Kynnersley Road, and

3. There are special circumstances applying to the subject properties which do not generally apply to other properties or improvements in the same district. The creation of lot sizes below the minimum requirements are not a result of specific property owners but rather the result of governmental action done in the interest of the general public, which in this case is to provide a safer and more efficient roadway system for the area.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of six (6) lots below the minimum building site area requirement of twenty (20) acres within the Agricultural 20-acre (A-20a) zoned district pursuant to the authority vested in it by Section 7 of said Code, subject to the following condition that:

The applicant, the County of Hawaii - Department of Public Works, submit a subdivision plan and secure tentative approval within one (1) year from the date of approval of the subject request.

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

The effective date of this permit shall be from June 14, 1974 .

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


Arthur W. Martin, Chairman

