

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
PARK ENGINEERING, INC.)	
from)	Variance No. 413
MINIMUM BUILDING SITE AREA REQUIREMENT)	
in)	
Kealakehe, North Kona, Hawaii)	
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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on July 17, 1974 considered the application of PARK ENGINEERING, INC. for a variance from Chapter 8 (Zoning Code), Article 3, Section 5, Hawaii County Code, as Amended, more specifically to allow the creation of two (2) lots, 7,622 and 6,069 square feet in size which are below the minimum building site area requirement of 10,000 square feet within the Single Family Residential-10,000 square foot (RS-10) zoned district in Kealakehe, North Kona, Hawaii, Tax Map Key 7-4-09:18 and 7-4-11:40.

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 transportation system whereby people and goods can move efficiently, safely, comfortably and economically. The proposed realignment would be in keeping with this goal as it would result in a safer and more efficient roadway system at this intersection;
2. The granting of the variance request would 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. Inasmuch as Kealakaa Street is presently the major access to Kealakehe School, the realignment will significantly improve the sight distance as well as improve the vehicular movement in and out of Kealakaa Street. Furthermore, the proposed improvement is being done in the best interest of the public and will benefit the welfare of the general public in providing a safer and more efficient roadway. Therefore, it is determined that there are special circumstances applying to the subject properties which do not generally apply to other properties or improvements in the same district; and

3. The further reduction of parcel 18 will not affect the existing single-family dwelling as it is presently situated to the rear of the lot approximately 100+ feet from the proposed realigned portion of Kealakaa Street. Therefore, the minimum setback requirement will still be maintained.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of two (2) lots, 7,622 and 6,069 square feet in size which are below the minimum building site area requirement of 10,000 square feet within the Single Family Residential-10,000 square foot (RS-10) zoned district, pursuant to the authority vested in it by Section 7 of said Code, subject to the following condition that the applicant, Park Engineering, Inc., 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 July 17, 1974.

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


Arthur W. Martin, Chairman

