

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
ESTATE OF JAMES JONES/ )  
CONSTANCE SCHWARZ )  
from )  
MINIMUM ROAD IMPROVEMENT )  
REQUIREMENT )  
in )  
Honomalino, South Kona, )  
Hawaii )  
\_\_\_\_\_ )

Variance No. 418

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on September 13, 1974 considered the application of ESTATE OF JAMES JONES/CONSTANCE SCHWARZ for a variance from Chapter 9 (Subdivision Code), Article 2, Section 4.03(B), Hawaii County Code, as Amended, more specifically to allow relief from the minimum roadway requirements of a 50 foot right-of-way with a twenty (20) foot pavement for a proposed 2-lot subdivision within an Agricultural Zoned District in Honomalino, South Kona, Hawaii, Tax Map Key 8-9-03:65.

The Commission has found that:

1. Because of the large area of 577 acres involved, subsequent subdivision of the land would require that the applicant resubmit once again before the Planning Department whereby roadway requirements could then be imposed.
2. It would not be materially detrimental to the interest of the general public if the variance were granted, but the roadway should be improved with some kind of leveling like a bulldozed roadway so as to allow a minimum access.

Therefore, the Commission hereby grants to the applicant a variance to allow relief from the minimum roadway requirements of a fifty (50) foot right-of-way with a twenty (20) foot pavement for a proposed 2-lot subdivision within an Agricultural Zoned District, pursuant to the authority vested in it by Section 7 of said Code, subject to the following condition that the applicant, James Jones, et al., construct a 10-foot wide bulldozed roadway up to Easement B.

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

The effective date of this permit shall be from September 13, 1974.

Dated at Hilo, Hawaii, this 23rd day of October, 1974.

Arthur W. Martin  
Arthur W. Martin, Chairman

