

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
BARRY K. AND BONNIELYN N.)	
TANIGUCHI)	
from)	Variance No. 472
MINIMUM DENSITY REQUIREMENTS)	
in)	
WAIAKEA, SOUTH HILO, HAWAII)	
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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on June 24, 1976, considered the application of Barry K. and Bonnielyn N. Taniguchi for a variance from Chapter 8, (Zoning Code), Article 3, Section 5, Hawaii County Code, as Amended, more specifically to allow the construction of another single-family dwelling on a 19,721 square foot parcel situated within the Single-Family Residential - 10,000 square foot (RS-10) zoned district. The subject property is located along the west side of Kinoole Street between Mohouli and Wailoa Streets, Waiakea, South Hilo, Hawaii, Tax Map Key 2-2-20:8.

The Commission has found:

1. The granting of the variance will not be inconsistent with the general purpose of the Single-Family Residential zoned district or the intent and purpose of the Zoning Code. The absence of only 279 square feet of land area (less than 2.7 percent) in meeting the minimum area requirement of 10,000 square feet is determined to be quite negligible in this particular case. This amount of deviation is not of substantial nature so as to violate the spirit and general purpose of the density requirement of the affected zoned district in this particular area.
2. The granting of the variance will not be materially detrimental to the public welfare or injurious to improvements, or property rights related to properties in the immediate vicinity. The area in question is adequately provided with essential public and private services to accommodate the additional density. At this particular location, Kinoole Street which provides access to the property in question, has a 60-foot right-of-way with a 44-foot pavement. Along both sides of the pavement are also 8-foot wide sidewalks. Thus, it is determined that the construction of the additional single-family dwelling, at its particular location, will not overtax the existing infrastructural capacities of the area.

3. The granting of this particular variance will not be contrary to the suggested land uses of the General Plan land use pattern allocation guide map and the Hilo Community Development Plan (Hilo CDP) zone guide map. The General Plan land use pattern allocation guide map designates the area for Medium Density Urban Development. Such a designation may allow multiple residential uses at a maximum density of thirty-five (35) units per acre. Also allowed are single-family residential uses at a maximum density of 5.8 units per acre. This density amounts to 7,500 square feet of land area per unit, or 2,500 square feet less than the present density of 10,000 square feet of land area per unit.

The Hilo CDP zone guide map, on the other hand, suggests the area for a Double-Family Residential - 3,750 square foot (RD-3.75) zoned district. The minimum building site area requirement for this zoned district is 7,500 square feet and the density requirement is 3,750 square feet of land area per unit.

Based on the above, it is quite evident that the granting of this variance at its particular location will not militate against the General Plan, as well as the Hilo CDP, which is a document to implement the goals, policies, standards and courses of action which are articulated in the General Plan.

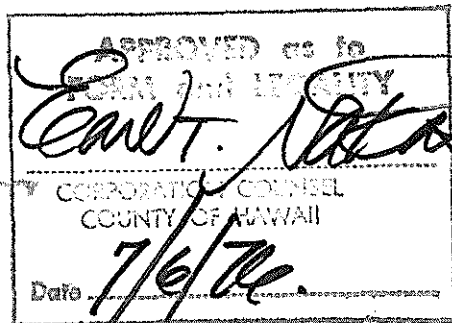
Therefore, the Commission hereby grants to the applicant a variance to allow the construction of another single-family dwelling on a 19,721 square foot parcel situated within the Single-Family Residential - 10,000 square foot (RS-10) zoned district pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions:

1. The petitioner, Barry Taniguchi, shall complete construction of the single-family dwelling within three (3) years from the effective date of the Variance Permit.
2. That only one (1) driveway off of Kinooole Street be provided to service the two (2) dwellings on the property.
3. That all other applicable rules and regulations be complied with.

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

The effective date of this permit shall be from June 24, 1976.

Dated at Hilo, Hawaii, this 2nd day of July, 1976.



Leon K. Sterling Jr.
for Leon K. Sterling Jr., Chairman