

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
HAWAII ELECTRIC LIGHT CO., INC.)	VARIANCE NO. 511
from)	
MINIMUM FRONT YARD)	
SETBACK REQUIREMENT)	
in)	
Pu'ueo, South Hilo, Hawaii)	
)	

VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on October 27, 1977, considered the application of HAWAII ELECTRIC LIGHT CO., INC. for a variance from Chapter 8 (Zoning Code), Article 5, Section 7, Hawaii County Code, as amended, more specifically, to allow the construction of a tower with an 11-foot front yard setback and a control building with an 11-foot and 13'-6" front yard setback in lieu of the minimum requirement of twenty (20) feet at Pu'ueo, South Hilo, Hawaii, Tax Map Key 2-6-07:1.

The Commission has found:

That there are special and unusual circumstances which apply to the subject property. Although the parcel is 1.13 acres in size, it is an odd shaped parcel which is bounded on two sides by roads. Thus, with a twenty-foot front yard setback on both Waihou Lane and Wainaku Street, the amount of buildable area is reduced to the extent that there is an interference with the best manner of development of the subject property. Further, the existing structures, including an office, diesel plant, hydro plants switchboard room and substation are located in the southern half of the parcel, thus constraining the location of the proposed structures. The placement and location of the proposed structures are further limited in that minimum distances for safety and efficiency must be met.

That the proposed additions to the existing Pu'ueo Plant and Switching Station is intended to meet the expanded electrical load for the Hilo downtown business district, Piipohua and Kaumana and Wainaku-Honolulu areas. Supplemental power cannot be obtained through incoming primary lines as these lines are loaded. Thus, it is determined that the granting of the request is in the best interest of the public welfare.

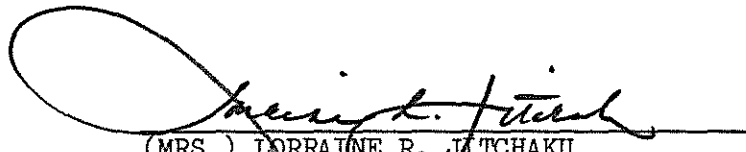
Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a tower with an 11-foot front yard setback and a control building with an 11-foot and 13'-6" front yard setback in lieu of the minimum requirement of twenty (20) feet at Pu'ueo, South Hilo, Hawaii, pursuant to the authority vested in it by Article 1, Section 7 of said Code, subject to the following conditions:

1. That construction shall begin within one (1) year of the effective date of the Variance Permit.
2. That construction shall conform substantially to the plans submitted.
3. That the petitioner shall submit landscaping plans for the review and approval of the Planning Director.
4. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Variance Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from October 27, 1977.

Dated at Hilo, Hawaii, this 16th day of November, 1977.


(MRS.) LORRAINE R. JITCHAKU
Chairman, Planning Commission

