

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR VARIANCE)	
by)	
VICTORIA SILVA)	
from)	VARIANCE NO. 513
MINIMUM BUILDING SITE AREA)	
REQUIREMENTS)	
in)	
Kalopa Homesteads, Hamakua, Hawaii)	

VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on September 8, 1977, considered the application of VICTORIA SILVA for a variance from Chapter 8 (Zoning Code), Article 7, Section 5 of the Hawaii County Code, as amended; more specifically, to allow the creation of two (2) 4.3894-acre lots in lieu of the minimum building site area requirement of five (5) acres as stipulated in the Agricultural 5-acre (A-5a) zoned district, at Kalopa Homesteads, Hamakua, Hawaii, Tax Map Key 4-4-08:46.

The Commission has found:

1. That there are other nonconforming parcels in the area less than 5 acres in size.
2. That the character of the land did not change and it would still be used for agriculture.
3. That the requested 4.38-acre area was not a significant difference from the required 5-acre lot size.

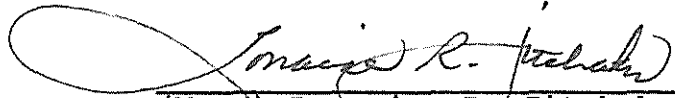
Therefore, the Commission hereby grants to the applicant a variance to allow the creation of two (2) 4.3894-acre lots in lieu of the minimum building site area requirement of five (5) acres as stipulated in the Agricultural 5-acre (A-5a) zoned district, pursuant to the authority vested in it by Article 1, Section 7 of the Zoning Code, subject to the following conditions:

1. That the land remain in agriculture.
2. That the petitioner or his authorized representative shall secure tentative subdivision approval within one (1) year from the effective date of the Variance Permit. The petitioner/representative shall also be responsible for securing final subdivision approval.
3. 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 December 19, 1977.

Dated at Hilo, Hawaii, this 30th day of December, 1978.


(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

ASSISTANT

APPROVED as to FORM and LEGALITY
<i>Roxanna Garcia</i>
CORPORATION COUNSEL COUNTY OF HAWAII
Date <u>JAN 9 1978</u>