

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

APPLICATION FOR VARIANCE	)	
by	)	
ROBERT SOMMERS	)	
from	)	VARIANCE NO. 586
MINIMUM BUILDING SITE	)	
AREA REQUIREMENTS	)	
in	)	
Waiakea Homesteads, Waiakea,	)	
South Hilo, Hawaii	)	

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VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on July 12, 1979, considered the application of ROBERT SOMMERS for a variance from Article 3, Section 5 of Chapter 8 (Zoning Code) of the Hawaii County Code, as amended, more specifically, to allow the creation of two (2) lots with areas of 8,661 and 8,338 square feet in lieu of the minimum building site area requirement of 15,000 square feet as stipulated within the Single Family Residential-15,000 square feet (RS-15) zoned district; and the waiving of the road improvement requirements for the proposed two (2) lot subdivision. The property involved is located on the west side of the Tanaka Nursery, Waiakea Homesteads, Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-10:104.

The Commission has found:

That the granting of the subject request is necessary for compliance with the court ordered partition.

Therefore, the Commission hereby grants to the applicant a variance to allow the creation of two (2) lots with areas of 8,661 and 8,338 square feet in lieu of the minimum building site area requirement of 15,000 square feet as stipulated within the Single Family Residential-15,000 square feet (RS-15) zoned district; and the waiving of the road improvement requirements for the proposed two (2) lot subdivision, pursuant to the authority vested in it by Article 1, Section 7 of Chapter 8 (Zoning Code) of the Hawaii County Code, as amended, subject to the following conditions:

1. That the petitioner or his authorized representative shall submit plans for and shall secure final subdivision approval within two (2) years from the effective date of the Variance Permit.

2. That all other applicable rules, regulations and requirements 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 July 12, 1979.

Dated at Hilo, Hawaii, this 28th day of August, 1979.



WILLIAM F. MIELCKE  
Chairman, Planning Commission

APPROVED AS TO FORM  
AND LEGALITY:



DEPUTY CORPORATION COUNSEL  
COUNTY OF HAWAII

Date: AUG 22 1979