

CERTIFIED MAIL

June 25, 1982

Mr. A. Scott Leithead
Housing Administrator
Office of Housing and Community
Development
50 Wailuku Drive
Hilo, Hawaii 96720

Dear Mr. Leithead:

Variance Application (V 82-10)
Tax Map Key 2-4-56:22

After reviewing your application and the information submitted in behalf of it, the Planning Director by this letter hereby certifies the approval of your variance request to construct two (2) multiple residential buildings with a side yard setback of five (5) feet in lieu of the minimum required ten (10) feet.

The approval is based on the following:

1. There are special and unusual circumstances applicable to this property. While Kamana Street was proposed to intersect with the proposed Kapiolani Street these plans were abandoned resulting in the existing Kamana Street being a dead end at this project site. The adjacent property is vacant thus these existing buildings do not presently compromise the neighbor's privacy.

Secondly, the adjacent property is currently planned for similar housing units and these future units can be sited to minimize future conflicts.

2. There are no reasonable alternatives as the buildings are already constructed on concrete pad. Relocation costs would be prohibitive. In addition, the present lot configuration cannot be amended due to its current mortgage requirement.

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3. Approving this variance is consistent with the current Zoning and General Plan thus the use is not materially detrimental to the public welfare nor will the existing project cause substantial adverse impact to the area's character or to the adjoining property.

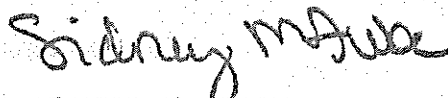
As previously mentioned, the land serviced by this Kamana Street "dead end" is currently used for elderly facilities as well as for planned expansion.

The variance request is approved subject to the following conditions:

1. That the applicant, the Office of Housing and Community Development in its review of future development of elderly housing facilities on the property located on the Hamakua side of this site require a minimum of twenty (20) feet separation from these existing buildings.
2. Should the above condition not be met, this Variance shall be deemed void.

Should you have any questions in the meantime, please feel free to contact us.

Sincerely,



SIDNEY M. TUKE
Planning Director

RN:lgv

cc: Planning Commission

bcc: Plan Approval Section