CERTIFIED MAIL

June 25, 1982

Mr. Katsuya Yamada
Attorney at Law
1289-H Kilauea Avenue
Hilo, Hawaii 96720

Dear Mr. Yamada:

Variance Application (V 82-11)
Petitioner: John Okino
Tax Map Key 2-4-27:38

   After reviewing the above application and the information
submitted in behalf of it, the Planning Director by this letter
hereby certifies the approval of the above variance request to allow
the creation of four (4) lots in the single-family residential
district (RS-15) with minimum average widths of approximately
seventy nine (79) feet in lieu of the required ninety (90) feet.

   The approval is based on the following:

1.   There are special and unusual circumstances applying to
     this parcel in that four (4) dwellings meeting all
     requirements of the Zoning Code have been constructed.
     Although the proposed average minimum widths are less than
     which is required by the Zoning Code, the proposed
     Subdivision would result with four (4) lots occupied by
     four (4) residences each exceeding the minimum sideyard
     setback requirement of ten (10) feet.

2.   There are no reasonable alternatives. Subdivision of this
     property and concurrently maintaining the existing
     dwellings and maintaining the density allowed by the Zoning
     Code cannot be accomplished without relocating the
     buildings.

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3.   Approval of this request would not be inconsistent with the
      Zoning and General Plan nor would it be materially
      detrimental to the public welfare nor would there be
      substantial adverse impact to the area's character or
      adjoining parcels.

    The variance request is approved subject to the following
conditions:

1.   The applicant, John Okino, filing for and receiving final
      subdivision approval by June 30, 1983.

2.   Should the applicant, John Okino fail to comply with these
      condition, the Variance shall be deemed void.

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

                                    Sincerely,

                                    SIDNEY M. LUKE
                                    Planning Director

RN:lgv

cc: John Okino
    Planning Commission

bcc: Subdivision Section