

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
OLU KAI, LTD. )  
from )  
THE RULES AND REGULATIONS )  
RELATING TO SHORELINE SETBACK )  
AND MINIMUM FRONT YARD )  
SETBACK REQUIREMENT )  
in )  
Puaa 1st, North Kona, Hawaii )  

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Variance No. 438

SSV 438

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on May 8, 1975 considered the application of Olu Kai, Ltd. for variances from Rule No. 8 of the Planning Commission's Rules and Regulations relating to shoreline setback and Chapter 8, (Zoning Code), Article 9, Section 7-A, Hawaii County Code, as Amended. More specifically, the request was to allow the construction of a second story addition to the existing restaurant, Huggo's, within the shoreline setback area, and also to allow a five (5) foot front yard setback in lieu of the twenty (20) foot requirement as stipulated in the Resort-Hotel (V-1.25) zoned district. The restaurant is situated on property at the junction of Alii Drive and Kahakai Road, Puaa 1st, North Kona, Hawaii, Tax Map Key 7-5-09:portion of 14.

The Commission has found that:

1. This business either has to grow or it dies. It is felt that this business has done a good job and no one is against it. It is not being enlarged and it is doing public service.
2. It would further the public enjoyment of the shoreline area by providing and promoting open space to the extension and that in all Kailua, this little area would not make any difference by adding one more story. The applicant has demonstrated hardship.

Therefore, the Commission hereby grants to the applicant variances to allow the construction of a second story addition to the existing restaurant, Huggo's, within the shoreline setback area, and also to allow a five (5) foot front yard setback in lieu of the twenty (20) foot requirement as stipulated in the Resort-Hotel (V-1.25) zoned district pursuant to the authority vested in it by Rule 8.8 of said Rules and Regulations and Section 7 of said Code.

The effective date of this permit shall be from May 8, 1975.

Dated at Hilo, Hawaii, this 25<sup>th</sup> day of November, 1975.

  
For Arthur W. Martin Chairman