

Ref. No. LUC 717

November 6, 1963

Planning and Traffic Commission
County of Hawaii
Hilo Armory
Hilo, Hawaii

Attention: Mr. Edgar A. Hamasu, Planning Director

Gentlemen:

Under the authority of the Land Use Commission I am transmitting to you the special permit grants to Mr. Archie Zane and the Honolulu Gas Equipment Company awarded by the Commission at its meeting on November 1, 1963 in Honolulu.

It is requested that these grants be served to the applicants along with such awards and conditional awards as you have elected to make.

You are advised that the Land Use Commission's grant to Mr. Zane was in part based on favorable recommendations made by its staff. However, the Commission's staff feels that in order to avoid default of later petitions of a similar nature such petitioners should be advised to request a change of the Commission's boundaries instead of applying for special permit.

Act 205/SLH 1963 in part clearly avers to granting special permits for "certain unusual and reasonable uses" but does not provide for permit grants under any other circumstances. Thus whenever urban uses are petitioned for in an area contiguous to an urban district, the appropriate alternative to the petitioner is to request a boundary change. In this way the petition is less likely to be denied because of procedural default.

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Planning and Traffic Commission

November 6, 1963

Page 2

I hope in the near future to discuss problems and prospects of the land use law with your staff in Hilo and will want to exchange views on the establishment of the final district boundaries under Act 205/SLE 1963 with you and your staff.

Sincerely,

R. YAMASHITA
Executive Officer

Enclosures

cc: Mr. Archie Zama
Honolulu Gas Equipment Company
Attn: Mr. R. E. Robb, Vice President

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

Applicant Archie Zane
Date of Grant November 1, 1963
Meeting Place LUC Hearing Room
Honolulu, Hawaii
Date Grant Forwarded November 6, 1963

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to considerations required by the provisions of Act 205, SLH 1963, hereby grants special permission to use the following described property:

(County) Hawaii (Island) Hawaii
Tax Map Key 2-5-06: 113

for the following purpose(s):
Construction of a single-family dwelling unit on a lot 23,729 square feet
in area on which now exist two single-family dwelling units.

subject to the following conditions, in the interest(s) of
None.

(Signed) K. YAMASHITA

(Title) EXECUTIVE OFFICER