

BROOKS, Virginia S.

SP(T) 65-4



1518

RECEIVED

MAR 5 1965

State of Hawaii  
LAND USE COMMISSION

March 3, 1965

Mrs. Virginia Brooks  
Timberline Camp  
Box 592  
Waipahu, Hawaii 96797

Dear Mrs. Brooks:

Pursuant to your request to clarify the conditions contained in your Special Permit for the use of Timberline Camp, it is the opinion of this office that the occasional use of the camp by parents of the camping children and community and religious organizations to improve community public relations and to promote the use of the camp by children 7 to 14 years of age is a natural and normal use of the premises and is incidental and subordinate to the main use of the buildings and land as authorized by the Special Permit approved by the Zoning Board of Appeals, City and County of Honolulu and the State Land Use Commission.

This accessory use determination will in no way permit a change in use or permit additional uses of the premises nor alter the conditions set forth in the Special Permit by the Zoning Board of Appeals. That is, the main use of the premises shall be a resident camp for children and that the intensity of use of the camp by parents or community organizations shall not increase to the extent that it subordinates the use of the camp by the children. Should this occur, please be advised that your present Special Permit would be voided and a new permit would have to be issued in the same manner required for the present permit, pursuant to the provisions of the State Land Use law of Hawaii.

Should there be a need for further clarification, please contact this office.

Very truly yours,

PLANNING DEPARTMENT

*Frank Skrivanek*

Frank Skrivanek  
Planning Director

cc: Mr. Raymond Yamashita

RD:rh



Ref. No. LUC 547

December 15, 1964

Campbell Estate  
828 Fort Street  
Honolulu, Hawaii

Gentlemen:

As requested by Mrs. Virginia Brooks, the Land Use Commission is transmitting to you a duplicate copy of a letter sent to Mr. Frederick Lee of the City Planning Department granting a special permit to Mrs. Virginia Brooks on September 10, 1964.

Please feel free to contact this office if we can be of further service to you.

Very truly yours,

RAYMOND S. YAMASHITA  
Executive Officer



STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Coco Palms Hotel

Wailua, Kauai

3:40 P. M. - September 10, 1964

Commissioners

Present:

Myron B. Thompson  
Goro Inaba  
James P. Ferry  
Charles S. Ota  
Shiro Nishimura  
Leslie E. L. Wung

Absent:

C.E.S. Burns  
Shelley Mark  
Robert Wenkam

Staff

Present:

Raymond S. Yamashita, Executive Officer  
Roy Y. Takeyama, Legal Counsel  
Richard E. Mar, Field Officer

Chairman Thompson called the meeting to order.

The Commission had a discussion on the next convention site. Since Dr. Mark was absent, the Commission deferred this matter until after meeting with Dr. Mark for authorization. The Department of Planning and Economic Development will sponsor the next convention pending approval from Dr. Mark.

Chairman Thompson read a letter from Governor Burns, dated September 5, 1964, acknowledging the receipt of the final Land Use District Regulations and Boundary Maps.

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APPLICATION OF GEORGE W. MURPHY (SP(T)64-4), FOR SPECIAL PERMIT TO CONVERT A PORTION OF PUUOHOKU RANCH FOR A LODGE FACILITY CONTAINING APPROXIMATELY 3 ACRES OF LAND SITUATED IN HALAWA, MOLOKAI: Described as Second Division, TMK 5-8-011: 6 (Portion of).

The Executive Officer presented the staff report on this petition (which is on file). A field investigation of the site and facilities was made by the Chairman and Executive Officer on August 14, 1964. There appears to be no area in which the public's interest would be jeopardized. The land area is not prime agricultural lands, the particular site is not being used for agriculture, the use does not jeopardize the existing agricultural operations, the land will not be blighted



in case of abandonment as the structures already exist, other landowners are not affected and there is no unreasonable burden on public agencies for the provision of facilities and services.

Staff recommended approval of this petition on the basis that the request meets the established guidelines in determining an unusual and reasonable use.

Commissioner Inaba moved to approve the petition on the basis of concurrence with the staff report. The motion was seconded by Commissioner Nishimura.

Executive Officer polled the Commissioners as follows:

Approved: Commissioners Ota, Inaba, Nishimura, Ferry and Chairman Thompson.

Disapproved: Commissioner Wung.

The motion to approve the petition was carried.

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APPLICATION OF VIRGINIA S. BROOKS (SP(T)64-4), FOR SPECIAL PERMIT TO CONSTRUCT ADDITIONAL CABINS AND SANITARY FACILITIES IN CONNECTION WITH THE OPERATION OF A RESIDENT CAMP FOR CHILDREN ON 9.417 ACRES OF LAND SITUATED AT EWA, OAHU: Described as First Division, TMK 9-2-3: 29.

The Executive Officer presented the staff report on this petition (which is on file). Timberline Camp has been in operation for two years. This application substantially conforms to the established guidelines for determining an "unusual and reasonable use." Staff recommended approval of this application for special permit on the basis that it is not detrimental to the public interests or to the intent and purposes of the Land Use Law.

Commissioner Ferry moved to approve this petition on the basis of concurrence with the staff report. The motion was seconded by Commissioner Inaba.

Executive Officer polled the Commissioners as follows:

Approved: Commissioners Ota, Inaba, Wung, Nishimura, Ferry and Chairman Thompson.

Disapproved: None.

The motion to approve this petition was carried.

#### ADOPTION OF MINUTES

Commissioner Ferry moved to adopt the minutes of April 11, 1964; May 15, 1964; May 22, 1964; June 12, 1964; July 31, 1964; and August 1, 1964. Commissioner Nishimura seconded the motion. The minutes were adopted as circulated.



The Commission discussed the schedule of meetings for Maui and Hawaii. The Commission decided to meet with the Planning and Traffic Commissions of the County of Maui and Hawaii. The meeting with the County of Maui was tentatively set for Friday, October 23, 1964; and the meeting with the County of Hawaii was set for Thursday, October 22, 1964.

Commissioner Ferry felt that the Land Use Commission should meet with the Kauai Planning and Traffic Commission, also. The Land Use Commission agreed with Commissioner Ferry and specified that the staff should make the necessary arrangements to meet during the week following the Hawaii - Maui trip.

Chairman Thompson brought up the point of the Land Use Commission's jurisdiction over the location of public institutions and buildings. After a period of discussion, the Commission decided to table this matter for further research and study.

The meeting was adjourned at 4:45 p.m.



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM Virginia S Brooke SPC TX4-4  
DATE September 10, 1964  
PLACE Coco Palms Hotel, Kauai  
TIME 3:40 P.M.

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.	✓			
INABA, G.	✓			
OTA, C.	✓			
WENKAM, R.				✓
BURNS, C.E.S.				✓
NISHIMURA, S.	✓			
MARK, S.				✓
FERRY, J.	✓			
THOMPSON, M.	✓			

COMMENTS:

Comm. Ferry moved to accept.  
Comm. Inaba seconded.  
Carried unanimously



Ref. No. LUC 467

September 15, 1964

Mr. Frederick E. F. Lee  
Planning Director  
City Planning Department  
City and County of Honolulu  
Honolulu Hale Annex  
Honolulu, Hawaii

Dear Mr. Lee:

The Land Use Commission met on the Island of Kauai on September 10, 1964 at the Coco Palms Hotel, Wailua, Kauai to consider the special permit application of Mrs. Virginia S. Brooks. The petition for this special permit was approved on the bases of the attached staff report and subject to the protective restrictions as stated by the Zoning Board of Appeals in its "Decision and Order".

The motion to approve was made by Commissioner Ferry and seconded by Commissioner Inaba. The motion was unanimously carried by the six (6) Land Use Commissioners present.

Very truly yours,

RAYMOND S. YAMASHITA  
Executive Officer

Enc,

cc: Myron Thompson  
Roy Takeyama  
Virginia Brooks  
Department of Taxation

*Cagle*

*Type Erase*

*25 OCT 1964*



STATE OF HAWAII  
LAND USE COMMISSION

September 11, 1964  
Coco Palms Hotel, Kauai

STAFF REPORT

Subject: Petition for Special Permit, SP(T)64-4, by Virginia S. Brooks.

Background

The Planning Department of the City and County has referred to the Land Use Commission an application for a special permit by Mrs. Virginia S. Brooks to construct additional cabins and sanitary facilities in connection with the operation of a resident camp for children.

Copies of the following documents are attached for background information:

1. "Findings of Fact, Conclusions of Law, and Decision and Order" of the Zoning Board of Appeals of the City and County of Honolulu.
2. Applicable portions of the minutes of the meetings of the Zoning Board of Appeals.
3. The Application for Special Permit and attached statement of petitioner.

In addition, a map showing the existing and proposed use and physical layout of the parcel, and a construction drawing of the additional facilities, were transmitted (and are on file).

Further study and a field investigation indicate the following additional information:

- a. Although there is no market study, Timberline Camp has been in operation for two years. The Sunday Star-Bulletin and Advertiser of August 23, 1964 reports a first year enrollment of 50 and a second year enrollment of 76.
- b. Access to the Camp is by a 5 mile long, 18 feet wide paved and privately owned roadway off Farrington Highway. There appears to be no additional requirement for roadway improvement.



- c. The facility is served by a private water system under ownership of the U. S. Army.
- d. A Hawaii National Guard NIKE facility is located about 3/4 mile down the road and a few residences are located about 2 miles up the road. The land surrounding the camp is otherwise used for grazing.
- e. Annual rainfall in the area is about 20 - 30 inches. The land has been given a Master Productivity Rating of Class E, or the lowest rating, by the Land Study Bureau. There are pockets of Class C and D lands nearby.

#### Discussion

The available information indicates that this application substantially conforms to the established guidelines for determining an "unusual and reasonable use." The established guidelines are as follows:

- a. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.
- b. That the desired use would not adversely affect surrounding property.
- c. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.
- d. Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.
- e. That the land upon which the proposed use is sought is unsuited for the uses permitted within the District.
- f. That the proposed use will not substantially alter or change the essential character of the land and the present use.
- g. That the proposed use will make the highest and best use of the land involved for the public welfare.



Guideline (d) is not applicable. The application of guideline (e) is questionable. The specific site at issue, by itself, does not lend itself to particularly those agricultural operations dependent upon soil conditions. The soil is suitable for Commercial Forestry but the land area is much too limited. Agricultural activities not dependent on soil characteristics are feasible. Grazing use is feasible but only in relation to use of other and larger areas as now practiced.

Recommendation

On the basis that the petitioned use does substantially conform to the established guidelines, and that no detriment to the public interests or adversity to the intent and purposes of the Land Use Law is evident, approval is recommended.



ZONING BOARD OF APPEALS OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION

OF

VIRGINIA S. BROOKS

1376  
RECEIVED

AUG 17 1964

FINDINGS OF FACT, CONCLUSIONS OF LAW,  
AND DECISION AND ORDER

State of Hawaii  
LAND USE COMMISSION

In the matter of the application of Virginia S. Brooks for a Special Permit to construct within an Agricultural District cabins and sanitary facilities to be used in connection with the operation of a resident camp for children, a public hearing, following due notice to interested persons, was held before the Zoning Board of Appeals on July 9, 1964.

On the basis of the evidence presented at said hearing, the majority of the Board makes the following findings of facts:

1. The land in question contains 9.4 acres and is located off Paleku Road, approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa.

2. The land is within an Agricultural District, as designated by the State Land Use Commission.

3. The applicant, Mrs. Virginia S. Brooks, holds a lease from the James Campbell Estate, owner of the land, to utilize the property as a camp for children.

4. The camp is known as Timberline Camp. It is a resident camp for children, ranging in ages from 7 through 14. Existing operations consist of instruction and supervised recreational activities in swimming, riding, art, archery, tennis and other physical fitness programs.

5. The main buildings at the camp have been in existence since 1930.



6. The applicant desires to construct additional cabins and sanitary facilities at the camp and the present application is specifically for permission to construct such facilities.

#### CONCLUSIONS OF LAW

With reference to the foregoing findings of facts, the Board draws the following conclusions of law:

1. The proposed construction of cabins and sanitary facilities in connection with the operation of a resident camp for children is "an unusual and reasonable use within an agricultural district."
2. The applicant is entitled to a Special Permit for the construction of said cabins and sanitary facilities.

#### DECISION AND ORDER

Pursuant to the foregoing findings of fact and conclusions of law, it is the decision of the Board that a Special Permit be issued to the applicant, Virginia S. Brooks, subject to the following limitations:

1. The use of the premises shall be subject to all City and County and State laws, including regulations of all City and County and State agencies.
2. The use of the premises shall be limited to the operation of a resident camp providing instruction and supervised recreational activity for children, 7 through 14 years of age.
3. The licensee shall take all necessary actions to confine activities of users of the camp facilities to the subject premises, except as may be permitted by surrounding owners.
4. Any construction, other than that authorized by the Special Permit, shall be undertaken only with the prior approval of the Board of Zoning Appeals.



And it is hereby ordered that the Special Permit be issued to the applicant, Virginia S. Brooks, upon approval of the decision by the Land Use Commission, pursuant to the provisions of Section 98H-6, R.L.H. 1955, as amended.

DATED at Honolulu, Hawaii, this 14<sup>th</sup> day of August, 1964.

ZONING BOARD OF APPEALS OF THE  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

By Ithome Tani  
Chairman  
Zoning Board of Appeals



MEETING OF THE ZONING BOARD OF APPEALS MINUTES

SPECIAL PERMIT  
(LAND USE COMMISSION ACT)  
HONOLULI, EWA  
PALEHUA ROAD  
VIRGINIA BROOKS

7/23/64

A public hearing was held and closed on July 9, 1964, to consider a petition for Special Permit to use land situated within an Agricultural District of the State Land Use Commission's District Boundary Map for open space recreational facility for children and limited to the construction of additional cabins and sanitary facilities. The land containing 9.4 acres is situated off Palehua Road, approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa. By statutes, the Board may take action no earlier than 15 days after the hearing.

The Board noted that today is the 14th day. It asked for the staff's report on an alleged violation of construction on the premises without a building permit.

The Director reported that an inspector from the Building Department had checked the site and noted that construction had started without a building permit. The Building Department has stopped the construction and is citing the applicant for starting construction without a building permit.

The Board took no action and will consider this matter at its next meeting.

PUBLIC HEARING  
SPECIAL PERMIT  
HONOLULI-EWA  
OFF PALEHUA ROAD  
VIRGINIA BROOKS

7/9/64

A public hearing was held to consider an application for Special Permit to use certain parcel of land located within an Agricultural District, as designated by the State Land Use Commission, for open space recreational facility for children (Resident Camp School for Boys and Girls) and limited to the construction of additional cabins and sanitary facilities on a parcel of land containing 9.4 acres situated off Palehua Road, approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 28, 1964, was read by the Director who reported that no written protests have been received. He pointed out on the map the subject property situated in the mountain range near the Honouliuli Forest Reserve. The applicant has obtained a lease from the James Campbell Estate, owner of the land, to utilize the property as a Camp School for boys and girls.

The Board noted that this application is being processed in accordance with the provisions of Section 98H R.L.H., 1955, as amended, relating to the State Land Use Commission, which requires review and comment from the Zoning Board of Appeals on applications for special permit within an Agricultural District. The Board must conduct a hearing within a period of not less than 30 nor more than 120 days from the receipt of the petition and can act on such



2/9/64  
petition not earlier than 15 days after the public hearing. It must then transmit its decision and findings to the Land Use Commission within 10 days after the decision is rendered. The petition was received on April 22, 1964.

The Chairman called for testimonies either in favor or against the application. No one responded.

Mr. Robert Warren, resident of Palehua, requested certain information. He asked whether or not the requested use of the subject premises would affect the value of surrounding land and whether this use is confined to the specific parcel of land.

He was informed by the Board that the requested use is confined to the specific parcel and that the use should not affect the valuation of surrounding land.

Mr. Warren also asked whether or not the applicant had obtained a special permit to make field trips into the forest reserve area. He stated that the area is isolated, a very nice and quiet area and he did not wish to see a group of children going up and down the private road and disturbing the area. He stated that in the past children have gone hiking and horseback riding into the forest reserve area, even to building camp fires which he felt was very dangerous.

The Board informed him that such control would come under the jurisdiction of the State Department of Land and Natural Resources.

Mr. Warren also asked whether this hearing for a special permit was a formality since the Camp has been in operation for over a year and new buildings are now under construction on the premises.

The Director indicated no knowledge of any new construction or that a building permit was issued to the applicant. He stated that a check will be made. A check will also be made with the Department of Land and Natural Resources to determine whether or not the applicant had received permission to enter the forest reserve area.

The Director then gave a brief background information on this application. He stated that the Camp was established about a year or two ago. At that time the Land Use Commission was indefinite about its regulation which would permit the camp operation but since schools are permitted within an agricultural district, it had permitted the applicant to operate the facilities as a school operation. However, as the regulations became more finalized and new members appointed to the Commission, the new Commission was not certain that the operation would fall under the school category and had therefore asked the applicant to submit this petition for a special permit. This application is now being processed specifically for the construction of additional cabins and sanitary facilities and does not involve any construction done in the past.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.



7/9/64  
In considering this matter later, the Board requested the Director to check on the alleged violation of construction without a building permit and with the Department of Land and Natural Resources on permission to enter the forest reserve area.

Mrs. Brooks, the applicant, was present at this portion of the meeting to answer any questions that the Board may have. She apologized for being late since she had other pressing business to finish.

The Board informed her that no one had spoken against the application but a Mr. Warren had appeared and requested certain information.

Mrs. Brooks felt that Mr. Warren's appearance was a personal attack against her. She stated that Mr. Warren's son worked for her last year taking care of horses and other work, but because he caused some trouble she did not hire him this year. Ever since this incident there has been ill feeling between them.

The Board informed her that it is not interested in their personal problems. Mr. Warren brought out certain facts, one of which was that construction had already started on the premises. The Board asked her whether she had started construction without a building permit.

Mrs. Brooks stated that digging of holes for future cesspools and other remodeling for installation of plumbing fixtures have started. She did not believe that a building permit for remodeling was required. She stated that \$10,000 worth of remodeling was done to the existing house which was built in 1930 at the time she started her camp operation. Last year, an employee from the Board of Health was there to check the cesspools and take the bacteria count of the water supply in the swimming pool.

The Board advised her that she cannot start construction until the Land Use Commission grants her permission to use the premises as requested and the City grants her a building permit.

In accordance with the provision of Section 98H-6 of Act 205, the Board deferred action for 15 days on motion of Mr. Brown and second of Mr. Kometani.

The Board requested the Director in the meantime to forward a letter to the Department of Land and Natural Resources to check whether or not the applicant was granted permission to enter the forest reserve area and to the Building Department to check the alleged violation of construction without a building permit.



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

This space for official use

Date Application and Fee  
received by LUC \_\_\_\_\_

1981 APR 11 11 29

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission Temporary District Boundary map number and/or name top of 06 or bottom of 05, for the following-described purpose:

An open space recreation facility  
for children. -

Description of property:

T. K. 9-2-3-4- 9.4 Ac.

Petitioner's interest in subject property:

Campbell Estate Leasee until 1992.

Petitioner's reason(s) for requesting special permit:

To upgrade sleeping and sanitary  
facilities of existing facility.

Signature(s) \_\_\_\_\_

Virginia L. Brooks

Address: \_\_\_\_\_

96-797  
Box 592, Hilo, HI

Telephone: \_\_\_\_\_

675-797

This space for official use

The property is situated in a(n) \_\_\_\_\_ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) \_\_\_\_\_

For (agency) \_\_\_\_\_



Re: additional sleeping cabins and sanitary facilities for  
Timberline Camp.

Operation described in attached brochure.

Main buildings have been in existence since 1930, and for the past ten years the property has been used for picnics and camping trips by the Girl Scouts and other groups.

It is now the purpose of Timberline Camp to organize, supervise and maintain the property that it may continue to be used by church groups, family groups, and children for healthful outdoor recreation. Proper sleeping cabins and additional sanitary facilities must be constructed to meet health standards and to maintain the property value.

This use of the property is in complete conformity with the intent of Act 205, Section 98H-2, permitted used in the agricultural district, which includes open space recreational facilities. The total land covered by all structures amounts to less than 1% of the total land area of 9.4 acres.

The granting of this special permit would not merely serve as a convenience to the applicant, but is necessary for the preservation and enjoyment of a substantial property right.

The proposed operation well in no way impair an adequate supply of light and air to adjacent property, or unreasonably increase traffic congestion on public streets, or increase the danger of fire or public safety, or diminish established property values within the surrounding area. (The area is served by a private road and the only neighbors within two miles are cows.)

With the increase in population and wages, more children have the opportunity to attend recreational camps, but existing facilities are limited. There is an immediate need for additional facilities of this nature.



Ref. No. LUC 462

September 14, 1964

Mr. Harold Kometani  
Chairman, Zoning Board of Appeals  
City & County of Honolulu  
Honolulu, Hawaii

Dear Harold:

The Land Use Commission commends you and your board in its presentation of special permit application T-64-4 by Virginia S. Brooks. Your including the following attachments enabled this Commission to act more objectively on this petition:

1. "Findings of Fact, Conclusion of Law, and Decision and Order".
2. Applicable portions of the minutes of the meetings of the Zoning Board of Appeals.
3. The Application for Special Permit and attached statement of petitioner.
4. A map showing the existing and proposed use and physical layout of the parcel, and a construction drawing of the additional facilities.

We appreciate your cooperation in this and other matters.

Sincerely,

MYRON B. THOMPSON  
Chairman





## ACTIVITIES

to challenge your child and develop individual resources and talents

■ **SWIMMING**—Taught by a qualified Red Cross Water Safety Instructor. Separate classes for Beginners, Intermediates and Swimmers. Junior Life Saving and synchronized swimming routines also taught at sessions in which enough qualified swimmers are entered.

■ **RIDING** — A carefully planned instruction program conducted in the camp's training corral. Children able to demonstrate riding proficiency will be escorted on advanced trail rides by senior counselors.

■ **ART** — Instruction in basic sketching, perspective, lighting, still life, life drawing, black and white and color values, using charcoal, pencil, watercolors and tempera. Children may elect other projects in stage craft, clay modeling and decorative arts.

■ **ARCHERY** — Proper instruction is offered and necessary equipment furnished. Free time can also be used to work for special merit awards in the sport.

■ **TENNIS** — Both basic instruction and opportunity for free time play are offered on the camp's courts.

■ **PHYSICAL FITNESS** — An active sports and physical development program, carefully organized and supervised to meet children's needs and interests.

The camp program also includes both individual and small group exploration in Hawaiian and Indian legends, drama, music (both camp singing and classical themes), nature projects, carpentry, folk dancing — all planned to help your child develop for himself resourcefulness, personal confidence and creativity.

## Camp Schedule

Timberline Camp will hold two sessions of three weeks and one of four weeks in 1964:

**June 14—July 4**

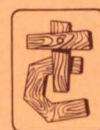
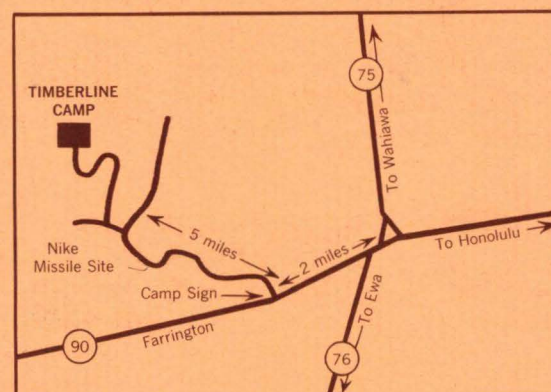
**July 5—August 1**

**August 2—August 22**

A fee of \$65.00 per week covers all camping expenses, including riding and swimming lessons, art supplies and sports equipment, as well as wonderful food (plenty of fresh milk and even homemade bread and ice cream) prepared in the camp's new and modern kitchen. Extended payment plan available on request.

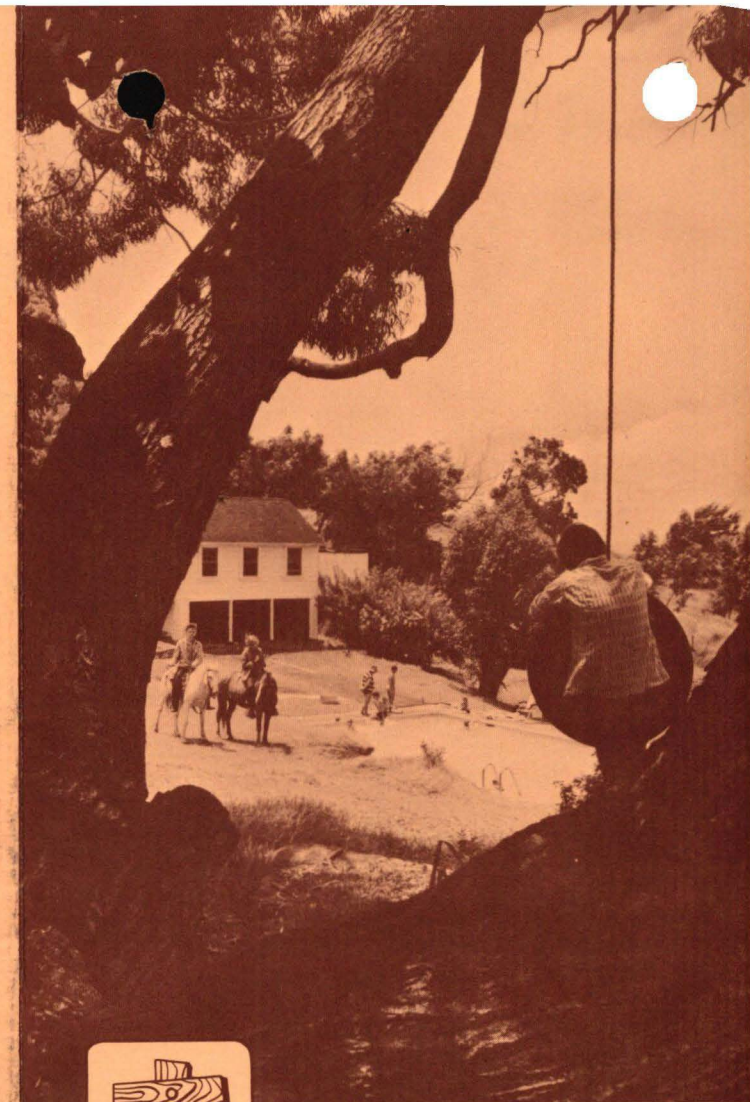
Reservations should be made as soon as possible by mailing a \$25.00 deposit to the camp. A detailed list of what to bring and a medical information form will be mailed to you.

For additional information, or to arrange a visit to the camp, call Mrs. Virginia Brooks, Timberline Camp, telephone 675-797.



**TIMBERLINE CAMP**

Box 592 • Waipahu, Hawaii



■ Summer session,  
June-August, 1964

# TIMBERLINE CAMP

■ An outstanding resident camp for boys and girls, ages 7 to 14

■ Located high on the leeward slope of the wonderful Waianae Mountains



...now in its second year,  
Timberline Camp offers your child  
an enriching experience — and a summer full of fun!

### Complete Facilities

High in the cool, clear air of the Waianae, Timberline Camp provides an attractive, inviting setting for a summer of healthy outdoor life. Each sleeping cabin, nestled under a silver oak, has its own spectacular ocean view. In each cabin, eight campers and two staff members sleep in built-in bunks. The camp dining pavilion is wide and high-ceilinged, and open to a panoramic view. Grassy slopes lead down to the new 50-foot swimming pool.

Above the camp is a large, level horseback riding instruction corral, and many pleasant trails lead from it for the more experienced riders. Nearby is the campfire circle where each camp day ends in song and ceremony.

### Trained Staff

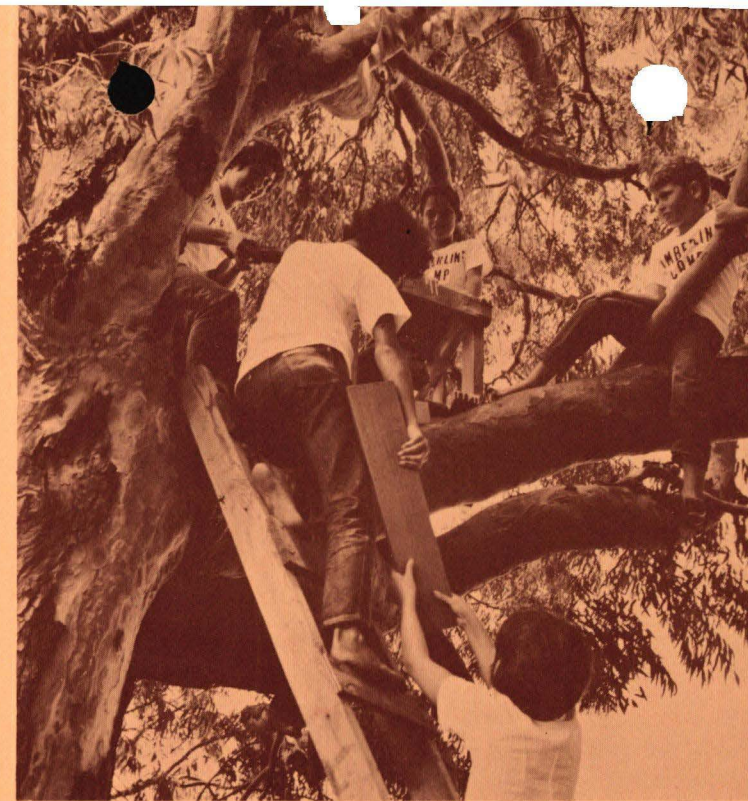
Timberline's staff has been carefully chosen to meet exacting standards, both in personal conduct and teaching experience and skills.

Special advisor in staff training and programming is Philip Geissal, who brings to Timberline ten years' mainland experience as teacher, youth leader and camp director.

Mrs. Virginia Brooks, owner and director of the camp and mother of four children herself, has organized and led youth groups for nearly 24 years. She is a skilled swimming teacher and a qualified water safety instructor.

A camp nurse is on duty to give necessary first aid. One of two doctors familiar with the camp facilities is on call at all times.

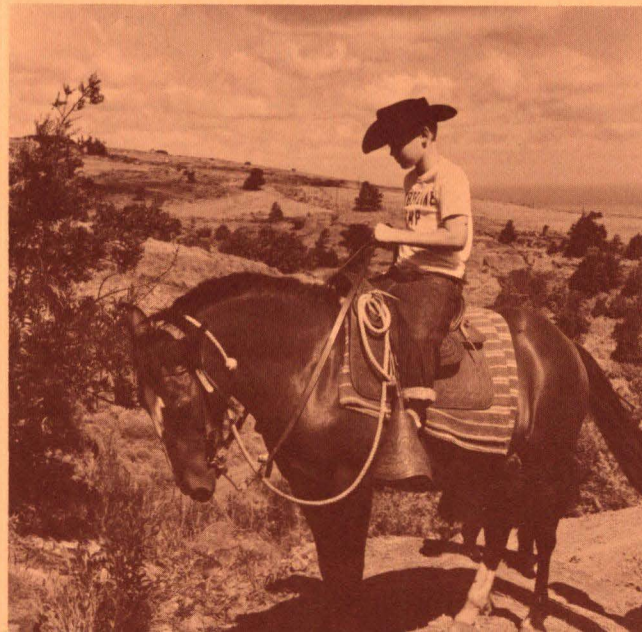
Camp counselors now selected for the 1964 summer season include Donald Luttrell, head counselor for boys; Jill Rodewald, Mary Tilden and Anne Brooks, counselors for girls; Lynne Johnson, riding teacher; Gordon Black, leader of special hikes and overnight camps. Other counselors are now being appointed.



ABOVE: Where there are both trees and children, there will surely soon be a tree house.

BELOW, LEFT: Horses have a special lure for campers of all ages. Classes are held daily.

BELOW: Appetites become keener with outdoor living; the dining pavilion is a busy area.





Ref. No. LUC 457

August 27, 1964

Mrs. Virginia S. Brooks  
P. O. Box 592  
Waipahu, Oahu, Hawaii

Dear Mrs. Brooks:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Kauai on September 11, 1964 at the Coco Palms Hotel, Wailua, Kauai at approximately 8:30 p.m.

As prescribed by SECTION 98H-4 of Act 205/63, your application for Special Permit has been placed on the agenda for consideration by the Commission at this meeting. Final action may be taken at that time.

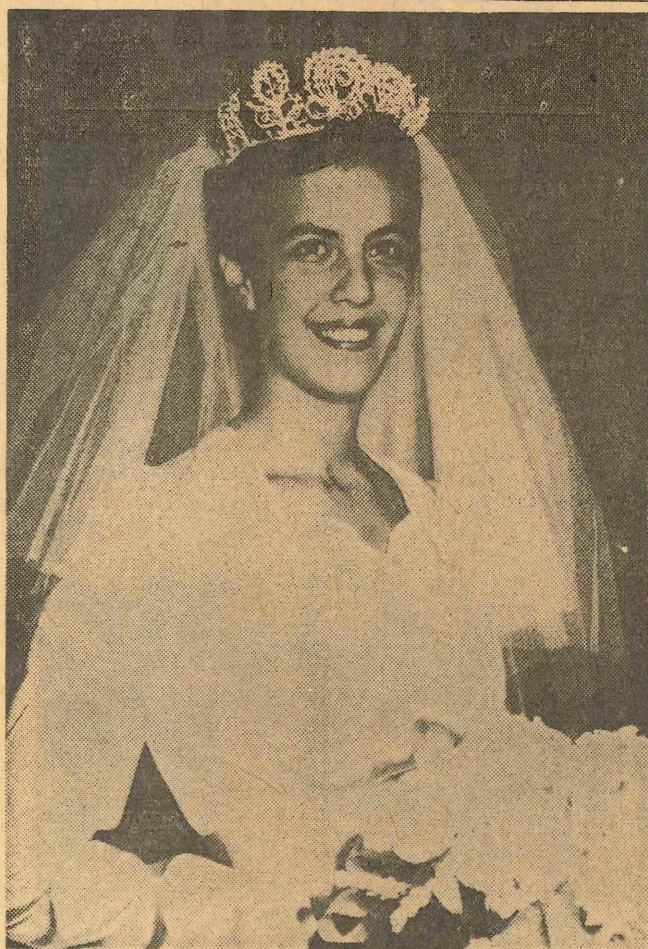
Please be advised that this notice is simply to inform you as to the status of your petition before the Land Use Commission. It is not necessary for you to be at this meeting. Should it be convenient for you to attend, of course, you may do so at your own discretion.

Very truly yours,

RAYMOND S. YAMASHITA  
Executive Officer

cc: Myron Thompson  
City Planning Department





Douglas Davidson Photo

MRS. WILLIAM P. BARNES III

## Mrs. Karlstad, G. O. Burr Married At St. Andrew's

A small group of very close friends witnessed the marriage Friday of Mrs. Charles Herbert Karlstad and George Oswald Burr. The ceremony was performed at the altar in St. Andrew's Cathedral by the Rt. Rev. Harry S. Kennedy, bishop of Honolulu, at 4:30 in the afternoon.

Mrs. Karlstad wore a street-length dress of blue Hong Kong silk with a matching bandeau of silk and veiling. After the ceremony the couple had a champagne supper for their guests at 112 Nuiki Circle where they will make their home. When they return from a short wedding trip, the Burrs plan to have a reception for their many friends in Honolulu.

Here from Washington, D. C., for the wedding were Mrs. Burr's long-time friends Rear Adm. and Mrs. H. Bean Jarrett.

# the M

## Barnes-Desha

St. Andrew's Cathedral was the setting Thursday for the marriage of Edean Pii-lani Desha and William Preston Barnes III.

The bride is the daughter of Mr. and Mrs. Adolph Haneberg Desha of Lanai City, Lanai, and the bridegroom is the son of Col. (Ret.) and Mrs. William Preston Barnes Jr. of Phoenix, Ariz.

The Rev. Norman C. Ault of Holy Trinity Church performed the 6 o'clock double ring ceremony before an altar decorated with white anthuriums. Pews were draped with maile from Mrs. Wentworth Mist.

\* \* \* \*

MISS DESHA'S gown of eggshell satin was styled with an empire waist and cathe-

★ ★ ★ ★

## Murley-Raymond

The marriage of Valerie Perkins Raymond and James Edward Murley III was solemnized last night at St. Andrew's Cathedral by the Rt. Rev. Harry S. Kennedy, Episcopal bishop of Honolulu.

The bride is the daughter of Mr. and Mrs. Charles Goodrich Raymond of Lad-dera Ranch, Ojai, Calif., and Honolulu. Parents of the bridegroom are Mr. and Mrs. James Edward Murley of Newton Centre, Mass.

\* \* \* \*

FOR HER marriage Miss Raymond chose a gown of silk mouselene enhanced with Alencon lace and embroidered with seed pearls and sequins and styled with a full sweeping train. Her headdress was a full-length mantilla of Alencon lace, and she carried white dendrobium orchids and pikake.

Anne Dudley Templeton of Englewood, N.J., was maid of honor. Bridesmaids were the bridegroom's sister, Mrs. Hans G. Eschricht of New York, Barbara D. Duff of Solvang, Calif., Mary E. Fitzsimmons of Honolulu, and the bride's sister-in-law, Mrs. Charles G. Raymond Jr. of Flossmoor, Ill. Meredith B. Moore of Honolulu was junior bridesmaid.

They all wore long yellow linen gowns with matching yellow linen pillbox hats and carried rosettes of yellow plumeria.

Mrs. Raymond, mother of the bride, was in a full-length gown of powder blue chiffon with a tunic top of re-embroidered Chantilly lace and a matching Chanel bow headpiece. The bridegroom's mother's dress was of mauve-pink silk organza and she wore a matching bandeau.

Best man was the bridegroom's brother, Holland Murley, of Newton Centre, and

dral train. A cro-  
veil of silk illusio  
of phalaenopsis  
pikake streamers

Attending the  
Emma Katharin  
Helen Kuulei Ell  
maid, and anothe  
of Lanai City, ju

Their cocktai  
turquoise peau  
matching shoes  
wreathed with b  
a white carnatio

For her daug  
sha chose a pink  
and grosgrain  
was in seafoam  
hat and shoes, a  
kake leis.

★ ★

## MRS. JAME

Adolph H. Brau  
Mass., Mr. and  
of Akron, Ohio,  
Grainard Jr. of  
Mrs. J.E.C. Ham  
Calif., and Mr.  
of Greenwich, Co

The newlywed  
the neighbor isle



# ★ 'Can Do' Launches A Camp

Continued from Page D1  
back up the mountain in the evening.

"AFTER DINNER, while they studied, I worked on contacting prospective campers, interviewing prospective counselors, drawing up plans for outfitting the camp, writing publicity, listing supplies. We were still clearing and cleaning and working on the buildings, and on Saturdays and Sundays I cooked for about 20 people who came up every weekend to help," Mrs. Brooks said.

By early spring of 1963, Phil wrote from college

that, instead of working on the Mainland that summer, he would come home and help get the camp started.

"THAT'S when we really decided to go ahead," Mrs. Brooks said. "I gave up my job and the children backed me all the way.

"You know, you can always do twice as much of anything as you think you can. That first year of getting our business started we learned that you don't need 'things,' you just need some steel inside and a lot of love . . . and that it's only if you work for something that it becomes yours.

"I taught all the classes except riding that year. Phil was the senior boys' counselor, Anne was a junior girls' counselor and Bill and Mike worked on all the things they could do to help get the camp started.

"I think the spirit in youngsters is the same as it always has been. They haven't gone soft. They respond to being depended upon.

"My theory on bringing up children is this: I believe in getting them to think, to use good judgment, to have consideration for the safety and feelings of others and to be productive and reliable."

INEVITABLY, some of this philosophy gets through to the other young campers at Timberline. Every Sunday evening just before dusk, with counselors and staff members, they sit on the moss rocks that cover a small hillside facing an outdoor chapel.

They sing, hear a Bible verse and then Mrs. Brooks leads a discussion.

"It may be about 'living on the firm rock of rules' or just talking things over . . . all the things we've been taught . . . and seeing how they relate to everyday behavior," she said.

"Then we walk back to camp in the dark, singing all the way. We don't use flashlights because the youngsters learn that when they get used to the night there's plenty of light. I want them to feel at home

out of doors whether it's daylight or dark."

THE OUTDOOR chapel at Timberline was the contribution of 17-year-old Leigh Moore, junior boys' counselor there this summer. As a surprise for Mrs. Brooks on her birthday last month, he cleared the area, built the wooden cross, the altar rails and pulpit and lined up stones to form an enclosure on three sides.

"All the counselors were getting together to give Mrs. Brooks a birthday present," said Leigh. "I didn't have any money with me at the time, so I decided to do this. For about a week I worked on it in the mornings when everyone was busy with classes or projects or out riding or hiking.

"TWO of the little kids kept watch while I was working. A couple of times they warned me that somebody was coming. I just grabbed the cross and moved it back in the bushes with the tools.

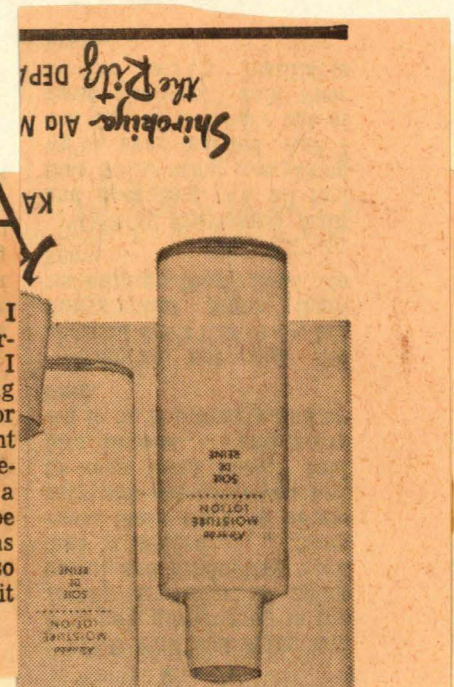
"I only had a hacksaw and a chisel and I had a lot of trouble with the cross. The rest was just simple carpentry. To move the rocks, I made a rope harness and just pulled them into place.

"It was for Mrs. Brooks' birthday and for the camp itself," he said. "I named it 'The Chapel of The Singing Hills' because of its location and the sound the wind makes in the trees up here."

## ★ Busy A

Continued from Page D1  
them or leave them, but I love hiking or beach parties. I enjoy dating but I don't believe in going steady. If there are social or school activities that I want to go to in town I sometimes stay overnight with a friend. Sometimes maybe I don't get asked out as much because of living so far away, but it's worth it to live here."

The Opinion





ZONING BOARD OF APPEALS OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION

OF

VIRGINIA S. BROOKS

1376  
RECEIVED

AUG 17 1964

State of Hawaii  
LAND USE COMMISSION

FINDINGS OF FACT, CONCLUSIONS OF LAW,  
AND DECISION AND ORDER

In the matter of the application of Virginia S. Brooks for a Special Permit to construct within an Agricultural District cabins and sanitary facilities to be used in connection with the operation of a resident camp for children, a public hearing, following due notice to interested persons, was held before the Zoning Board of Appeals on July 9, 1964.

On the basis of the evidence presented at said hearing, the majority of the Board makes the following findings of facts:

1. The land in question contains 9.4 acres and is located off Paleku Road, approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa.

2. The land is within an Agricultural District, as designated by the State Land Use Commission.

3. The applicant, Mrs. Virginia S. Brooks, holds a lease from the James Campbell Estate, owner of the land, to utilize the property as a camp for children.

4. The camp is known as Timberline Camp. It is a resident camp for children, ranging in ages from 7 through 14. Existing operations consist of instruction and supervised recreational activities in swimming, riding, art, archery, tennis and other physical fitness programs.

5. The main buildings at the camp have been in existence since 1930.



6. The applicant desires to construct additional cabins and sanitary facilities at the camp and the present application is specifically for permission to construct such facilities.

#### CONCLUSIONS OF LAW

With reference to the foregoing findings of facts, the Board draws the following conclusions of law:

1. The proposed construction of cabins and sanitary facilities in connection with the operation of a resident camp for children is "an unusual and reasonable use within an agricultural district."

2. The applicant is entitled to a Special Permit for the construction of said cabins and sanitary facilities.

#### DECISION AND ORDER

Pursuant to the foregoing findings of fact and conclusions of law, it is the decision of the Board that a Special Permit be issued to the applicant, Virginia S. Brooks, subject to the following limitations:

1. The use of the premises shall be subject to all City and County and State laws, including regulations of all City and County and State agencies.

2. The use of the premises shall be limited to the operation of a resident camp providing instruction and supervised recreational activity for children, 7 through 14 years of age.

3. The licensee shall take all necessary actions to confine activities of users of the camp facilities to the subject premises, except as may be permitted by surrounding owners.

4. Any construction, other than that authorized by the Special Permit, shall be undertaken only with the prior approval of the Board of Zoning Appeals.



And it is hereby ordered that the Special Permit be issued to the applicant, Virginia S. Brooks, upon approval of the decision by the Land Use Commission, pursuant to the provisions of Section 98H-6, R.L.H. 1955, as amended.

DATED at Honolulu, Hawaii, this 14<sup>th</sup> day of August, 1964.

ZONING BOARD OF APPEALS OF THE  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

By I. H. H. H. H.  
Chairman  
Zoning Board of Appeals



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

This space for official use

RECEIVED  
CITY PLANNING COMM  
Date Application and Fee  
received by LUC \_\_\_\_\_

1964 APR 22 AM 11 29

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission Temporary District Boundary map number and/or name top of 06 or bottom of 05, for the following-described purpose:

An open space recreation facility  
for children. -

Description of property:

T. K. 9-2-3-4- 9.4 Ac.

Petitioner's interest in subject property:

Campbell Estate Leasee until 1992.

Petitioner's reason(s) for requesting special permit:

To upgrade sleeping and sanitary  
facilities of existing facility.

Signature(s) \_\_\_\_\_

Virginia S. Brooks

Address: \_\_\_\_\_

96-797  
Bx 592. Maipahu

Telephone: \_\_\_\_\_

675-797

This space for official use

The property is situated in a(n) \_\_\_\_\_ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) \_\_\_\_\_

For (agency) \_\_\_\_\_



1376

STATE OF HAWAII  
LAND USE COMMISSION

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RECEIVED

AUG 17 1964

State of Hawaii  
LAND USE COMMISSION

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Re: additional sleeping cabins and sanitary facilities for  
Timberline Camp.

Operation described in attached brochure.

Main buildings have been in existence since 1930, and for the past ten years the property has been used for picnics and camping trips by the Girl Scouts and other groups.

It is now the purpose of Timberline Camp to organize, supervise and maintain the property that it may continue to be used by church groups, family groups, and children for healthful outdoor recreation. Proper sleeping cabins and additional sanitary facilities must be constructed to meet health standards and to maintain the property value.

This use of the property is in complete conformity with the intent of Act 205, Section 98H-2, permitted used in the agricultural district, which includes open space recreational facilities. The total land covered by all structures amounts to less than 1% of the total land area of 9.4 acres.

The granting of this special permit would not merely serve as a convenience to the applicant, but is necessary for the preservation and enjoyment of a substantial property right.

The proposed operation well in no way impair an adequate supply of light and air to adjacent property, or unreasonably increase traffic congestion on public streets, or increase the danger of fire or public safety, or diminish established property values within the surrounding area. (The area is served by a private road and the only neighbors within two miles are cows.)

With the increase in population and wages, more children have the opportunity to attend recreational camps, but existing facilities are limited. There is an immediate need for additional facilities of this nature.



NEAL S. BLAISDELL  
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT  
HONOLULU HALE ANNEX  
HONOLULU, HAWAII 96813

August 17, 1964

PLANNING COMMISSION  
FRANK W. HUSTACE, JR., CHAIRMAN  
GEORGE F. CENTEIO, VICE-CHAIRMAN  
STANLEY T. HIMENO  
KINJI KANAZAWA  
CYRIL W. LEMMON  
THOMAS N. YAMABE, II  
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO  
MANAGING DIRECTOR, EX-OFFICIO

ZONING BOARD OF APPEALS  
HAROLD K. KOMETANI, CHAIRMAN  
GEORGE I. BROWN, VICE-CHAIRMAN  
HENRY C. H. CHUN-HOON

PLANNING DIRECTOR  
FREDERICK K. F. LEE

137L  
RECEIVED

AUG 17 1964

State of Hawaii  
LAND USE COMMISSION

Chairman  
State Land Use Commission  
426 Queen Street  
Honolulu, Hawaii

Dear Sir:

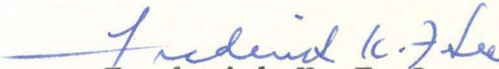
Re: Special Permit Application of  
Mrs. Virginia S. Brooks

Transmitted herewith is the finding of fact and decision rendered by the Zoning Board of Appeals on August 6, 1964, regarding the above reference.

Should additional information be desired, we will gladly assist in any way possible.

Very truly yours,

PLANNING DEPARTMENT

  
Frederick K. F. Lee  
Planning Director

RD:ef  
Encl.



ZONING BOARD OF APPEALS OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION )

OF )

VIRGINIA S. BROOKS )

1376  
RECEIVED

AUG 17 1964

FINDINGS OF FACT, CONCLUSIONS OF LAW,  
AND DECISION AND ORDER

State of Hawaii  
LAND USE COMMISSION

In the matter of the application of Virginia S. Brooks for a Special Permit to construct within an Agricultural District cabins and sanitary facilities to be used in connection with the operation of a resident camp for children, a public hearing, following due notice to interested persons, was held before the Zoning Board of Appeals on July 9, 1964.

On the basis of the evidence presented at said hearing, the majority of the Board makes the following findings of facts:

1. The land in question contains 9.4 acres and is located off Paleku Road, approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa.

2. The land is within an Agricultural District, as designated by the State Land Use Commission.

3. The applicant, Mrs. Virginia S. Brooks, holds a lease from the James Campbell Estate, owner of the land, to utilize the property as a camp for children.

4. The camp is known as Timberline Camp. It is a resident camp for children, ranging in ages from 7 through 14. Existing operations consist of instruction and supervised recreational activities in swimming, riding, art, archery, tennis and other physical fitness programs.

5. The main buildings at the camp have been in existence since 1930.



6. The applicant desires to construct additional cabins and sanitary facilities at the camp and the present application is specifically for permission to construct such facilities.

#### CONCLUSIONS OF LAW

With reference to the foregoing findings of facts, the Board draws the following conclusions of law:

1. The proposed construction of cabins and sanitary facilities in connection with the operation of a resident camp for children is "an unusual and reasonable use within an agricultural district."

2. The applicant is entitled to a Special Permit for the construction of said cabins and sanitary facilities.

#### DECISION AND ORDER

Pursuant to the foregoing findings of fact and conclusions of law, it is the decision of the Board that a Special Permit be issued to the applicant, Virginia S. Brooks, subject to the following limitations:

1. The use of the premises shall be subject to all City and County and State laws, including regulations of all City and County and State agencies.

2. The use of the premises shall be limited to the operation of a resident camp providing instruction and supervised recreational activity for children, 7 through 14 years of age.

3. The licensee shall take all necessary actions to confine activities of users of the camp facilities to the subject premises, except as may be permitted by surrounding owners.

4. Any construction, other than that authorized by the Special Permit, shall be undertaken only with the prior approval of the Board of Zoning Appeals.



And it is hereby ordered that the Special Permit be issued to the applicant, Virginia S. Brooks, upon approval of the decision by the Land Use Commission, pursuant to the provisions of Section 98H-6, R.L.H. 1955, as amended.

DATED at Honolulu, Hawaii, this 14<sup>th</sup> day of August, 1964.

ZONING BOARD OF APPEALS OF THE  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

By I. Hometani  
Chairman  
Zoning Board of Appeals



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

RECEIVED  
CITY PLANNING COMM.

1964 APR 22 AM 11 29

This space for official use

Date Application and Fee  
received by LUC \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain  
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Use Commission Temporary District Boundary map number and/or name top of 06  
or bottom of 05, for the following-described purpose:

An open space recreation facility  
for children.

Description of property:

T. K. 9. 2. 3. 4. 9.4 Ac.

Petitioner's interest in subject property:

Campbell Estate Leasee until 1992.

Petitioner's reason(s) for requesting special permit:

To upgrade sleeping and sanitary  
facilities of existing facility.

Signature(s) \_\_\_\_\_

Virginia S. Brooks

Address: \_\_\_\_\_

96-297  
B. 592. Kipaku

Telephone: \_\_\_\_\_

675-797

This space for official use

The property is situated in a(n) \_\_\_\_\_ district, whose  
regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) \_\_\_\_\_

For (agency) \_\_\_\_\_



1376

STATE OF TEXAS  
COUNTY OF DALLAS

1974-1975

State of Hawaii  
LAND USE COMMISSION

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

1974 OCT 20 10 41 AM '68

1. Содержание

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February 24

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Re: additional sleeping cabins and sanitary facilities for  
Timberline Camp.

Operation described in attached brochure.

Main buildings have been in existence since 1930, and for the past ten years the property has been used for picnics and camping trips by the Girl Scouts and other groups.

It is now the purpose of Timberline Camp to organize, supervise and maintain the property that it may continue to be used by church groups, family groups, and children for healthful outdoor recreation. Proper sleeping cabins and additional sanitary facilities must be constructed to meet health standards and to maintain the property value.

This use of the property is in complete conformity with the intent of Act 205, Section 98H-2, permitted used in the agricultural district, which includes open space recreational facilities. The total land covered by all structures amounts to less than 1% of the total land area of 9.4 acres.

The granting of this special permit would not merely serve as a convenience to the applicant, but is necessary for the preservation and enjoyment of a substantial property right.

The proposed operation well in no way impair an adequate supply of light and air to adjacent property, or unreasonably increase traffic congestion on public streets, or increase the danger of fire or public safety, or diminish established property values within the surrounding area. (The area is served by a private road and the only neighbors within two miles are cows.)

With the increase in population and wages, more children have the opportunity to attend recreational camps, but existing facilities are limited. There is an immediate need for additional facilities of this nature.



1376  
**RECEIVED**

AUG 17 1964

Meeting of the Zoning Board of Appeals  
Minutes  
July 23, 1964

The <sup>State of Hawaii</sup> Zoning Board of Appeals met in regular session on Thursday, July 23, 1964, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Harold K. Kometani presiding:

**PRESENT:**

Harold K. Kometani, Chairman  
George I. Brown

Frederick K. F. Lee, Planning Director  
Wendell Kimura, Deputy Corporation Counsel

**ABSENT:**

Henry C. H. Chun-Hoon (on trip)

**MINUTES:**

The minutes of July 9, 1964, as circulated, were approved on motion of Mr. Brown and second of Mr. Kometani.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS AA RES.)  
PACIFIC HEIGHTS  
2872 PACIFIC  
HEIGHTS ROAD  
K. T. TOM

A public hearing was held at 3:00 p.m., to consider an application for variance from the existing Class AA Residential regulations to permit the subdivision of a parcel of land containing 19,753 $\frac{1}{2}$  into two lots of 10,000 $\frac{1}{2}$  and 9,753 $\frac{1}{2}$ , situated at 2872 Pacific Heights Road at Pacific Heights. There is an existing dwelling on the proposed 10,000 $\frac{1}{2}$  lot while the other is vacant.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 12, 1964, was read by the Director who reported that no written protests had been filed.

He noted that the applicant had submitted a proposed development plan of the vacant lot showing the layout of the proposed dwelling with a carport underneath the dwelling. There is a separate entrance and exit point to the garage. This was done in compliance with the Board's request that no car should back out onto the roadway because the driveway is too close to a curve of the roadway and any cars backing out might cause a traffic hazard.

Attorney William Chee, representing the applicant, pointed out to the Board that directly across the street is a Class A Residential district so that the proposed subdivision creating one substandard lot will not change the character of the neighborhood. Because of the slope of the land, he stated that the lot will be terraced so that the one story structure above the carport will be level with the rear portion of the lot.

No one spoke against this application. The public hearing was closed and the matter taken under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is sufficient evidence to meet the three conditions of hardship outlined in the City Charter.

A motion to grant a variance from the Class AA Residential regulations to permit the subdivision of the subject parcel into two lots as proposed was made by Mr. Brown, seconded by Mr. Kometani, and carried.



PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A RES.)  
KAILUA  
402-B KAWAINUI ST.  
LEON BITTERMAN

A public hearing was held to consider an application for variance from the existing Class A Residential regulations to permit a consolidation of two lots into one lot of 9,600sq and resubdivision of same into two lots: one flag lot of 5,000sq and the other lot of 4,600sq for land situated at 402-B Kawainui Street in Kailua. There is an existing structure on the proposed 4,600sq lot.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 12, 1964, was read by the Director who reported that no written protests had been filed. He noted that the applicant has submitted a revised subdivision plan showing a larger front lot with a curved radius at the end of the driveway to the back lot. This property is served by a 20-foot right-of-way off Kawainui Street.

Mr. Leon Bitterman, the applicant, was present. The Board noted that the applicant and his representative had appeared at the preliminary hearing to present evidence in support of the application.

No one spoke against this application. The Board closed the hearing and granted a variance from the Class A Residential regulations to permit the two-lot subdivision of the subject property, as presented, on motion of Mr. Brown and second of Mr. Kometani.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A RES.)  
KAILUA  
318 OLOMANA ST.  
PETER AYALA

A public hearing was held to consider an application for variance from the existing Class A Residential regulations to permit a consolidation of two lots into one lot of 9,017sq and resubdivision of same into two lots as follows: a flag lot of 4,359sq and a lot of 4,658sq for land situated at 318 Olomana Street in Kailua. There are two existing dwellings on the lot.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 12, 1964, was read by the Director who reported that no written protests had been filed. He indicated that the applicant has submitted a revised subdivision plan showing a larger back lot to provide for an automobile turn-around area. The driveway entrance to the back lot has been rounded.

Mr. Peter Ayala, the applicant, and his agent, Mr. Callistro, were present. They had given testimony in support of the application at the preliminary hearing.

No one spoke against this application. The public hearing was closed and the matter taken under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is sufficient evidence to meet the three conditions of hardship outlined in the City Charter.

A motion to grant a variance from the Class A Residential regulations to permit the two-lot subdivision as proposed for the subject property was made by Mr. Brown, seconded by Mr. Kometani, and carried.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS AA RES.)  
LANIKAI  
END OF KOOHOO PL.  
CHARLES SMALL

A public hearing was held to consider an application for variance from the existing Class AA Residential regulations to permit the construction of four single family dwelling units on a parcel of land containing a total area of 39,323sq situated at the makai end of Kooahoo Place in



Lanikai. The lot lacks 768sq to comply with the Class AA regulations for four dwelling units.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 12, 1964, was read by the Director who reported that copies of the hearing notice were sent to the Lanikai Community Association, the Chief Engineer, the Sewer Department, the Board of Water Supply and adjoining property owners.

He acknowledged receipt and read a letter of protest against the granting of the requested variance from Dr. and Mrs. David D. Bonnet, owners of two properties on Kooahoo Place. They pointed out that due to the topography of the land, the four houses cannot be constructed without creating a crowded condition, thus depreciating the value of surrounding properties. They fear that the proposal under question is a "ruse to abrogate the intent of the zoning ordinances and establish what would be in effect a four unit apartment house."

The Director then pointed out on a map the subject property situated up the hillside of Lanikai at the end of Kooahoo Place. He noted that a plot plan showing the layout of the four houses and retaining walls has been submitted.

The Chairman called upon those persons wishing to testify against this application.

Mr. Edward L. Ralston, Jr., President of the Lanikai Association, filed a letter of protest from the Association.

The letter read by the Director expressed the disapproval of the residents in the vicinity and others in Lanikai for the granting of the requested variance. They believe that an equal division into four lots of approximately 10,000sq each is not possible on the property in question and the dwellings, of necessity, would be crowded into one portion of the lot. They feel that the crowding of houses on any lot would be a blight on the neighborhood and requested that the Board reject this variance request.

Mr. B. J. Connell of 1104 Mokulua Drive filed a letter of protest signed by 16 persons. He stated that this number represented about 50% of the residents living between Aalapapa Drive and Mokulua Drive. Due to lack of time he was unable to canvass the rest of the neighborhood.

Mr. Paul D. Jones, architect and resident of Lanikai, read a prepared statement which was placed on file. He pointed out that the obvious intent of the zoning law which requires a minimum lot size of 10,000sq was that no more than one family occupy any 10,000sq parcel. While it might be adjudged permissible to put three residences on a 10,000sq parcel as long as that parcel is a part of a 30,000sq lot, such is not the intent and purpose for which the regulation was brought into being. Crowding is crowding even if it is in one corner of a lot and he felt that crowding is incompatible with the standard for which zoning was intended.

He pointed out that for this particular application, an obviously unusable piece of property was added simply



to increase the land area for the purpose of applying for this variance and this cannot be considered as really applicable to the intent of the original 10,000<sup>sq</sup> requirement. He opposed the granting of this variance on the basis of deterioration of the standards set for the community.

Mr. Charles Small, applicant, noted that a number of complaints were made because of unsightliness. He believed that this hillside property is presently unsightly and by placing homes properly designed it could be made very attractive to viewers from below the hill as well as above. He stated that the purpose of constructing four homes is due to the tremendous cost of improving the property. He does not intend to do any cutting that may be dangerous or unsightly. In order to create buildable sites, retaining walls costing about \$80,000 will be built before any homes are constructed. He has no intention of subdividing the land. If he can develop as condominium, which idea the Real Estate Commission has sponsored, he will do so. He stated that each home will be separated from each other with ample distance between homes as shown on the layout plan submitted. He then showed an artist's sketch of the type of homes to be built and the layout plan of the retaining walls and driveway.

At the request of the Board, the Director read the letter from the Chief Engineer stating that the subject site can be made suitable for residential purposes as shown on the preliminary site plans submitted. However, in view of the possible danger to lower abutting properties by loosen boulders and the requirements of Ordinance No. 2310 regarding grading operations, the Chief Engineer recommended that the applicant engage the services of a licensed professional engineer to design the retaining walls for the terraces and to submit to the City, plans covering precautionary measures to be administered for the protection of the lower property during construction.

Mr. Ralston asked whether cesspools are to be installed. He noted that about half of the homes in Lanikai has cesspool problem.

Mr. Small stated that he had checked on the matter and the Board of Health has approved cesspools.

Mr. Connell indicated that an unusable strip of land was being included in the total land area of the property merely to come closer to the zoning requirement for four dwellings. Looking at the plot plan, he stated that the applicant could always apply later for a subdivision of the land which would create lots of 7,500<sup>sq</sup> in area. He stated that the dwellings will then look like apartments.

The Chairman took exception to the statement made.

There being no further comments, the Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

The Board discussed this matter later taking into consideration the various testimonies given by the protestants and the applicant.



PUBLIC HEARING  
ZONING VARIANCE  
(CLASS AA RES.)  
LANIKAI  
1561 MOKULUA DR.  
REX KUWASAKI

Regarding the fear expressed that this will be the beginning of an apartment area, the Director pointed out that the proposed use, whether or not it is condominium ownership, is still a residential use and not an apartment use. The applicant will not be able to subdivide the land. The only valid argument is that there will be more units per square foot of area than the surrounding area. However, due to the unusual physical characteristics of the property, there may be hardship in the use of the land.

Mr. Brown felt that the proposed plan for the area was very attractive and would probably enhance the neighborhood. Since he had not visited the site, he expressed his desire to do so.

The Board voted to defer action for further study on motion of Mr. Brown and second of Mr. Kometani.

A public hearing was held to consider an application for variance from the existing Class AA Residential regulations to permit the subdivision of an 18,000 $\pm$  parcel of land into two lots of 9,000 $\pm$  each, situated at the intersection of Mokulua Drive and Aalapapa Drive in Lanikai.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 12, 1964, was read by the Director who reported that copies of the hearing notice were sent to the Lanikai Community Association and seven adjoining property owners. He had received one objection by telephone from Mr. and Mrs. Richmond Jackson of 1528 Mokulua Drive and four letters of protest from Sarah G. Marion, adjoining property owner, Mr. & Mrs. Glenn R. Stamp of 1577 Aalapapa Drive, Mr. Lester Fox of 1561 Aalapapa Drive and Mrs. Don Bevins of 1585 Aalapapa Drive.

The major objection registered by the protestants was that the applicant had moved onto the property, two second-hand houses and created an eyesore. They are afraid that if this subdivision is permitted, the applicant would move in two more second-hand houses, thereby blighting the area and lowering the value of properties in the surrounding area. One protestant felt that more buildings on the corner lot would hinder vision and create a dangerous corner for motorists, pedestrians and children on bicycles.

The Director pointed out on the map the property in question situated at the intersection of Aalapapa Drive and Mokulua Drive. Displayed on the wall was a proposed subdivision map of the subject property into two 9,000 $\pm$  lots with a single family dwelling on one lot and a servant's quarters on the other lot. Also shown on the map was the pavement area of Mokulua Drive as being 18 feet wide and the pavement area of Aalapapa Drive as being 16 feet wide. There is an area of 11 feet between the pavement of Mokulua Drive and the property line and an area of 12 feet between the pavement of Aalapapa Drive and the property line. The radius area of the intersection is about 25 feet wide between the pavement and the property line.

Mr. Rex Kuwasaki, applicant, was present. In answer to the Board's question, he stated that there is one single



family dwelling on the lot. The second dwelling is a servant's quarters less than 500sq in floor area and used for that purpose.

The Chairman informed the people in the audience that under the present zoning regulations, a land owner is permitted to have a servant's quarters not exceeding 500sq in floor area on his property in addition to a single family dwelling. Therefore, in this instance, the applicant legally may have the two stated dwellings on his lot. The application being considered today is the proposed subdivision of the land into two substandard lots within a Class AA Residential zone.

Representing the protestants, Mr. Edward L. Ralston, Jr., President of the Lanikai Association, filed a letter and a petition signed by 49 persons registering their objection to the proposed subdivision into two substandard lots. They believe that neighborhood deterioration begins with the creation of substandard lots and urged that the Board refuse this variance. The letter was read by the Director.

Mr. Ralston remarked that the servant's quarters appears to be an old surplus building about 700sq in area. He asked whether kitchen facilities are permissible in a servant's quarters and what constitutes a kitchen.

The Chairman stated his understanding from information received from the Director that the servant's quarters is within the legal size of 500sq; otherwise, the building permit would not have been issued. However, a check could be made. He stated that no kitchen is permitted in a servant's quarters. The physical determination of a kitchen is by the installation of a kitchen sink or placement of a refrigerator or stove in the room.

Asked by the Board whether or not he has kitchen facilities within the servant's quarters, Mr. Kuwasaki replied that he is familiar with the law and the structure is in compliance with the law. Recently the structure was inspected by the City at the complaint of the Association.

As stated in his letter of application, Mr. Kuwasaki indicated that in the event the variance should be granted, he is willing to remove the present servant's quarters and construct a new three bedroom dwelling. This could be made a condition to approval. The Board, if it wishes, may also specify the minimum amount of construction cost and he would abide by it.

At the request of the Chairman, the Director reported on the traffic situation. He stated that one of the factors considered by the Board was the possibility of obstruction to traffic by the construction of a dwelling on this corner lot. For this reason the applicant was instructed to submit a plan showing the pavement area of the two streets in relation to his property to determine whether or not there is adequate sight distance across the intersection.

In reply to a question by Mr. Brown, the Director stated that majority of the lots in this neighborhood is over 10,000sq in area.



Mr. Kuwasaki informed the Board that there are quite a few lots immediately adjoining and across his property which are less than 10,000<sup>sq</sup> in area. He submitted a tax map showing those lots circled in red which are substandard. He pointed out, however, that these lots were created prior to the Class AA zoning of the area. He also pointed out that the lots across the street from his property are hillside lots so that the entire lot area is not usable. His lot, on the other hand, is level with two street frontages so that the entire area is usable. He would not require an easement area to serve a back lot which would be the situation for other lots in the area. The setback areas on both streets also make the property appear larger.

Noting that one of the protestants, Sarah Marion, owns two substandard lots of about 7,300<sup>sq</sup> in area and another of about 8,600<sup>sq</sup>, the Board asked for her reason for objecting to this application.

Mrs. Marion indicated that the lot comes to a point, therefore, she was afraid that a house constructed at the corner would make it a dangerous corner. That was her only complaint.

The Chairman noted that Mr. Lester Fox also has a substandard lot.

Mr. Fox stated that he is a new resident of Lanikai. His only objection, from information received from people who had signed the petition, was the past history of this property and the type of houses that is there. The second-hand houses have created an eyesore in the neighborhood. He stated that the protestants want to know what type of house the applicant is to place on the lot.

The Chairman assumed Mr. Fox's remark to mean that if the applicant should put in a decent house with proper setback, he would not object to this application.

Mrs. Fox indicated that those property owners who do have substandard lots do not have servant's quarters on their lot. She stated that she overlooks the applicant's property and it is presently an eyesore. The servant's quarters is in poor condition and the main dwelling cannot be called a pretty house. This property is ruining the whole neighborhood.

Mr. Ralston realized that there are some substandard lots but he pointed out that these were created prior to the Class AA zoning of the area in 1943. Since then, they have tried to upgrade the neighborhood. They feel that any variance such as this would downgrade the neighborhood.

The Chairman stated that the last statement made does not necessarily happen. Because the protestants claim that the area is presently an eyesore, he felt that the proposal by the applicant to construct a new dwelling might upgrade the area.

Mr. Ralston remarked that the other house is still an eyesore. He believed that once this subdivision is granted, there is nothing to prevent the applicant from moving in another surplus building or put in another servant's quarters.



Mr. Kuwasaki repeated his proposal to remove the servant's quarters and construct a new dwelling. He has no intention of putting in any servant's quarters on the property. He stated that this could also be made a condition to granting the variance and he would accept that condition. He felt that the main dwelling, contrary to what is said, is as good as any other dwelling or better than some of the dwellings in the area. He felt that this was a matter of opinion which can be debated on indefinitely.

Mr. B. J. Connell, stated that majority of the people who signed the petition did so to protect the Class AA zoning of Lanikai. They do not wish to have the area downgraded by permitting lots of less than 10,000<sup>sq</sup> in area per house in Lanikai. He felt that there would be no stopping of other requests for lots of less than 10,000<sup>sq</sup> once a precedent is set. Pretty soon, the land area in Lanikai would be reduced to 7,500<sup>sq</sup> lots.

The Chairman remarked that the law is not that rigid that flexibility is not permitted. It is for this purpose that the Zoning Board of Appeals was created to vary the application of the zoning ordinances by granting variances should there be sufficient showing of hardship to meet the three conditions specified in the City Charter. The Board will certainly take into consideration the upgrading of an area and not permit anything that might downgrade it. It is to obtain all facts in a case that a public hearing is held and notices sent to the community association and to adjoining property owners for their views. He commended the Community Association and the people for taking an interest in the well being of their community by appearing to testify. He stated that the Board will take into consideration all pertinent facts brought out by the protestants and the applicant before making its decision.

Mr. Paul Jones, resident of Lanikai, stated his understanding that Mr. Kuwasaki is planning to live in the area.

Mr. Kuwasaki replied that he will eventually.

Mr. Jones expressed his appreciation to the Board for recognizing the attempt of the people to upgrade the community. He then read a prepared statement which was placed on file.

Mr. Jones pointed out the inconsistency that exists where the City of Honolulu on one hand spends millions of dollars in examining, correcting, rehabilitating, demolishing and renewing blighted areas and on the other hand grants a variance contributing to the same condition. In this instance, the matter of overcrowding (one house on a 9,000<sup>sq</sup> area instead of 10,000<sup>sq</sup> as required), two substandard structures, and absentee ownership tend to contribute to a situation requiring urban renewal. He was opposed to the granting of this variance.

Mrs. George Lipp's objection was for the same reason given by the others. She stated that there is no guarantee that once this variance is granted, the applicant would not build another servant's quarters on the property.



The Chairman stated that this restriction could be spelled out in the variance.

Mr. Brown noted that majority of the objection seems to be on the type of structure rather than the size of the lot. He did not believe that objections should be based on type of structures since there is no ordinance which controls the type of structure that can be built in a neighborhood.

A protestant pointed out that lots in Lanikai were originally created for one house per lot whether the lot is 10,000sq ft or 18,000sq ft. Therefore, if this request is granted, there is no reason to deny another person across the street who has a similar lot size of 18,000sq ft to put two houses on it. Eventually, two houses on one lot would cause the downgrading of the area. He felt that people bought their lots in reliance of the zoning ordinance which permits only one house per 10,000sq ft of area. He did not believe that an exception should be made in this case.

Mr. Brown indicated that many of the lots on the beach frontage are occupied by more than one house. He asked whether there is a count on the number of lots which has more than one house or servant's quarters.

The protestant felt that there is something wrong with the ordinance which would permit more than one house per 10,000sq ft of area. He indicated his knowledge of a lot having less than 40,000sq ft in area which has four dwelling units on it.

The Chairman stated that it is perfectly legal to have three conforming structures and one servant's quarters of not more than 500sq ft in area on that lot.

The protestant remarked that the servant's quarters could be turned into a rental unit.

The Chairman stated that the no kitchen provision would prevent this. It is also illegal to rent out servant's quarters. If the protestant would indicate the particular property, he stated that the staff could have it checked.

The protestant stated that he will check on it further and present the information.

A woman reported that the former Morgan property has about 35,000sq ft in area. It is defined as three lots yet there are four separate owners instead of three. Two of the three lots have two structures one of which is called a servant's quarters.

Mr. Connell asked whether Mr. Kuwasaki is renting his servant's quarters.

Mr. Kuwasaki replied that the structure is not being rented. It is occupied by a Mr. Herbert Tom.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.



PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A-1 RES.)  
KANE OHE  
45-212 WILLIAM  
HENRY ROAD  
JOSEPH NAONE

The Board considered this matter later and decided to defer action for further study on motion of Mr. Brown and second of Mr. Kometani. A visitation of the site will be made.

A public hearing was held to consider an application for variance from the existing Class A-1 Residential regulations to permit the construction of an additional dwelling on a property containing 44,866sq situated at 45-212 William Henry Road in Kaneohe. There are five dwellings on the property.

The public hearing notice, published in the Sunday Star Bulletin and Advertiser of July 12, 1964, was read by the Director who reported that no written protests had been filed. He reported that this lot lacks 134sq to meet the Class A-1 regulations for six dwellings. A plot plan showing the existing dwellings and the proposed dwelling with a private driveway serving these lots has been submitted. The applicant will construct a new dwelling.

No one spoke in favor or in opposition to this application. The Board closed the public hearing and granted a variance from the Class A-1 Residential regulations to permit the construction of an additional dwelling on the subject property on motion of Mr. Brown and second of Mr. Kometani.

SPECIAL PERMIT  
(LAND USE COMMISSION ACT)  
HONOULIULI, EWA  
PALEHUA ROAD  
VIRGINIA BROOKS

A public hearing was held and closed on July 9, 1964, to consider a petition for Special Permit to use land situated within an Agricultural District of the State Land Use Commission's District Boundary Map for open space recreational facility for children and limited to the construction of additional cabins and sanitary facilities. The land containing 9.4 acres is situated off Palehua Road, approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa. By statutes, the Board may take action no earlier than 15 days after the hearing.

The Board noted that today is the 14th day. It asked for the staff's report on an alleged violation of construction on the premises without a building permit.

The Director reported that an inspector from the Building Department had checked the site and noted that construction had started without a building permit. The Building Department has stopped the construction and is citing the applicant for starting construction without a building permit.

The Board took no action and will consider this matter at its next meeting.

SPECIAL PERMIT  
(LAND USE COMMISSION ACT)  
PUNALUU  
MAUKA SIDE OF  
KAMEHAMEHA HWY.  
HAWAII AERIAL  
TRAMWAY CORP.  
BY: MORIO OMORI

The Board reviewed a petition for Special Permit to use a certain parcel of land situated within an Agricultural District of the State Land Use Commission's District Boundary Map for the construction and operation of an aerial tramway and related appurtenances. The land comprising 17.26 acres is situated approximately 300 feet mauka of Kamehameha Highway, opposite 53-089 Kamehameha Highway in Punaluu, and extending toward the mountain ridge which separates Kahana Valley and Punaluu Valley. The zoning of the area is Rural Protective. The General Plan designation is agriculture and residential.



The Director pointed out on the map the specific parcel situated on the Kahuku side of Kahana Bay, mauka of Kamehameha Highway and extending up a mountain ridge. Several exhibits have been submitted. He pointed out that the proposed development plan shows an entry off Kamehameha Highway extending 300 feet mauka to an area comprising approximately 11 acres where the aerial tramway base facilities will be erected. This area will comprise of a parking lot for automobiles and buses, a repair shop, a demarcation platform, a snack shop, observation platform and the base terminal. This area will also have a nursery, disposal and maintenance facilities. The tramway will then run mauka up to a point near the crest of the ridge and at the top will have the summit terminal, a restaurant, and observation places. This area comprises approximately 2 acres. The elevation at the top is approximately 1,000 feet.

Mr. Morio Omori, representing the petitioner, indicated that there is a service station and an automobile junk yard next to the entry way. He stated that the petitioner, Hawaii Aerial Tramway Corporation, will be the lessee of Bishop Estate and the lease on the specific parcel of land will be for 55 years. The use of the premises will be limited to the tramway operation as shown on the plan submitted and no other type of operation will be allowed. The improvements required to be constructed under terms of the lease within the first 18 months of the lease must cost not less than \$250,000.

He indicated that the petitioner had attempted, without much success, to locate an aerial tramway on Oahu. Of necessity, the applicant has selected a site which is relatively undeveloped with no inhabitants. In addition, from past experience, the base operation was placed 300 feet in from the main highway. As noted on the map, the area selected is presently used for grazing. Although the tramway line goes from the base up to the summit, this is actually an aerial easement with towers interspersed as needed so that grazing can still continue and cows can pass under the tramway.

In reply to questions from the Board, Mr. Alan Kruse, President of the Hawaii Aerial Tramway Corporation, stated that the capacity of the restaurant will be just enough to handle the needs of clientele. Assuming that the tramway is operating under full capacity, about 300 persons each way--up and down--and that 35% would care to have coffee, the restaurant could probably handle about 100 persons. He stated that the fare will be about \$1.50 plus tax for a round trip. Children under 12 will be half fare and under 2 free of charge.

Mr. Omori stated that the Bishop Estate lease will require the removal of all structures in the event the use is abandoned. The petitioner was successful in obtaining a permit to construct an aerial tramway on the outside island. Construction has started with equipment delivery in November for operation by January 1st of next year.

Replying further to questions from the Board, Mr. Kruse stated that because the tramway will be open only during the day, the restaurant will not serve any breakfast or dinner. Facilities will be limited, merely as an accommodation for people. The base snack shop operation will also be limited.



They have made a check of the aerial tramway operation in Palms Spring, California, and noticed the tremendous success of the base terminal snack shop. This is where people stop to watch or wait for their families to go up and down the tramway. He stated that the Tramway Corporation will finance about 80% of the cost of this operation.

Mr. Kruse then showed a relief map of the area pointing out the location of the base facilities and the summit facilities. He stated that it would be difficult for people in the surrounding area to see this operation.

The Chairman advised the petitioner that any recommendation from the Zoning Board of Appeals is not final; that they must still obtain approval from the State Land Use Commission and meet the requirements of other City agencies, such as the Building Department and the Board of Health.

Mr. Omori stated his understanding of the requirements. He requested that the public hearing be called as soon as possible. He noted that the 30 days requirement has elapsed since filing of the petition.

The matter was taken under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board authorized the calling of a public hearing to consider this petition for a Special Permit on motion of Mr. Brown and second of Mr. Kometani.

ZONING VARIANCE  
(OFF STREET  
PARKING ORDINANCE)  
PAWAA  
KALAKAUA AVENUE  
HAWAII HOUSING  
AUTHORITY

The Board considered a request for variance from the Off-Street Parking Ordinance to permit one parking space for every four units in lieu of one for every two units for a proposed 210 unit apartment development for the elderly to be constructed within the Kalakaua Homes area off Kalakaua Avenue in Pawaa.

The Director pointed out the subject area situated near the King Street side of the property. Several homes are to be removed for this construction. He noted that a site plan showing the proposed development has been submitted.

Mr. Clayton R. Moe, Chief Engineer of the Hawaii Housing Authority, elaborated on the plan for the area. He stated that Mr. Robert Bush and Frank Slavsky and Associates had prepared a future master plan for development of the Kalakaua Homes area. This plan is on a 40 year bond issue type proposal and the intent is to eventually develop the entire area into a center for the elderly. The present plan is for a high rise structure with a double deck parking structure. The first level will be depressed below the ground and the second level will be just about equal with the second floor so that access will be via a ramp. There will be one entry to the lower parking deck and another entry directly to the service deck to the rear of the building where the maintenance and office would be located. The plan shows 58 parking spaces for the 210 unit development. The reason for requesting this variance is that they do not wish to remove any more houses than necessary for parking on the ground and to retain as much green area as possible rather than see black topped areas for parking.



He indicated that the H.H.A.'s experience at Punchbowl Homes, where there are 55 parking spaces, shows that there is a surplus of parking spaces. The entire parking area in the back outside the lanai could have been made into a garden area. When the first check was made, where the top four floors were occupied entirely by single elderly people, the parking count was one for every ten persons. Since qualified heads of families have come in to fill the two bedroom units, the present count is 21 cars for the 141 elderly families living there or a ratio of one to seven.

Depending entirely upon the unit allowance permitted by the Public Housing Authority, the building could be about 18 to 19 stories high. The 210 units presently proposed will all be one bedroom units, but some may be converted to studios. He pointed out that most of these units will be occupied by single elderly women. Most of the elderly over 62, particularly women, do not drive or have stopped driving. For economic reason a good many of them do not own or drive a car. Therefore, it would be a shame to waste open green areas for parking spaces that are not needed.

Mr. Moe pointed out further that of the 78 single elderly persons at Punchbowl Homes, 71 are women. 75% of the application on file now are elderly single people and a good 2/3 are women. It appears most desirable, both economically and aesthetically, to reduce the parking requirement for the proposed development.

In reply to questions from the Board, Mr. Moe stated that he is not too familiar with the qualifications necessary for admittance. He felt that it was a combination of age and income. He believed that the age limit was from 62 and over with rental about 20% of the net income, depending on the floor you live. For a family to qualify, the head of the family must be 62 and over. The average income of the elderly family at Punchbowl Home is \$2,250 per year.

Besides living quarters, he stated that the building will have a recreational area. They are working with the City Recreational Department and the Health Department for providing certain recreational facilities most desired by the senior citizens. The City has agreed to participate in the cost of this structure. There will be no living units on the first floor. The entire area will be devoted to a craft room, a library, a music room and other similar type of facilities. There will also be a dual purpose dining room and meeting room which could be partitioned into two rooms or made as one big room. In accordance with the Health Department requirement, there will be a clinic. There will also be an office and a maintenance room. Similar to the Punchbowl Homes, there will be a resident maintenance man living on the premises to service the residents. The subject area will comprise approximately 2 acres. The boundary has not as yet been defined.

Asked by the Board whether parking for visitors are provided, Mr. Moe stated that at the moment no such provision has been made. He felt that this need would be no greater than the tenants'.



Asked to elaborate further on the applications on file for living units, Mr. Moe stated that the 75% mentioned was the elderly single persons. The active applications on file number about 180 but the total is about 300. In order to remain on the active list, at certain intervals, the applicants must call to say that they are still interested. He stated that there will be sufficient elderly applicants to fill the structure. He noted that the turn-over at Punchbowl is nil.

The Board asked why a high rise structure is proposed for the elderly.

Mr. Moe noted that the master plan prepared for the Kalakaua Homes area shows the eventual construction of another high rise structure for the senior citizens and a third structure of about 8 stories for family units with a separate proposed community center building. The main reason for going high rise was to provide a larger amount of open space. Although this plan is tentative as one scheme for development, it was adopted by the Commission of the Hawaii Housing Authority. The proposed structure will be the first increment. The second increment may be constructed about 10 years from now but certainly should events change, the development will be re-oriented. This first development will require the removal of about 38 housing units. Mr. Moe showed a schematic drawing of the master plan prepared for the area.

The Board requested that a copy of the master plan for the Kalakaua Homes area be submitted to the Board accompanied by a submittal letter.

Mr. Moe gave his consent to file a letter and a copy of the master plan map.

The Board took this matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

The Board discussed this matter later. Mr. Brown believed that this was a zoning problem rather than a variance. He noted that dozens of similar requests come in year after year and will continue to come in. He felt that homes for the elderly should be treated under a separate ordinance or that the off-street parking ordinance be amended to require a lesser ratio of parking for homes for the elderly.

Mr. Brown's motion to refer this matter to the Planning Director with the recommendation that he consider this application through a zoning process or that he make the necessary amendment to the Off-Street Parking Ordinance for consideration by the Planning Commission was seconded by Mr. Kometani and carried.

ZONING VARIANCE  
(CLASS A RES.)  
KAIMUKI  
BELLA NAGATOSHI  
3708 PAHOA AVE.

The Board considered a request for variance from the existing Class A Residential regulations to permit the construction of an additional dwelling on a parcel of land containing 9,000sq situated at 3708 Pahoa Avenue in Kaimuki. There is an existing three bedroom home with a large basement on the premises.

The Director reported that this property is situated at the mauka-kokohead corner of Pahoa and 13th Avenues.



The existing house is situated on the 13th Avenue end of the lot and there is ample space on the kokohead end for an additional dwelling. The applicant wishes to construct a new two bedroom house and rent the existing dwelling. He indicated that an inspection of the site made by a staff member showed that the basement of the existing dwelling is a separate unit making this building a duplex dwelling. There is also a studio unit with kitchen facilities in the back of the existing two car garage. Therefore, this lot containing 9,000sq ft has three units, two of which may be in violation of the zoning ordinance. He stated that the Class A zoning of this area was created in 1943 and the existing structure was constructed in 1947.

In reply to the Board's question, the Director stated that the applicant will be advised of the alleged violation and the Prosecuting Attorney's office will be notified to check the alleged violation for correction.

The Board determined that there is insufficient evidence to meet the three conditions of hardship outlined in the City Charter. A motion to deny this application was made by Mr. Brown, seconded by Mr. Kometani, and carried.

Later in the meeting, Bella Nagatoshi, the applicant, was present to give testimony in support of her application. She informed the Board that since the loss of her father, the present three bedroom home has become too large for her mother and her. They wish to have a smaller two bedroom home constructed on the site of the garage which is to be demolished.

In reply to questions from the Board, the applicant stated that her brother and his family presently live in the basement unit. This is only temporary since they are planning to go back to the mainland. An extra refrigerator was placed in the basement for their use and a sink was installed for their convenience. The unit in the back of the garage was previously occupied by this same brother but it is now vacant.

The Board advised her that under the present Class A zoning she is allowed only one unit. The other two units are in violation. The Board also advised her of the Charter requirement that says there must be a showing of hardship relating to some unusual physical characteristics of the property and not hardship due to personal reasons before a variance can be granted. Since the Board has all the facts of the case, it will make a decision and notify her of the action taken.

ZONING VARIANCE  
(CLASS B RES.)  
KAPAHULU  
3438 EDNA ST.  
SAM INABA

The Board considered a request for variance from the existing Class B Residential regulations to permit the installation of kitchen facilities within an existing guest quarters on a parcel of land containing 5,000sq ft situated at 3438 Edna Street in Kapahulu.

The Director reported that the applicant had recently inherited two adjacent lots in Kapahulu containing 5,000sq ft each. One lot has two structures one of which is a servant's quarters. Until recently this servant's quarters was rented out but because he was informed that this was a zoning violation, the kitchen facilities were



removed and the tenant has vacated the house. This servant's quarters is now being occupied by his wife's parents who are both in ill health. A letter from their doctor attesting to this fact has also been submitted. Presently they have all their meals with the applicant's family but because of the high steps this is causing an extreme physical hardship on them.

The Director reported that an inspection of the site showed that the front dwelling is a duplex dwelling. The records indicate that the duplex dwelling was constructed in 1951 after the zoning of the area in 1943 to Class B Residential.

Mr. Sam Inaba, applicant, stated that he lives on the adjacent lot. The duplex unit is being rented. His wife's parents occupy the unit above the garage. His father-in-law is 71 years old and his mother-in-law is 69 years old. Both are in ill health. His father-in-law is an arrested tuberculosis patient and any physical exertion causes shortness of breath. They have no income and they have moved from Maui to be near their daughter. They have their meals with his family and the climb up and down the stairs is causing an extreme hardship on them. He requested permission to install kitchen facilities in their room. He stated that he was not aware that it was a violation to have kitchen facilities in the servant's quarters. He had inherited this property from his parents.

The Board advised him of the Charter requirement that states that there must be a showing of hardship relating to some unusual physical characteristics of the property before a variance can be granted. It realizes the inconvenience created for them but personal hardship is not a bases for granting a variance.

This matter was taken under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is insufficient evidence to meet the three conditions of hardship outlined in the City Charter and denied the application on motion of Mr. Brown and second of Mr. Kometani.

ZONING VARIANCE  
(ORD. 2007,  
SETBACK, SPACING  
& BULK OF  
STRUCTURES)  
WAIKIKI  
320 AINAKEA WAY  
OWEN DEVELOPMENT  
ENTERPRISES  
BY: PACIFIC  
BUILDERS, INC.

The Board considered a request for variance from Ordinance No. 2007 relating to spacing requirements from the street frontage setback and spacing from adjoining interior lot boundary lines for a proposed 8-story, 19-unit apartment building to be constructed at 320 Ainakea Way in Waikiki.

The Director reported that the proposed 8 story structure will have two additional floors at the front portion of the building; therefore, the street frontage setback must be 42 feet 8 inches instead of 35 feet 7 inches and the side yard spacing must be 16 feet instead of 14 feet. Without the two additional floors, the building would be in conformity with the spacing requirement presently set aside.

Mr. Robert A. Miller, architect, representing the applicant, indicated that the two additional stories are for the purpose of housing the elevator machinery right above the elevator shaft and for a small penthouse.



The elevator must go 22 feet beyond the last stop so a structure above the roof is required. The penthouse will not be served by the elevator. He stated that the machinery room could be jogged back to meet the setback requirement but they prefer to have a solid wall straight up. Actually, this wall could be built without a roof but for the sake of appearance they prefer to have the roof.

The Board asked why the elevator was designed in that manner when he knew of the ordinance requirement.

Mr. Miller replied that there was an error in calculating the center of the street and they had failed to include the elevator tower in this calculation.

The Board took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is insufficient evidence to meet the three conditions of hardship specified in the City Charter.

A motion to deny this application for variance was made by Mr. Brown, seconded by Mr. Kometani, and carried.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Carole A. Kamishima  
Carole A. Kamishima  
Planning Reporter



1376  
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AUG 17 1964

State of Hawaii  
LAND USE COMMISSION

Meeting of the Zoning Board of Appeals  
Minutes  
July 9, 1964

The Zoning Board of Appeals met in regular session on Thursday, July 9, 1964, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman Harold K. Kometani presiding:

PRESENT:

Harold K. Kometani, Chairman  
George I. Brown

Frederick K. F. Lee, Planning Director

ABSENT:

Henry C. H. Chun-Hoon (on trip)

MINUTES:

The minutes of June 12, 1964, as circulated, were approved on motion of Mr. Brown and second of Mr. Kometani.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A RES.)  
PALOLO  
10TH AVENUE &  
HANAKEALOHA PL.  
PAUL HO

A public hearing was held at 3:00 p.m., to consider an application for a variance from the existing Class A Residential regulations to permit the subdivision of a 29,682sq lot into six lots as follows: Lot 1 of 4,903sq; Lot 2 of 4,900sq; Lot 3 of 4,980sq; Lot 4 of 4,900sq; Lot 5 of 4,998sq; and Lot 6 of 5,001sq for a parcel of land at 2324 10th Avenue, situated at the makai-ewa corner of the proposed new Hanakealoha Place and 10th Avenue intersection in Palolo.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 7, 1964, was read by the Director who reported that the hearing notices were sent to eight adjoining property owners and the Palolo Community Council. No written protests have been received. He pointed out on the map the area in question situated near the Palolo low income housing area.

No one spoke in favor or against the application.

The Chairman informed Mr. Brown that Mr. Chun-Hoon and he had visited the site and noted that a good portion of the applicant's land was being taken by the City for the construction of newly aligned 10th Avenue and they believed that there is sufficient evidence of hardship.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is sufficient evidence of hardship to meet the three conditions specified in the Charter. A motion to grant a variance from the Class A Residential regulations to permit the six-lot subdivision was made by Mr. Brown, seconded by Mr. Kometani, and carried.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A-1 RES.)  
WAHIAWA  
134 HAUOLA AVE.  
MRS. YOSHI  
YOSHIKA

A public hearing was held to consider an application for variance from the existing Class A-1 Residential regulations to permit the construction of an additional dwelling unit on a parcel of land containing 21,780sq, whereon exists two single-family dwelling units, at 133 Nanea Avenue and 134 Hauola Avenue, situated between Manua Street and Loko Drive in Wahiawa.



The public hearing notice published in the Sunday Star Bulletin and Advertiser on June 7, 1964, was read by the Director who reported that copies of the public hearing notice were sent to the adjoining 8 property owners, the Wahiawa Community Association and the Wahiawa Chamber of Commerce. No written protests have been received.

He reported that this property has two street frontages--one on Nanea Avenue and the other on Hauola Avenue. The width of the lot is 60 feet and the depth is 360 feet. There is a dwelling on both street frontages. The applicant requests permission to construct a third dwelling on the lot and has submitted a plot plan showing the proposed dwelling in the center of the lot with a driveway off Hauola Avenue. He reported that this area is built up with many lots in the surrounding area having two or more homes.

Asked by Mr. Brown whether there is a possibility of a subdivision of the property into three lots in the future, the Director replied that it would be physically impossible for him to subdivide the lot into three lots since he cannot meet the minimum lot area requirement and in addition the 60-foot frontage would restrict him from meeting the 16-foot driveway requirement for the interior lot. The applicant had stated that he did not wish to subdivide the lot but merely wanted permission to construct the third dwelling.

No one spoke in favor or against this application.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is sufficient evidence to meet the three conditions of hardship outlined in the City Charter.

A motion to grant a variance from the Class A-1 Residential regulations to permit the construction of a third dwelling on the subject lot was made by Mr. Brown, seconded by Mr. Kometani and carried.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A-1 RES.)  
WAHIAWA  
1734 NAKULA ST.  
NORIO SASAKI

A public hearing was held to consider an application for variance from the existing Class A-1 Residential regulations to permit the subdivision of a 14,700sq lot into two lots of 7,700sq and 7,000sq for parcel of land at 1734 Nakula Street in Wahiawa.

The public hearing notice published in the Sunday Star Bulletin and Advertiser on June 28, 1964, was read by the Director who reported that copies of the hearing notice were sent to 7 adjoining property owners and to the Wahiawa Community Association. No letters of protests have been received.

The Director reported that this lot also fronts on Eames Street. The lot is situated within the area where other variances have been granted for subdivision into two substandard lots for lots falling into the same category of having 14,700sq in area with two street frontages. Because of an existing house near the center of the property, the proposed subdivision will create one 7,700sq lot with the existing dwelling and a 7,000sq lot which is vacant. The slope of the land is fairly level.



No one spoke against this application. Mr. Kazutaka Saiki, representing the applicant who is on the mainland, was present to answer any questions that the Board may have.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is sufficient evidence to meet the three conditions of hardship outlined in the City Charter and granted a variance from the Class A-1 Residential regulations to permit the two-lot subdivision on motion of Mr. Brown and second of Mr. Kometani.

PUBLIC HEARING  
ZONING VARIANCE  
(ORD. 1742--  
NON-CONFORMING  
BUILDINGS & USES)  
KAPAHULU  
3348 FRANCIS ST.  
MR. & MRS.  
YONEJIRO ANAKI  
BY: ROBERT K.  
MURAKAMI, ATTY.

A public hearing was held to consider an application for variance from the provisions of Section 21-1.3 a(3), R. O. of Honolulu 1961, relating to Non-Conforming Use of Building or Premises and Section 21-2.1 b, pertaining to floor area requirement of an accessory building in a Residential District, for a parcel of land at 3347 Esther Street and 3348 Frances Street, situated 100 feet makai of Upper Street in Kapahulu, to permit an existing accessory building (guest quarters) to remain in its present size of 648sq which is 148sq in excess of the 500sq floor area requirement. This request is in connection with a proposed consolidation of two 5,000sq lots into one and resubdivision of the same into two lots of 5,604sq and 4,396sq. The zoning of this area is Class B Residential.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 28, 1964, was read by the Director who reported that copies of the hearing notice were sent to adjoining property owners, the Kapahulu Community Association and the Kapahulu Businessmen's Association. To date, no written protests have been received.

The Director indicated that the guest quarters presently straddles the boundary between the two 5,000sq lots and the applicant requests a consolidation and resubdivision to avoid a boundary dispute in the future. In order to permit the subdivision, the guest quarters which exceeds the floor area requirement by 148sq must be reduced to the conforming size of 500sq. Because the structure is of substantial construction, the applicant is requesting a variance to permit the retention of the guest quarters in its present size of 648sq.

He stated that the Board at its preliminary hearing felt that since the guest quarters is about 26 years old, it should place a limitation of about 10 years for retention of this building in its present size after which it must be removed or reduced in size to 500sq. Since the question was raised whether or not the Board could legally impose such a condition to the variance permit, the Deputy Corporation Counsel was requested to check on the matter.

The Board noted that the Deputy Corporation Counsel was not present at today's meeting to report on the matter.

The Board repeated its belief that a 10 year restriction should be placed since the area is presently under redevelopment study and it did not wish to have a non-



conforming building continue indefinitely. However, at the end of the 10 year period, the applicant has the privilege of resubmitting his application.

Attorney Robert Murakami, representing the applicant, had appeared before the Board at its preliminary hearing to present evidence in support of the application. He stated that his client certainly does not wish to perpetuate a condition which may cause the deterioration of the neighborhood but since the guest quarters is of substantial construction and in fairly good condition, it would cause an undue hardship to have a portion demolished at this time. Sometime in the future it could be demolished but for the present he requested a variance to permit the continuance of the guest quarters in its present size. He stated that the purpose of the subdivision is for conveyance of the two lots to the two children of his client while his client resides in the guest quarters. There are no kitchen facilities in this building.

The Board checked the uses of lots in the surrounding area and noted that due to the Class B Residential zone of the area, some large lots have two or more homes on them.

No one spoke against this application.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board discussed whether or not to impose the 10 year restriction for retention of the guest quarters. It felt that the building should eventually be removed.

The Director advised the Board that redevelopment of the area in the near future would require the removal of the guest quarters.

The Board determined that there is sufficient evidence to meet the three conditions of hardship outlined in the City Charter. It took into consideration the fact that the guest quarters was constructed prior to enactment of the ordinance restricting the size of guest quarters. Guest quarters is an accessory use permissible in a residential district.

A motion to grant a variance from the provisions of Section 21-1.3 a(3), R. O. 1961 and Section 21-2.1 b, R.O. 1961, to permit the guest quarters to remain in its present size of 648sq was made by Mr. Brown, seconded by Mr. Kometani, and carried.

PUBLIC HEARING  
ZONING VARIANCE  
(HIGHWAY PROT.)  
PUPUKEA  
KAMEHAMEHA HWY  
& HAKUOLA ROAD  
K. NAKANO

A public hearing was held to consider an application for variance from the existing Highway Protective regulations to permit the construction of a duplex dwelling unit on a parcel of land containing 7,414sq situated on the mauka-Haleiwa corner of Kamehameha Highway and Hakuola Road in Pupukea.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 28, 1964, was read by the Director who reported that copies of the hearing notice were sent to adjoining property owners. To date, no written protests have been filed. He stated that in a



Highway Protective zone, a duplex dwelling is permitted on each 7,500<sup>sq</sup> of land area. The applicant lacks 86<sup>sq</sup> to meet this requirement.

In reply to questions from the Board, the Director stated that a staff member had checked the surrounding area and noted several construction of duplexes in the area. The applicant has submitted a development plan showing his proposed development and the off-street parking area with access off Kamehameha Highway.

Mr. Brown felt that the access to the off-street parking area should be placed off Hakuola Road rather than off Kamehameha Highway because of interference with traffic coming out of Hakuola Road.

The Director did not believe that there would be much interference because Hakuola Road is a short deadend road serving about 7 lots.

Mr. K. Nakano, the applicant, was present. No one spoke against this application.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

The Board considered this matter later and determined that there is sufficient hardship to meet the three conditions specified in the City Charter.

A motion to grant a variance from the Highway Protective regulations to permit the construction of a duplex dwelling unit on the subject property was made by Mr. Brown, seconded by Mr. Kometani, and carried.

PUBLIC HEARING  
SPECIAL PERMIT  
HONOULIULI-EWA  
OFF PALEHUA ROAD  
VIRGINIA BROOKS

A public hearing was held to consider an application for Special Permit to use certain parcel of land located within an Agricultural District, as designated by the State Land Use Commission, for open space recreational facility for children (Resident Camp School for Boys and Girls) and limited to the construction of additional cabins and sanitary facilities on a parcel of land containing 9.4 acres situated off Palehua Road, approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 28, 1964, was read by the Director who reported that no written protests have been received. He pointed out on the map the subject property situated in the mountain range near the Honouliuli Forest Reserve. The applicant has obtained a lease from the James Campbell Estate, owner of the land, to utilize the property as a Camp School for boys and girls.

The Board noted that this application is being processed in accordance with the provisions of Section 98H R.L.H., 1955, as amended, relating to the State Land Use Commission, which requires review and comment from the Zoning Board of Appeals on applications for special permit within an Agricultural District. The Board must conduct a hearing within a period of not less than 30 nor more than 120 days from the receipt of the petition and can act on such



petition not earlier than 15 days after the public hearing. It must then transmit its decision and findings to the Land Use Commission within 10 days after the decision is rendered. The petition was received on April 22, 1964.

The Chairman called for testimonials either in favor or against the application. No one responded.

Mr. Robert Warren, resident of Palehua, requested certain information. He asked whether or not the requested use of the subject premises would affect the value of surrounding land and whether this use is confined to the specific parcel of land.

He was informed by the Board that the requested use is confined to the specific parcel and that the use should not affect the valuation of surrounding land.

Mr. Warren also asked whether or not the applicant had obtained a special permit to make field trips into the forest reserve area. He stated that the area is isolated, a very nice and quiet area and he did not wish to see a group of children going up and down the private road and disturbing the area. He stated that in the past children have gone hiking and horseback riding into the forest reserve area, even to building camp fires which he felt was very dangerous.

The Board informed him that such control would come under the jurisdiction of the State Department of Land and Natural Resources.

Mr. Warren also asked whether this hearing for a special permit was a formality since the Camp has been in operation for over a year and new buildings are now under construction on the premises.

The Director indicated no knowledge of any new construction or that a building permit was issued to the applicant. He stated that a check will be made. A check will also be made with the Department of Land and Natural Resources to determine whether or not the applicant had received permission to enter the forest reserve area.

The Director then gave a brief background information on this application. He stated that the Camp was established about a year or two ago. At that time the Land Use Commission was indefinite about its regulation which would permit the camp operation but since schools are permitted within an agricultural district, it had permitted the applicant to operate the facilities as a school operation. However, as the regulations became more finalized and new members appointed to the Commission, the new Commission was not certain that the operation would fall under the school category and had therefore asked the applicant to submit this petition for a special permit. This application is now being processed specifically for the construction of additional cabins and sanitary facilities and does not involve any construction done in the past.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.



In considering this matter later, the Board requested the Director to check on the alleged violation of construction without a building permit and with the Department of Land and Natural Resources on permission to enter the forest reserve area.

Mrs. Brooks, the applicant, was present at this portion of the meeting to answer any questions that the Board may have. She apologized for being late since she had other pressing business to finish.

The Board informed her that no one had spoken against the application but a Mr. Warren had appeared and requested certain information.

Mrs. Brooks felt that Mr. Warren's appearance was a personal attack against her. She stated that Mr. Warren's son worked for her last year taking care of horses and other work, but because he caused some trouble she did not hire him this year. Ever since this incident there has been ill feeling between them.

The Board informed her that it is not interested in their personal problems. Mr. Warren brought out certain facts, one of which was that construction had already started on the premises. The Board asked her whether she had started construction without a building permit.

Mrs. Brooks stated that digging of holes for future cesspools and other remodeling for installation of plumbing fixtures have started. She did not believe that a building permit for remodeling was required. She stated that \$10,000 worth of remodeling was done to the existing house which was built in 1930 at the time she started her camp operation. Last year, an employee from the Board of Health was there to check the cesspools and take the bacteria count of the water supply in the swimming pool.

The Board advised her that she cannot start construction until the Land Use Commission grants her permission to use the premises as requested and the City grants her a building permit.

In accordance with the provision of Section 98H-6 of Act 205, the Board deferred action for 15 days on motion of Mr. Brown and second of Mr. Komatani.

The Board requested the Director in the meantime to forward a letter to the Department of Land and Natural Resources to check whether or not the applicant was granted permission to enter the forest reserve area and to the Building Department to check the alleged violation of construction without a building permit.

ZONING VARIANCE  
(OFF STREET  
PARKING ORD.)  
PUNCHBOWL,  
1327-A LUSITANA ST.  
LOFF ASUNSION

The Board reviewed a request for variance from the Off-Street Parking Ordinance to permit the conversion of the basement of an existing dwelling into two studio apartment units on a parcel of land containing 1,360sq situated at 1327-A Lusitana Street in Punchbowl, without providing for two off-street parking spaces. This parcel is an interior lot with no vehicular access from Lusitana Street.

The Director reported that the zoning of the parcel is Hotel and Apartment. Lots in the surrounding area are



also small sized lots of less than 2,000sq with no vehicular access. A staff check showed that there are a few duplex units but no apartment building in the area. The neighborhood is in a very bad condition.

The Board stated that it should not compound a situation in a neighborhood where there are inadequate parking facilities and small sized lots.

It failed to find sufficient evidence of hardship to meet the three conditions outlined in the Charter and voted to deny the application on motion of Mr. Kometani and second of Mr. Brown.

ZONING VARIANCE  
(CLASS A-1 RES.)  
KANEHOHE  
45-212 WILLIAM  
HENRY ROAD  
JOSEPH NAONE, SR.  
BY: HAWAII STATE  
CONTRACTING AGENCY

The Board considered a request for variance from the existing Class A-1 Residential regulations to permit the construction of an additional dwelling on a parcel of land containing 44,866sq on which there are five existing dwellings. The property is situated at 45-212 William Henry Road in Kaneohe. The lot lacks 134sq to comply with the Class A-1 requirements for six dwelling units.

The Director indicated that the subject lot is long and narrow with a private driveway serving the five existing dwellings constructed in 1954. The sixth dwelling is to be constructed at the end of the private driveway. He stated that a master planned 44-foot roadway cutting through the center of the property will affect one dwelling. An orderly subdivision of 7,500sq lots could be made later since the houses are spaced adequately to meet spacing requirements.

After a brief discussion, the Board authorized the calling of a public hearing to consider this application on motion of Mr. Brown and second of Mr. Kometani.

ZONING VARIANCE  
(CLASS AA RES.)  
LANIKAI  
END OF KOCHOO PL.  
CHARLES SMALL  
BY: ISLAND REALTY,  
INC.

The Board again reviewed an application for variance from the Class AA Residential regulations to permit the construction of four single family dwellings on a parcel of land containing 99,232sq situated at the end of Kochoo Place in Lanikai. The lot lacks 768sq to comply with the Class AA requirements for four dwellings.

The Board members had made an on-site inspection of the property to check the topography of the land. Because of the steep slope, it had deferred action pending receipt of comments and recommendation from the Chief Engineer on the suitability of the land for residential construction purposes.

The Director read the communication from the Chief Engineer as follows:

"The site is on a steep slope which is partially covered with huge boulders. Any construction on this site may loosen the boulders and endanger the lower abutting properties which are improved and fronting on Aalapapa Drive.

"It is our opinion that the subject site can be made suitable for residential purposes as shown on the applicant's preliminary site plan. However, in view of the above stated condition and the requirements of Ordinance No. 2310 regarding grading operations, we



recommend that the applicant engage the services of a licensed professional engineer to design the retaining walls for the terraces and to submit to the City, plans covering precautionary measures to be administered for the protection of the lower property during construction."

Mr. Charles Small, the applicant, and his agent, Mr. Akira Sakima, were present. Mr. Small stated that he had engaged a professional engineer, Mr. Bob Belt, several years ago, who designed the plans for the retaining walls. He is cognizant of the hazards caused by excavation and is therefore confining this operation to a minimum and the building sites will not be leveled and filled until the retaining walls are constructed.

In reply to questions from the Board, Mr. Small stated that he is aware of the ordinance regarding grading specifications and the requirement to file a surety bond. He is thinking of selling the units through condominium ownership. The people in the neighborhood are anxious to see the improvement of this property since it is presently an eyesore.

He stated that Kookoo Place originally extended through another 50 to 60 feet into his property and an adjoining property with a turn-around at the end but the adjoining owner had constructed a retaining wall through practically the center of the road so that the entrance to his property is about 15 feet. He has provided for a 25-foot roadway within his property to serve the houses. The average cost of the houses will be \$20,000. They will be of two-story construction with the first floor being level with the road and containing the living room and kitchen and the floor below containing the bedrooms and bathroom.

The Board took the matter under advisement on motion of Mr. Brown and second of Mr. Komatsui.

The Board discussed this matter later and took action to authorize the calling of a public hearing to consider the application on motion of Mr. Brown and second of Mr. Komatsui.

The Board acknowledged receipt of a communication from the Kauai Planning and Traffic Commission forwarding a copy of the Program for the 1964 Conference of Planning Commissioners and Directors and requesting the names of those planning to attend the conference.

The meeting adjourned at 4:00 p.m.

Respectfully submitted,

Carole A. Kamishima  
Carole A. Kamishima  
Planning Reporter

MISC.  
1964 CONFERENCE  
OF PLANNING  
COMMISSIONERS  
& DIRECTORS



1365

Meeting of the Zoning Board of Appeals  
Minutes  
July 9, 1964

The Zoning Board of Appeals met in regular session on Thursday, July 9, 1964, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman Harold K. Kometani presiding:

PRESENT: Harold K. Kometani, Chairman  
George I. Brown  
Frederick K. F. Lee, Planning Director

RECEIVED  
JUL 30 1964  
State of Hawaii  
LAND USE COMMISSION

ABSENT: Henry C. H. Chun-Hoon (on trip)

MINUTES: The minutes of June 12, 1964, as circulated, were approved on motion of Mr. Brown and second of Mr. Kometani.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A RES.)  
PALOLO  
10TH AVENUE &  
HANAKEALONA PL.  
PAUL HO

A public hearing was held at 3:00 p.m., to consider an application for a variance from the existing Class A Residential regulations to permit the subdivision of a 29,682 $\pm$  lot into six lots as follows: Lot 1 of 4,903 $\pm$ ; Lot 2 of 4,900 $\pm$ ; Lot 3 of 4,980 $\pm$ ; Lot 4 of 4,900 $\pm$ ; Lot 5 of 4,998 $\pm$ ; and Lot 6 of 5,001 $\pm$  for a parcel of land at 2324 10th Avenue, situated at the makai-ewa corner of the proposed new Hanakealoha Place and 10th Avenue intersection in Palolo.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 7, 1964, was read by the Director who reported that the hearing notices were sent to eight adjoining property owners and the Palolo Community Council. No written protests have been received. He pointed out on the map the area in question situated near the Palolo low income housing area.

No one spoke in favor or against the application.

The Chairman informed Mr. Brown that Mr. Chun-Hoon and he had visited the site and noted that a good portion of the applicant's land was being taken by the City for the construction of newly aligned 10th Avenue and they believed that there is sufficient evidence of hardship.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is sufficient evidence of hardship to meet the three conditions specified in the Charter. A motion to grant a variance from the Class A Residential regulations to permit the six-lot subdivision was made by Mr. Brown, seconded by Mr. Kometani, and carried.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A-1 RES.)  
WAHIAWA  
134 HAUOLA AVE.  
MRS. YOSHI  
YOSHIKA

A public hearing was held to consider an application for variance from the existing Class A-1 Residential regulations to permit the construction of an additional dwelling unit on a parcel of land containing 21,780 $\pm$ , whereon exists two single-family dwelling units, at 133 Nanua Avenue and 134 Hauola Avenue, situated between Manua Street and Loko Drive in Wahiawa.



The public hearing notice published in the Sunday Star Bulletin and Advertiser on June 7, 1964, was read by the Director who reported that copies of the public hearing notice were sent to the adjoining 8 property owners, the Wahiawa Community Association and the Wahiawa Chamber of Commerce. No written protests have been received.

He reported that this property has two street frontages--one on Nanea Avenue and the other on Hauola Avenue. The width of the lot is 60 feet and the depth is 360 feet. There is a dwelling on both street frontages. The applicant requests permission to construct a third dwelling on the lot and has submitted a plot plan showing the proposed dwelling in the center of the lot with a driveway off Hauola Avenue. He reported that this area is built up with many lots in the surrounding area having two or more homes.

Asked by Mr. Brown whether there is a possibility of a subdivision of the property into three lots in the future, the Director replied that it would be physically impossible for him to subdivide the lot into three lots since he cannot meet the minimum lot area requirement and in addition the 60-foot frontage would restrict him from meeting the 16-foot driveway requirement for the interior lot. The applicant had stated that he did not wish to subdivide the lot but merely wanted permission to construct the third dwelling.

No one spoke in favor or against this application.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is sufficient evidence to meet the three conditions of hardship outlined in the City Charter.

A motion to grant a variance from the Class A-1 Residential regulations to permit the construction of a third dwelling on the subject lot was made by Mr. Brown, seconded by Mr. Kometani and carried.

PUBLIC HEARING  
ZONING VARIANCE  
(CLASS A-1 RES.)  
WAHIAWA  
1734 NAKULA ST.  
NORIO SASAKI

A public hearing was held to consider an application for variance from the existing Class A-1 Residential regulations to permit the subdivision of a 14,700sq lot into two lots of 7,700sq and 7,000sq for parcel of land at 1734 Nakula Street in Wahiawa.

The public hearing notice published in the Sunday Star Bulletin and Advertiser on June 28, 1964, was read by the Director who reported that copies of the hearing notice were sent to 7 adjoining property owners and to the Wahiawa Community Association. No letters of protests have been received.

The Director reported that this lot also fronts on Eames Street. The lot is situated within the area where other variances have been granted for subdivision into two substandard lots for lots falling into the same category of having 14,700sq in area with two street frontages. Because of an existing house near the center of the property, the proposed subdivision will create one 7,700sq lot with the existing dwelling and a 7,000sq lot which is vacant. The slope of the land is fairly level.



No one spoke against this application. Mr. Kazutaka Saiki, representing the applicant who is on the mainland, was present to answer any questions that the Board may have.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board determined that there is sufficient evidence to meet the three conditions of hardship outlined in the City Charter and granted a variance from the Class A-1 Residential regulations to permit the two-lot subdivision on motion of Mr. Brown and second of Mr. Kometani.

PUBLIC HEARING  
ZONING VARIANCE  
(ORD. 1742--  
NON-CONFORMING  
BUILDINGS & USES)  
KAPAHULU  
3348 FRANCIS ST.  
MR. & MRS.  
YONEJIRO AMAKI  
BY: ROBERT K.  
MURAKAMI, ATTY.

A public hearing was held to consider an application for variance from the provisions of Section 21-1.3 a(3), R. O. of Honolulu 1961, relating to Non-Conforming Use of Building or Premises and Section 21-2.1 b, pertaining to floor area requirement of an accessory building in a Residential District, for a parcel of land at 3347 Esther Street and 3348 Frances Street, situated 100 feet makai of Upper Street in Kapahulu, to permit an existing accessory building (guest quarters) to remain in its present size of 648sq ft which is 148sq ft in excess of the 500sq ft floor area requirement. This request is in connection with a proposed consolidation of two 5,000sq ft lots into one and resubdivision of the same into two lots of 5,604sq ft and 4,396sq ft. The zoning of this area is Class B Residential.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 28, 1964, was read by the Director who reported that copies of the hearing notice were sent to adjoining property owners, the Kapahulu Community Association and the Kapahulu Businessmen's Association. To date, no written protests have been received.

The Director indicated that the guest quarters presently straddles the boundary between the two 5,000sq ft lots and the applicant requests a consolidation and resubdivision to avoid a boundary dispute in the future. In order to permit the subdivision, the guest quarters which exceeds the floor area requirement by 148sq ft must be reduced to the conforming size of 500sq ft. Because the structure is of substantial construction, the applicant is requesting a variance to permit the retention of the guest quarters in its present size of 648sq ft.

He stated that the Board at its preliminary hearing felt that since the guest quarters is about 26 years old, it should place a limitation of about 10 years for retention of this building in its present size after which it must be removed or reduced in size to 500sq ft. Since the question was raised whether or not the Board could legally impose such a condition to the variance permit, the Deputy Corporation Counsel was requested to check on the matter.

The Board noted that the Deputy Corporation Counsel was not present at today's meeting to report on the matter.

The Board repeated its belief that a 10 year restriction should be placed since the area is presently under redevelopment study and it did not wish to have a non-



conforming building continue indefinitely. However, at the end of the 10 year period, the applicant has the privilege of resubmitting his application.

Attorney Robert Murakami, representing the applicant, had appeared before the Board at its preliminary hearing to present evidence in support of the application. He stated that his client certainly does not wish to perpetuate a condition which may cause the deterioration of the neighborhood but since the guest quarters is of substantial construction and in fairly good condition, it would cause an undue hardship to have a portion demolished at this time. Sometime in the future it could be demolished but for the present he requested a variance to permit the continuance of the guest quarters in its present size. He stated that the purpose of the subdivision is for conveyance of the two lots to the two children of his client while his client resides in the guest quarters. There are no kitchen facilities in this building.

The Board checked the uses of lots in the surrounding area and noted that due to the Class B Residential zone of the area, some large lots have two or more homes on them.

No one spoke against this application.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

In considering this matter later, the Board discussed whether or not to impose the 10 year restriction for retention of the guest quarters. It felt that the building should eventually be removed.

The Director advised the Board that redevelopment of the area in the near future would require the removal of the guest quarters.

The Board determined that there is sufficient evidence to meet the three conditions of hardship outlined in the City Charter. It took into consideration the fact that the guest quarters was constructed prior to enactment of the ordinance restricting the size of guest quarters. Guest quarters is an accessory use permissible in a residential district.

A motion to grant a variance from the provisions of Section 21-1.3 a(3), R. O. 1961 and Section 21-2.1 b, R.O. 1961, to permit the guest quarters to remain in its present size of 648sq was made by Mr. Brown, seconded by Mr. Kometani, and carried.

PUBLIC HEARING  
ZONING VARIANCE  
(HIGHWAY PROT.)  
PUPUKEA  
KAMEHAMEHA HWY  
& HAKUOLA ROAD  
K. NAKANO

A public hearing was held to consider an application for variance from the existing Highway Protective regulations to permit the construction of a duplex dwelling unit on a parcel of land containing 7,414sq situated on the mauka-Haleiwa corner of Kamehameha Highway and Hakuola Road in Pupukea.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 28, 1964, was read by the Director who reported that copies of the hearing notice were sent to adjoining property owners. To date, no written protests have been filed. He stated that in a



Highway Protective zone, a duplex dwelling is permitted on each 7,500 $\pm$  of land area. The applicant lacks 86 $\pm$  to meet this requirement.

In reply to questions from the Board, the Director stated that a staff member had checked the surrounding area and noted several construction of duplexes in the area. The applicant has submitted a development plan showing his proposed development and the off-street parking area with access off Kamehameha Highway.

Mr. Brown felt that the access to the off-street parking area should be placed off Hakuola Road rather than off Kamehameha Highway because of interference with traffic coming out of Hakuola Road.

The Director did not believe that there would be much interference because Hakuola Road is a short deadend road serving about 7 lots.

Mr. K. Nakano, the applicant, was present. No one spoke against this application.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

The Board considered this matter later and determined that there is sufficient hardship to meet the three conditions specified in the City Charter.

A motion to grant a variance from the Highway Protective regulations to permit the construction of a duplex dwelling unit on the subject property was made by Mr. Brown, seconded by Mr. Kometani, and carried.

A public hearing was held to consider an application for Special Permit to use certain parcel of land located within an Agricultural District, as designated by the State Land Use Commission, for open space recreational facility for children (Resident Camp School for Boys and Girls) and limited to the construction of additional cabins and sanitary facilities on a parcel of land containing 9.4 acres situated off Palehua Road, approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of June 28, 1964, was read by the Director who reported that no written protests have been received. He pointed out on the map the subject property situated in the mountain range near the Honouliuli Forest Reserve. The applicant has obtained a lease from the James Campbell Estate, owner of the land, to utilize the property as a Camp School for boys and girls.

The Board noted that this application is being processed in accordance with the provisions of Section 98H R.L.H., 1955, as amended, relating to the State Land Use Commission, which requires review and comment from the Zoning Board of Appeals on applications for special permit within an Agricultural District. The Board must conduct a hearing within a period of not less than 30 nor more than 120 days from the receipt of the petition and can act on such

PUBLIC HEARING  
SPECIAL PERMIT  
HONOUULIULI-EWA  
OFF PALEHUA ROAD  
VIRGINIA BROOKS



petition not earlier than 15 days after the public hearing. It must then transmit its decision and findings to the Land Use Commission within 10 days after the decision is rendered. The petition was received on April 22, 1964.

The Chairman called for testimonies either in favor or against the application. No one responded.

Mr. Robert Warren, resident of Palehua, requested certain information. He asked whether or not the requested use of the subject premises would affect the value of surrounding land and whether this use is confined to the specific parcel of land.

He was informed by the Board that the requested use is confined to the specific parcel and that the use should not affect the valuation of surrounding land.

Mr. Warren also asked whether or not the applicant had obtained a special permit to make field trips into the forest reserve area. He stated that the area is isolated, a very nice and quiet area and he did not wish to see a group of children going up and down the private road and disturbing the area. He stated that in the past children have gone hiking and horseback riding into the forest reserve area, even to building camp fires which he felt was very dangerous.

The Board informed him that such control would come under the jurisdiction of the State Department of Land and Natural Resources.

Mr. Warren also asked whether this hearing for a special permit was a formality since the Camp has been in operation for over a year and new buildings are now under construction on the premises.

The Director indicated no knowledge of any new construction or that a building permit was issued to the applicant. He stated that a check will be made. A check will also be made with the Department of Land and Natural Resources to determine whether or not the applicant had received permission to enter the forest reserve area.

The Director then gave a brief background information on this application. He stated that the Camp was established about a year or two ago. At that time the Land Use Commission was indefinite about its regulation which would permit the camp operation but since schools are permitted within an agricultural district, it had permitted the applicant to operate the facilities as a school operation. However, as the regulations became more finalized and new members appointed to the Commission, the new Commission was not certain that the operation would fall under the school category and had therefore asked the applicant to submit this petition for a special permit. This application is now being processed specifically for the construction of additional cabins and sanitary facilities and does not involve any construction done in the past.

The Board closed the public hearing and took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.



In considering this matter later, the Board requested the Director to check on the alleged violation of construction without a building permit and with the Department of Land and Natural Resources on permission to enter the forest reserve area.

Mrs. Brooks, the applicant, was present at this portion of the meeting to answer any questions that the Board may have. She apologized for being late since she had other pressing business to finish.

The Board informed her that no one had spoken against the application but a Mr. Warren had appeared and requested certain information.

Mrs. Brooks felt that Mr. Warren's appearance was a personal attack against her. She stated that Mr. Warren's son worked for her last year taking care of horses and other work, but because he caused some trouble she did not hire him this year. Ever since this incident there has been ill feeling between them.

The Board informed her that it is not interested in their personal problems. Mr. Warren brought out certain facts, one of which was that construction had already started on the premises. The Board asked her whether she had started construction without a building permit.

Mrs. Brooks stated that digging of holes for future cesspools and other remodeling for installation of plumbing fixtures have started. She did not believe that a building permit for remodeling was required. She stated that \$10,000 worth of remodeling was done to the existing house which was built in 1930 at the time she started her camp operation. Last year, an employee from the Board of Health was there to check the cesspools and take the bacteria count of the water supply in the swimming pool.

The Board advised her that she cannot start construction until the Land Use Commission grants her permission to use the premises as requested and the City grants her a building permit.

In accordance with the provision of Section 98H-6 of Act 205, the Board deferred action for 15 days on motion of Mr. Brown and second of Mr. Kometsani.

The Board requested the Director in the meantime to forward a letter to the Department of Land and Natural Resources to check whether or not the applicant was granted permission to enter the forest reserve area and to the Building Department to check the alleged violation of construction without a building permit.

ZONING VARIANCE  
(OFF STREET  
PARKING ORD.)  
PUNCHBOWL  
1327-A LUSITANA ST.  
LOFF ASUNSION

The Board reviewed a request for variance from the Off-Street Parking Ordinance to permit the conversion of the basement of an existing dwelling into two studio apartment units on a parcel of land containing 1,360sq situated at 1327-A Lusitana Street in Punchbowl, without providing for two off-street parking spaces. This parcel is an interior lot with no vehicular access from Lusitana Street.

The Director reported that the zoning of the parcel is Hotel and Apartment. Lots in the surrounding area are



also small sized lots of less than 2,000sq with no vehicular access. A staff check showed that there are a few duplex units but no apartment building in the area. The neighborhood is in a very bad condition.

The Board stated that it should not compound a situation in a neighborhood where there are inadequate parking facilities and small sized lots.

It failed to find sufficient evidence of hardship to meet the three conditions outlined in the Charter and voted to deny the application on motion of Mr. Kometani and second of Mr. Brown.

ZONING VARIANCE  
(CLASS A-1 RES.)  
KANELOHE  
45-212 WILLIAM  
HENRY ROAD  
JOSEPH NAONE, SR.  
BY: HAWAII STATE  
CONTRACTING AGENCY

The Board considered a request for variance from the existing Class A-1 Residential regulations to permit the construction of an additional dwelling on a parcel of land containing 44,866sq on which there are five existing dwellings. The property is situated at 45-212 William Henry Road in Kaneohe. The lot lacks 134sq to comply with the Class A-1 requirements for six dwelling units.

The Director indicated that the subject lot is long and narrow with a private driveway serving the five existing dwellings constructed in 1954. The sixth dwelling is to be constructed at the end of the private driveway. He stated that a master planned 44-foot roadway cutting through the center of the property will affect one dwelling. An orderly subdivision of 7,500sq lots could be made later since the houses are spaced adequately to meet spacing requirements.

After a brief discussion, the Board authorized the calling of a public hearing to consider this application on motion of Mr. Brown and second of Mr. Kometani.

ZONING VARIANCE  
(CLASS AA RES.)  
LANIKAI  
END OF KOOHOO PL.  
CHARLES SMALL  
BY: ISLAND REALTY,  
INC.

The Board again reviewed an application for variance from the Class AA Residential regulations to permit the construction of four single family dwellings on a parcel of land containing 39,232sq situated at the end of KooHoo Place in Lanikai. The lot lacks 768sq to comply with the Class AA requirements for four dwellings.

The Board members had made an on-site inspection of the property to check the topography of the land. Because of the steep slope, it had deferred action pending receipt of comments and recommendation from the Chief Engineer on the suitability of the land for residential construction purposes.

The Director read the communication from the Chief Engineer as follows:

"The site is on a steep slope which is partially covered with huge boulders. Any construction on this site may loosen the boulders and endanger the lower abutting properties which are improved and fronting on Aalapapa Drive.

"It is our opinion that the subject site can be made suitable for residential purposes as shown on the applicant's preliminary site plan. However, in view of the above stated condition and the requirements of Ordinance No. 2310 regarding grading operations, we



recommend that the applicant engage the services of a licensed professional engineer to design the retaining walls for the terraces and to submit to the City, plans covering precautionary measures to be administered for the protection of the lower property during construction."

Mr. Charles Small, the applicant, and his agent, Mr. Akira Sakima, were present. Mr. Small stated that he had engaged a professional engineer, Mr. Bob Belt, several years ago, who designed the plans for the retaining walls. He is cognizant of the hazards caused by excavation and is therefore confining this operation to a minimum and the building sites will not be leveled and filled until the retaining walls are constructed.

In reply to questions from the Board, Mr. Small stated that he is aware of the ordinance regarding grading specifications and the requirement to file a surety bond. He is thinking of selling the units through condominium ownership. The people in the neighborhood are anxious to see the improvement of this property since it is presently an eyesore.

He stated that Koohoo Place originally extended through another 50 to 60 feet into his property and an adjoining property with a turn-around at the end but the adjoining owner had constructed a retaining wall through practically the center of the road so that the entrance to his property is about 15 feet. He has provided for a 25-foot roadway within his property to serve the houses. The average cost of the houses will be \$20,000. They will be of two-story construction with the first floor being level with the road and containing the living room and kitchen and the floor below containing the bedrooms and bathroom.

The Board took the matter under advisement on motion of Mr. Brown and second of Mr. Kometani.

The Board discussed this matter later and took action to authorize the calling of a public hearing to consider the application on motion of Mr. Brown and second of Mr. Kometani.

MISC.  
1964 CONFERENCE  
OF PLANNING  
COMMISSIONERS  
& DIRECTORS

The Board acknowledged receipt of a communication from the Kauli Planning and Traffic Commission forwarding a copy of the Program for the 1964 Conference of Planning Commissioners and Directors and requesting the names of those planning to attend the conference.

The meeting adjourned at 4:00 p.m.

Respectfully submitted,

Carole A. Kamishima  
Carole A. Kamishima  
Planning Reporter



NEAL S. BLAISDELL  
MAYOR

RECEIVED

JUL 20 1964 CITY AND COUNTY OF HONOLULU

State of Hawaii  
LAND USE COMMISSION

PLANNING DEPARTMENT  
HONOLULU HALE ANNEX  
HONOLULU, HAWAII 96813

July 14, 1964



1344  
PLANNING COMMISSION  
FRANK W. HUSTACE, JR., CHAIRMAN  
GEORGE F. CENTEIO, VICE-CHAIRMAN  
STANLEY T. HIMENO  
KINJI KANAZAWA  
CYRIL W. LEMMON  
THOMAS N. YAMABE, II  
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO  
MANAGING DIRECTOR, EX-OFFICIO

ZONING BOARD OF APPEALS  
HAROLD K. KOMETANI, CHAIRMAN  
GEORGE I. BROWN, VICE-CHAIRMAN  
HENRY C. H. CHUN-HOON

PLANNING DIRECTOR  
FREDERICK K. F. LEE

Mr. Raymond S. Yamashita, Executive Officer  
Land Use Commission  
State of Hawaii  
426 Queen Street  
Honolulu 13, Hawaii

Dear Mr. Yamashita:

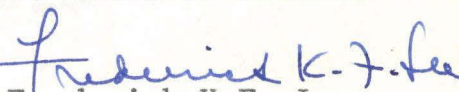
SUBJECT: Petition for Special Permit  
Honouliuli, Ewa, off Palehua Road  
Tax Map Key: 9-2-03: 4  
Applicant: Mrs. Virginia Brooks

Pursuant to the provisions of Chapter 98H, R.L.H. 1955, as amended, the Zoning Board of Appeals at its meeting on Thursday, July 9, 1964, held a duly authorized public hearing to consider an application filed by Mrs. Virginia Brooks for Special Permit to use certain parcels of land located within an Agricultural District, as designated by the State Land Use Commission, for open space recreational facility for Children (Resident Camp School for Boys and Girls) and to construct additional cabins and sanitary facilities on a parcel of land containing 9 acres, situated off Palehua Road at Honouliuli, Ewa, Oahu.

In accordance with Section 98H-6 of Act 205, the Board deferred action on the matter for 15 days. After the passage of this required waiting period as provided by law, you will be notified as to the action of the Zoning Board.

Very truly yours,

ZONING BOARD OF APPEALS

By   
Frederick K.F. Lee  
Planning Director

RT:ef



Ry.

Does a mountain camp  
like Timberline Camp which  
gives "instruction in art,  
music, swimming, Horseback riding  
and archery" falls under  
section 3.1.(6) concerning "Open land"  
types of recreational uses such  
as parks, playgrounds, Country  
clubs, and golf courses . . .  
in the rules + regulations?

Ry



10326  
JUL 2 1964  
RECEIVED

NOTICE OF PUBLIC HEARING

JUL 2 1964

SPECIAL PERMIT - HONOLULU-EWA

State of Hawaii  
LAND USE COMMISSION

TO CONSIDER AN APPLICATION FOR SPECIAL PERMIT TO USE CERTAIN PARCEL OF LAND LOCATED WITHIN AN AGRICULTURAL DISTRICT FOR OPEN SPACE RECREATIONAL FACILITY FOR CHILDREN (RESIDENT CAMP SCHOOL FOR BOYS AND GIRLS)

Off Palehua Road, approximately 5 miles mauka of Farrington Highway

PURSUANT TO THE PROVISIONS OF CHAPTER 98H, R.L.H. 1955, AS AMENDED, NOTICE IS HEREBY GIVEN of a public hearing to be held by the Zoning Board of Appeals of the City and County of Honolulu in the Planning Department's meeting room of Honolulu Hale Annex on Thursday, July 9, 1964 at 3:00 p.m., or as soon thereafter as those interested may be heard to consider, an application by Mrs. Virginia S. Brooks, operator of Timberline Camp, for Special Permit to use certain parcel of land located within an Agricultural District, as designated by the State Land Use Commission, for open space recreational facility for children (Resident Camp School for Boys and Girls) and limited to the construction of additional cabins and sanitary facilities on parcel of land containing 9.4 acres, situated off Palehua Road and located approximately 5 miles mauka of Farrington Highway at Honouliuli, Ewa, Oahu, and covered by Tax Map Key 9-2-03: Parcel 4.

A map showing the general location and boundaries of the area under consideration is on file in the office of the Planning Department and is open to the public for inspection during office hours.

All protests against or suggested changes to the proposed special permit should be filed in writing before the date of the public hearing or presented in person at the time of the public hearing.

ZONING BOARD OF APPEALS  
Harold K. Kometani

By Frederick K. F. Lee  
Planning Director

Honolulu Star-Bulletin

June 28, 1964



NEAL S. BLAISDELL  
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT  
HONOLULU HALE ANNEX  
HONOLULU 13, HAWAII

April 10, 1963

PLANNING COMMISSION

THOMAS N. YAMABE, II, CHAIRMAN  
GEORGE F. CENTEIO  
FRANK W. HUSTACE, JR.  
KINJI KANAZAWA  
CYRIL W. LEMMON  
STANLEY T. HIMENO  
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO  
MANAGING DIRECTOR, EX-OFFICIO

ZONING BOARD OF APPEALS

HENRY C. H. CHUN-HOON, CHAIRMAN  
HAROLD K. KOMETANI, VICE-CHAIRMAN  
R. GIBSON RIETOW

PLANNING DIRECTOR

FREDERICK K. F. LEE

RECEIVED  
APR 12 1963

State of Hawaii  
LAND USE COMMISSION

Land Use Commission  
State of Hawaii  
426 Queen Street  
Honolulu 13, Hawaii

Gentlemen:

At its meeting on Thursday, April 4, 1963, the Zoning Board of Appeals reviewed an application by Mrs. Virginia S. Brooks, for a variance from existing Rural Protective zone regulations to permit the operation of a private school on a 9-acre parcel of land situated near the Honouliuli Forest Reserve in the Waianae Range at Palehua, Ewa.

The Board in reviewing this matter noted that the subject lot is within an area designated for Agricultural use under the Land Use Commission District Boundary Map (0-5). Therefore, the Board voted to refer this matter to your Commission for proper action.

Enclosed for your information are letters from the applicant and from the Estate of James Campbell, owner of the land.

Very truly yours,

ZONING BOARD OF APPEALS

By *Frederick K. F. Lee*

Frederick K. F. Lee  
Planning Director

RT:da  
Encls



# THE ESTATE OF JAMES CAMPBELL

828 FORT STREET

HONOLULU 13, HAWAII

TELEPHONE 504-207

April 1, 1963

City Planning Commission  
Honolulu Hale  
Honolulu, Hawaii

Attention: Mr. Frederick Lee, Director

Re: Zoning Variance - Lease No. 233  
Virginia S. Brooks, Palehua

Gentlemen:

Reference is made to Mrs. Virginia S. Brooks' request for a change in zoning to permit her to conduct and operate the Timberline Camp School at Palehua, Ewa, Oahu.

This is to inform you that the Trustees wish to cooperate with Mrs. Brooks in securing approval of such zoning change from the City Planning Commission. For your information, she now holds a lease with the Trustees for the premises known as Tax Map Key 9-2-03:04, and is in the process of extending the term of her lease to 1991.

Under said lease, Mrs. Brooks has the right to use the premises for a children's camp, in addition to residential, agricultural and grazing purposes.

If we can be of any assistance in expediting this matter please call Mr. Stender of our office.

Very truly yours,

*Wade H. McVay*  
Wade H. McVay  
Trustees' Executive Officer

RECEIVED  
APR 12 1963  
State of Hawaii  
LAND USE COMMISSION

*3/11/63*



1963 MAR 27 PM 1 12

March 27, 1963

Box 1592,

Waipahu, Hawaii

City Council  
City Planning  
Honolulu, Hawaii

Attention Mr. Frederick Lee:

Dear Sir:

I would like to ask for approval of my plans, to establish a private school near Palehua Road in the Waianae Mountains.

Name - Timberline Camp School

Director - Mrs. Virginia S. Brooks

Lease - Campbell Estate, Lease # 233, Lot Q-3

Tax Key 9-2-03-04.

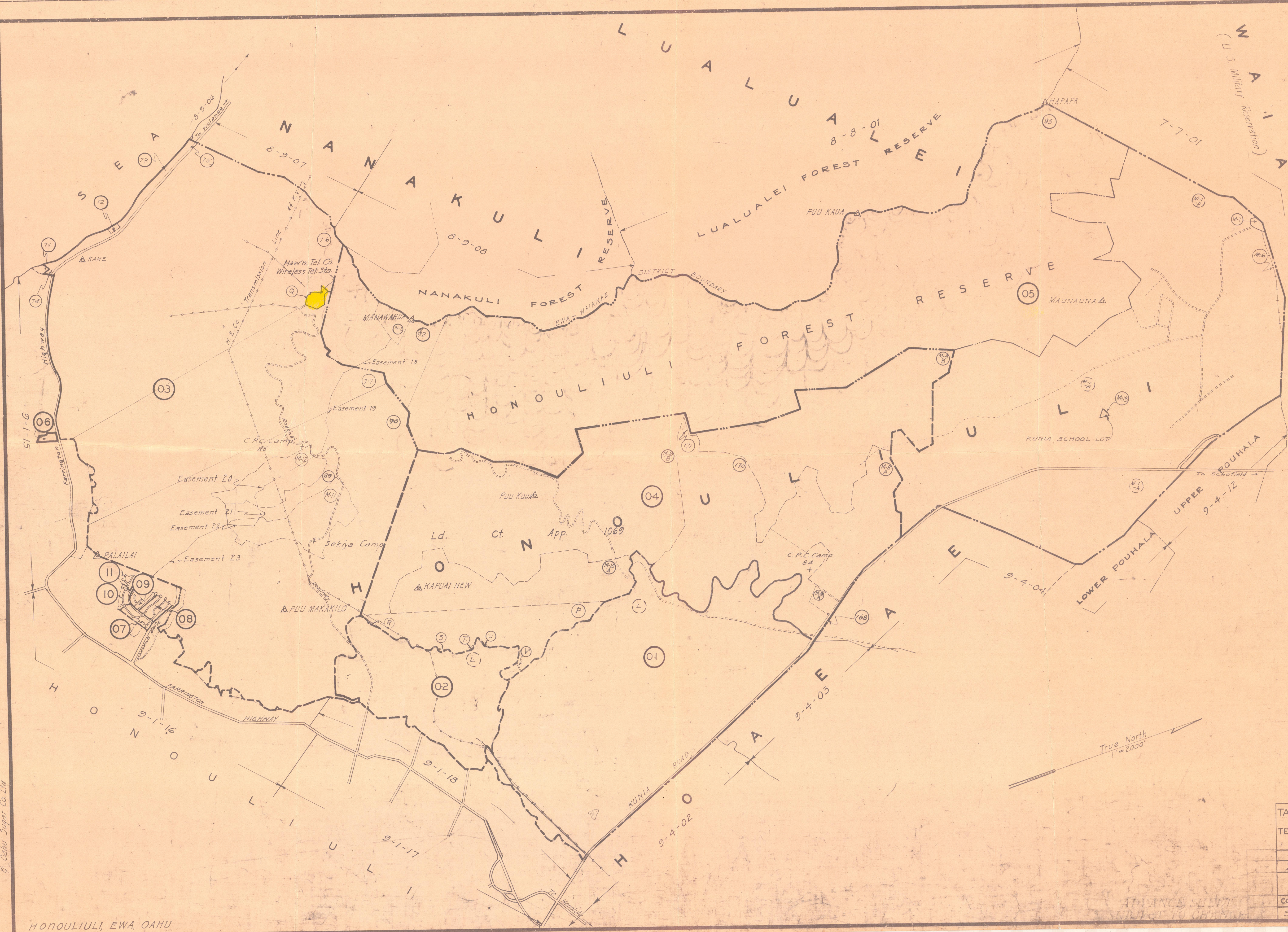
This school will give instruction in Art, Music, swimming, horse back riding and Archery.

Sincerely,

Mrs. Virginia S. Brooks.

992611



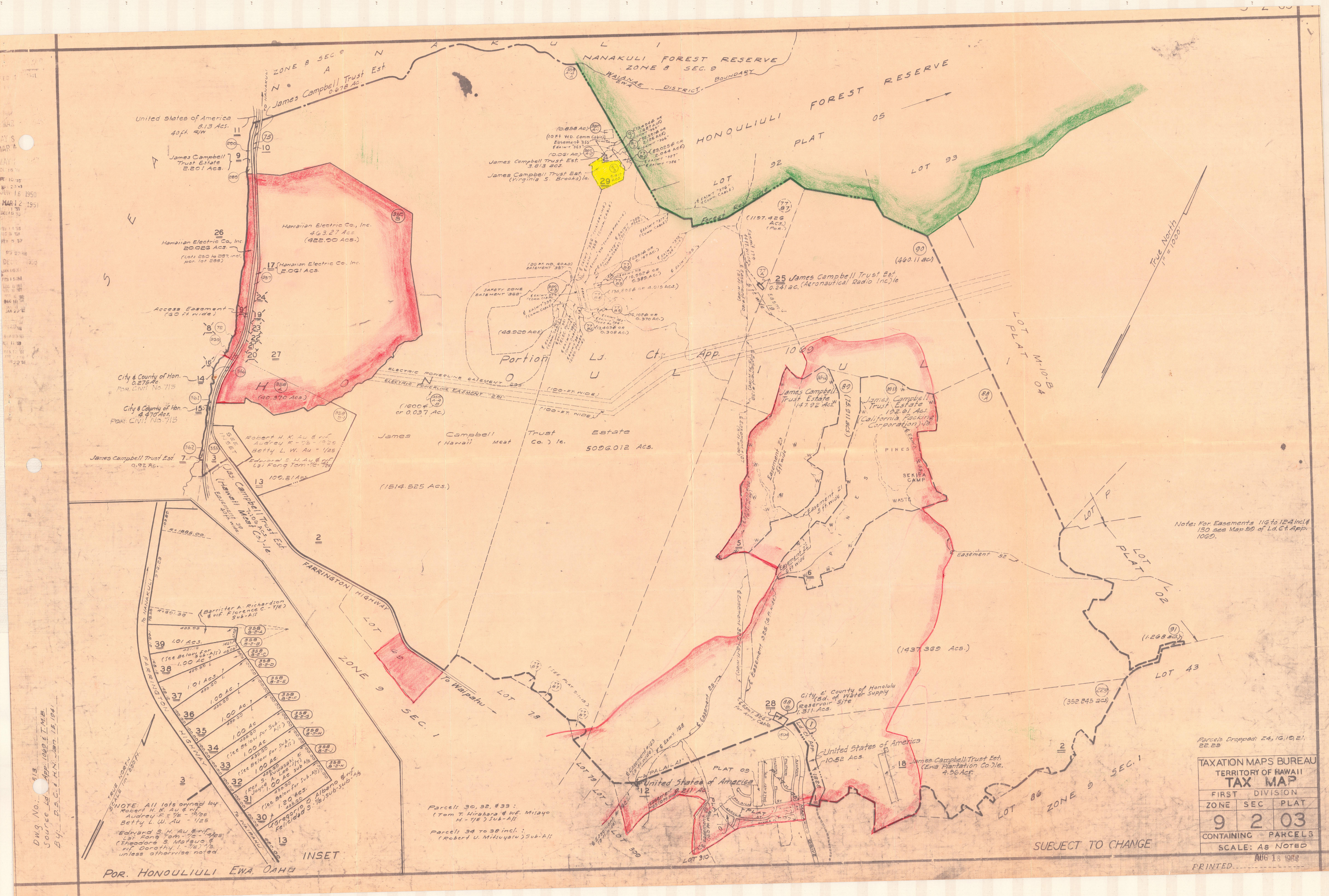


Drawn by: B. L. 121  
Revised by: J. L. 122  
Source: 8. Oahu Sugar Co. Ltd.  
Appr. by: E. L. 123  
Appr. by: J. L. 124

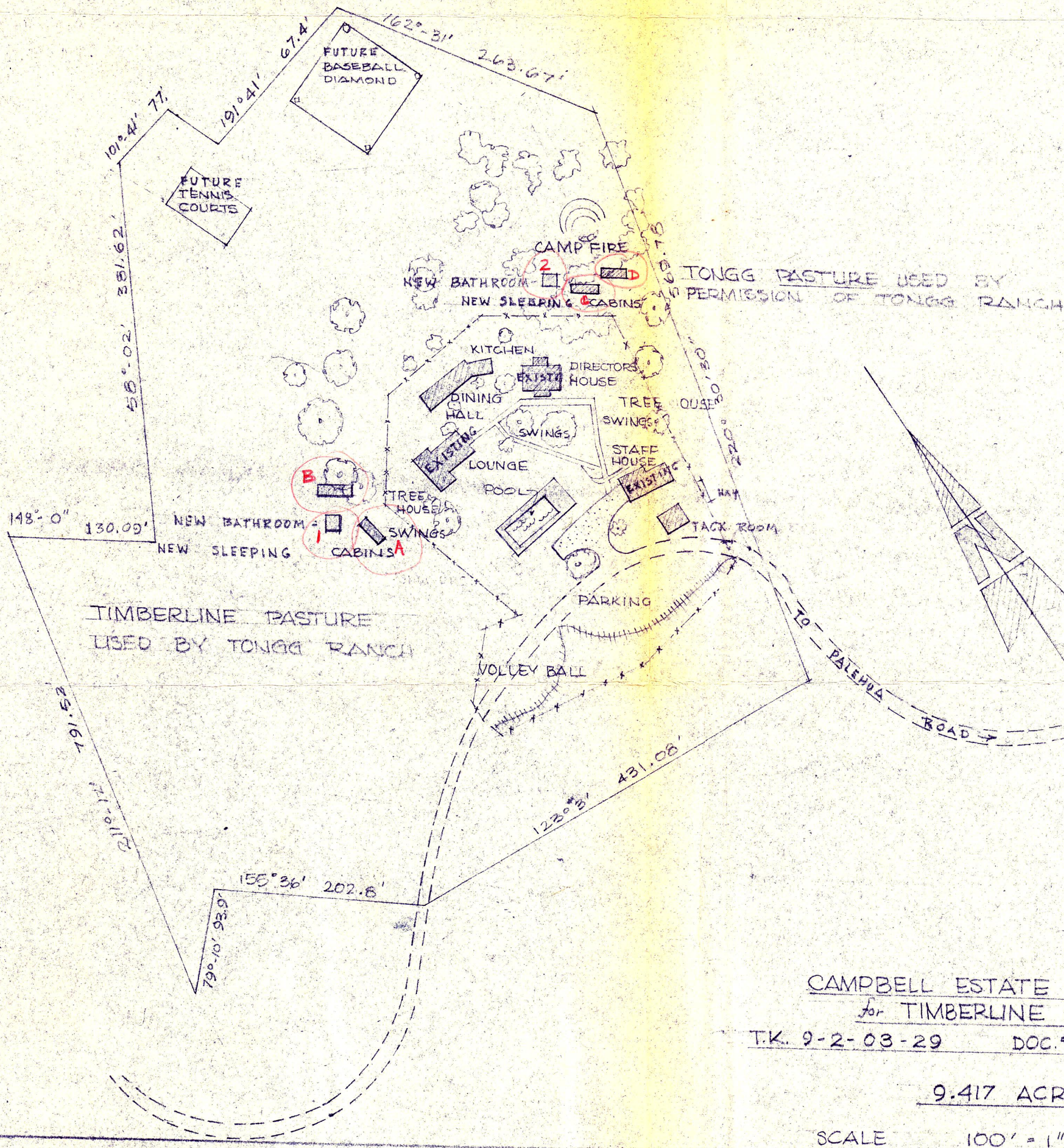
TAXATION MAPS BUREAU TERRITORY OF HAWAII	
TAX MAP	
FIRST DIVISION	
ZONE	SEC.
9	2
CONTAINING PLATS	
Scale - 1 in. = 2000 ft.	

HONOLULU, EWA, OAHU

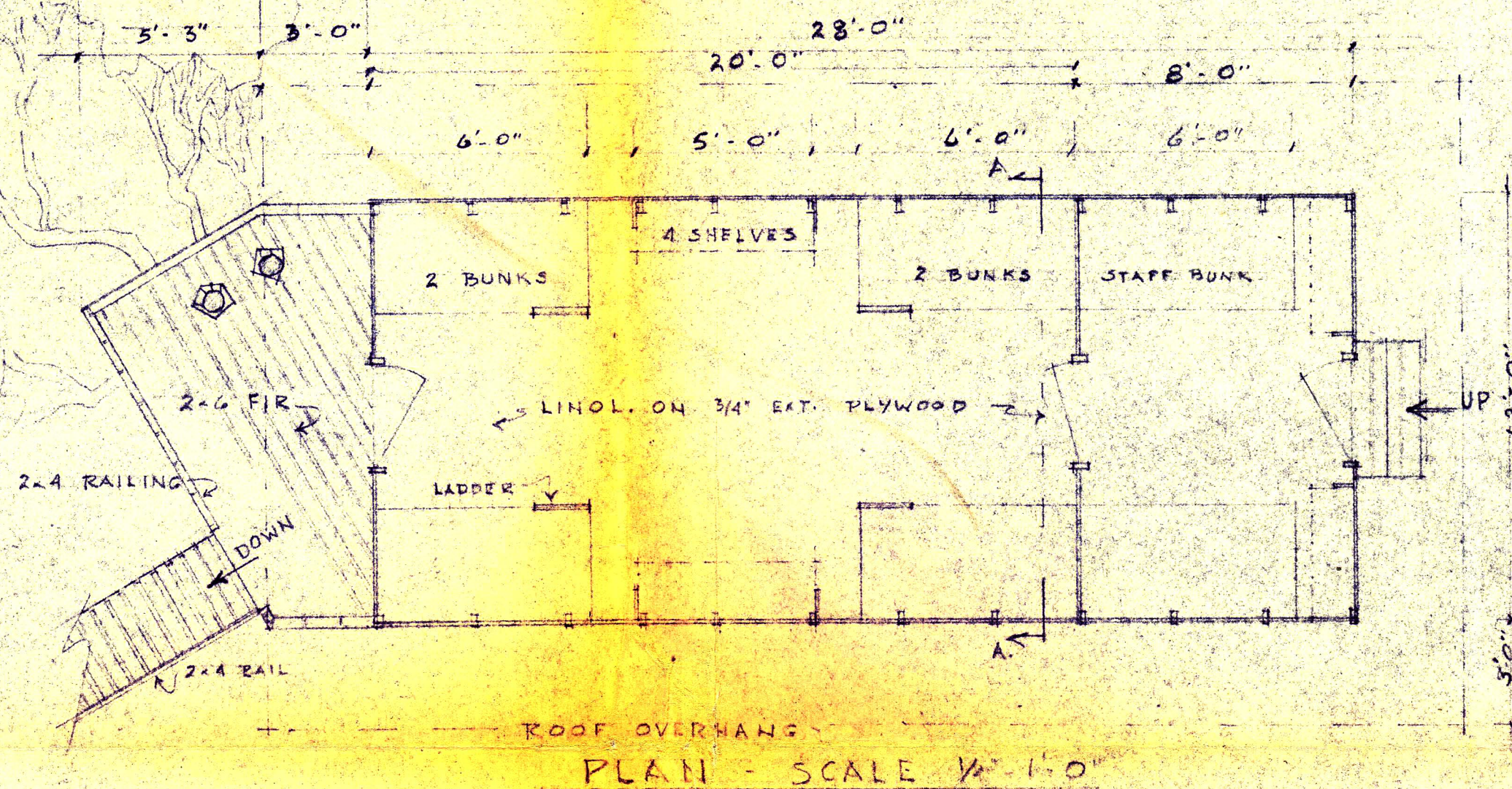




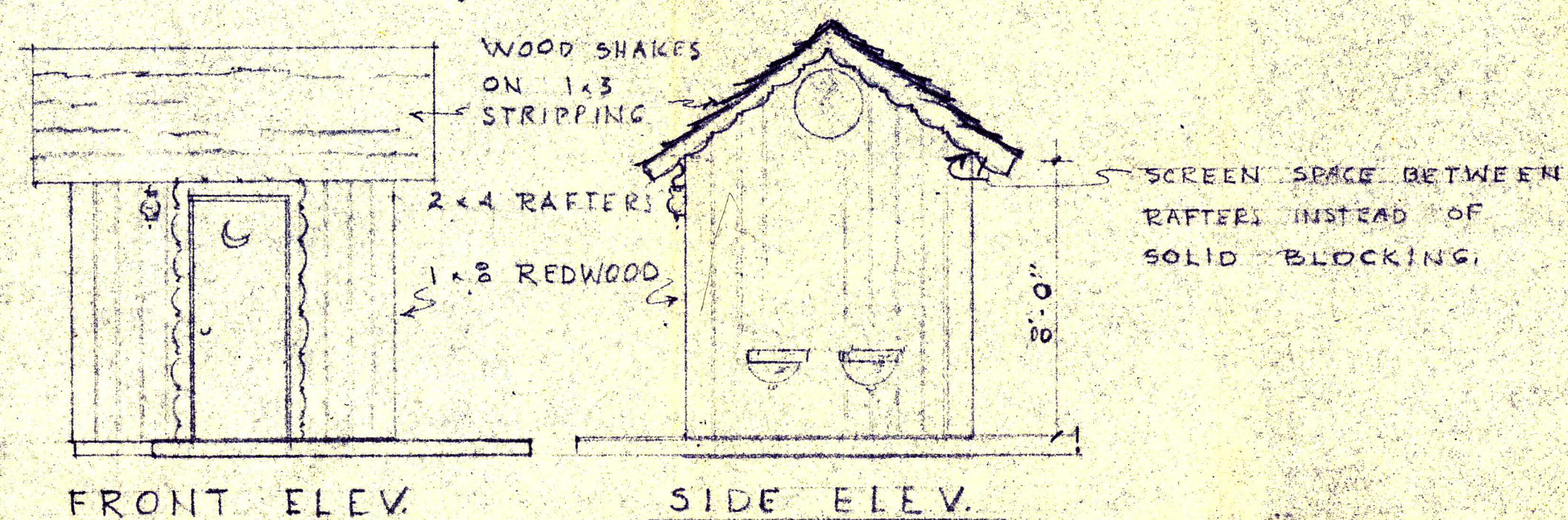








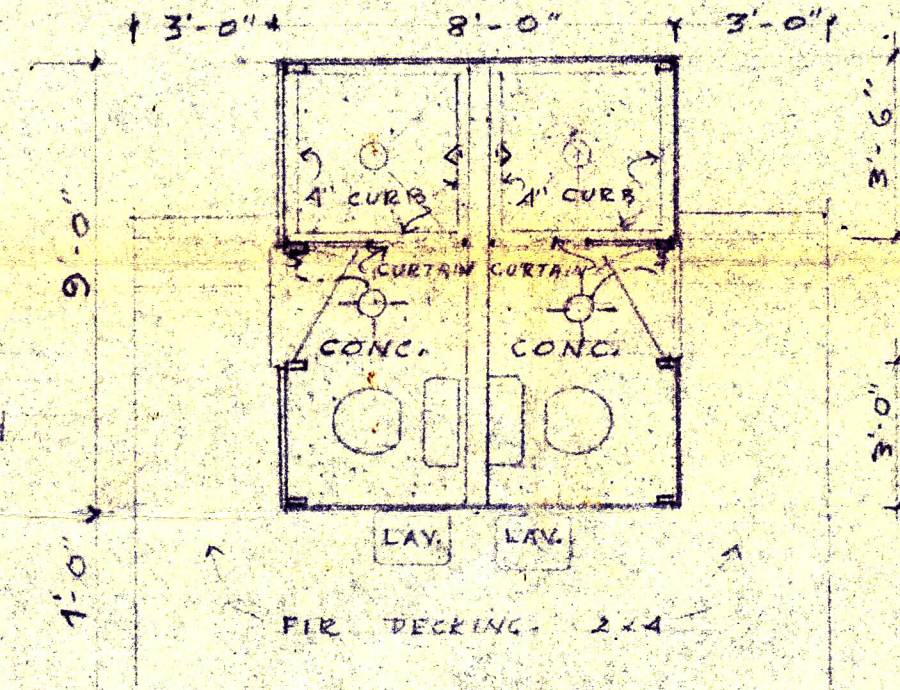
SLEEPING CABIN.



FRONT ELEV.

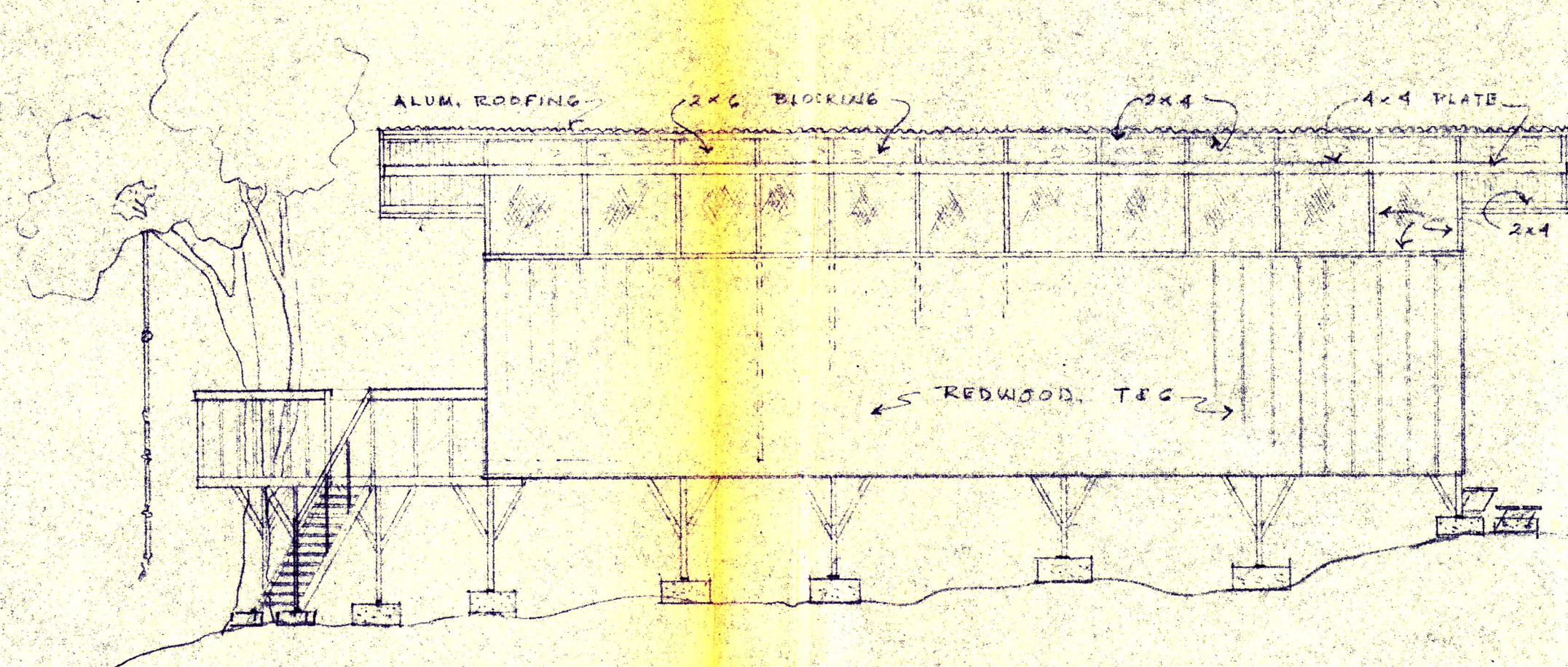
SIDE ELEV.

SCALE 1/4" = 1'-0"

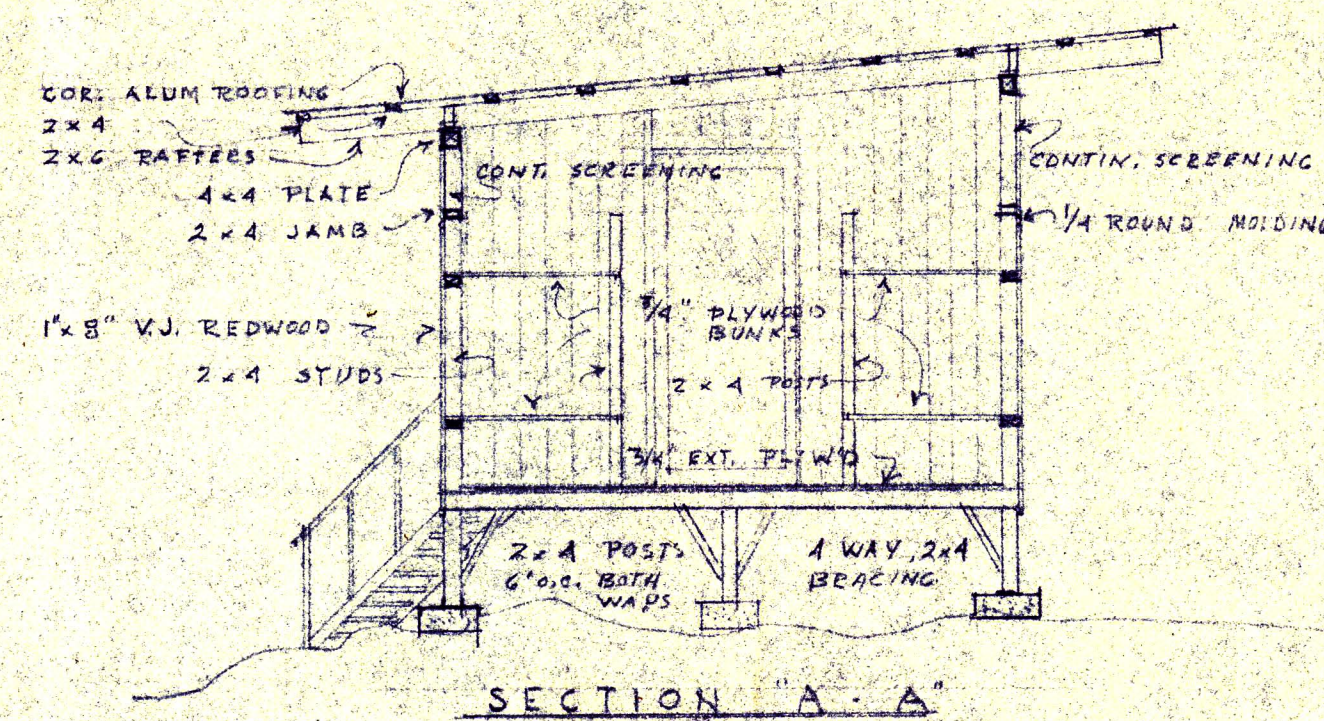


NEW CESS POOL  
FOR EACH BATH

BATHROOM PLAN 1/4" = 1'-0"



SIDE ELEVATION



SECTION "A-A"

TIMBERLINE CAMP

PALEHUA RD, T.K. 9-2-03-29

JUNE 1964