

COUNTY PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE  
by  
INTER-ISLAND RESORTS, LTD.  
for  
DENSITY DESIGNATION  
RESORT-HOTEL DISTRICT (VH-.75)  
in  
Hienaloli 2nd, North Kona, Hawaii

Variance No. 175

V A R I A N C E   P E R M I T

The County Planning Commission held a public hearing on August 22, 1968 on the application of INTER-ISLAND RESORTS, LTD., for a variance from Section 15 of Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended; more specifically a variance from the density designation of the Resort-Hotel District (VH-.75) to permit the construction of a 144-room hotel in Kailua Village, Hienaloli 2nd, North Kona, Hawaii and covered by tax map key 7-5-08:3 and 19.

The Commission finds that the strict enforcement of Section 15 of Ordinance No. 63 would involve practical difficulty and unnecessary hardship for the following reasons:

1. The smaller parcel can be developed with 15 units.
2. The development of this parcel, however, will eliminate the view towards the sea for the mauka units.
3. This vista is important not only to the developer, but to the general public and greatly contributes to the satisfaction of visitor and public alike.
4. When a developer takes into consideration the environmental aspects and social well being of the general public and in so doing, still avoids overbuilding to preserve a vista, a request for variance of this nature would be reasonable in the planning process to seek and create a better environment.

Therefore, the Commission hereby grants a variance to the applicant pursuant to the authority vested in it by Section 36 of said Ordinance for a variance from the density designation in a VH-.75 district on the following conditions:

1. The parcel along the shore be used for open space recreational use only with limited above ground structure.

2. The developer submit agreement that he would be using this parcel for the uses stated under condition #1.
3. The developer conforms to State or County regulations pertaining to improvement along shore lines.

Dated at Hilo, Hawaii, this 4th day of September, 1968.

COUNTY PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

*Raymond H. Suefuji*

---

RAYMOND H. SUEFUJI, DIRECTOR

*Nobuko Fukuda*

---

(MRS.) NOBUKO FUKUDA, CHAIRMAN