

PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
DOLPHIN, INC.)
from)
DENSITY AND PARKING)
REQUIREMENTS IN)
RESORT-HOTEL DISTRICT)
in)
HONUAULA AND KEOPU)
NORTH KONA, HAWAII)

Variance No. 214

VARIANCE PERMIT

The Planning Commission held a public hearing on September 25, 1970 on the application of Dolphin, Inc. for a variance from Sections 15 and 30, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the construction of an additional five (5) condominium apartment units over the maximum allowable number of ninety-two (92) units and to allow ten (10) per cent less parking stalls from that required for the Dolphin Condominium and the Marlin Plaza complex. Subject variances are in conjunction with the proposed Dolphin Condominium complex to be located in Honuaula 1st and Keopu 2nd, North Kona, Hawaii, on property described as Tax Map Key 7-5-07:14, 16, 17, 41, 42 and 43.

The Commission finds that:

1. In requesting the subject variances, the developer has limited the height of the proposed structure to four (4) stories and a basement. Inasmuch as the department's objective is to reduce height and bulk, a review of the submitted design does reveal that the height is being reduced and that the inclined open envelopes created from both the Mokuauikaua Church and the Alii Drive do create vistas around the church and do reduce the bulk of the building.
2. The submitted design with the 30-degree inclined levels and a four-story limit has decreased the floor area by 53 per cent from that allowed if the structure were designed to maximum capacity of height and density.

Therefore, the Commission hereby grants to the applicant a variance for an additional five (5) units over the maximum allowable number of ninety-two (92) units and for a ten (10) per cent decrease from the parking for the Dolphin Condominium complex only and that the thirty-two (32) parking spaces required for the

Marlin Plaza complex be fully provided for pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that:

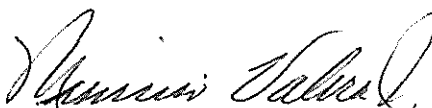
1. The construction conform substantially to the drawings as submitted.
2. The construction of the building begin within one year of date of approval or the variance shall be deemed null and void.
3. The building is not to exceed four stories and a basement nor exceed 55 feet in height. This four-story height limit would meet the requirements of the bill presently before the County Council which would limit the height of buildings in Kailua Village to three stories except that a variance may be granted for a fourth story with a height limit of 55 feet.
4. Profuse landscaping be provided and tree heights and sizes shall be of sizes acceptable during plan approvals.
5. The roof level activity be eliminated so that the required fencing around the area would not appear to add height to the structure.
6. All other applicable regulations be complied with.

Effective date shall be September 25, 1970.

1970.

Dated at Hilo, Hawaii, this 24 day of November

PLANNING COMMISSION
OF THE COUNTY OF HAWAII



MAURICIO VALERA, JR.
VICE CHAIRMAN