

PLANNING COMMISSION  
Planning Department  
County of Hawaii

Application for VARIANCE	)	
by	)	
DEPARTMENT OF EDUCATION	)	
STATE OF HAWAII	)	
from	)	Variance No. 224
MAXIMUM HEIGHT LIMIT	)	
in	)	
WAIAKEA HOMESTEADS, WAIAKEA,	)	
SOUTH HILO, HAWAII	)	
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VARIANCE PERMIT

The Planning Commission held a public hearing on December 3, 1970 on the application of Department of Education, State of Hawaii for a variance from Section 9-C, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the construction of a three (3) story classroom building in lieu of the two and one-half (2½) story allowable height limit or regulated by the single-family residential zone, within the Waiakeawaena School complex, in Waiakea Homesteads, Waiakea, South Hilo, Tax Map Key: 2-2-42:17.

The Commission finds that:

1. There is a need to construct multi-story classroom buildings and support facilities in order to meet the increased demand of facilities within the limited land area of the school complex. The multi-story building would provide for the concentration of student achievement levels within close proximity to each other and would provide the maximum use of limited ground space.
2. The requested height limit of 36 feet is one (1) foot over the maximum limit of 35 feet allowed by the district which also limits height to 2½ stories. The additional story and height would not render the building conspicuous to the surrounding area in that the adjacent building presently under construction has an overall average height of 34 feet.
3. The granting of the variance would result in the optimum use of the subject property and would be in the best public interest by providing the needed educational facilities of the district.

Therefore, the Commission hereby grants to the applicant a variance from the maximum height limit pursuant to the authority vested in it by Section 36 of said Ordinance on the conditions that:

1. Construction conform substantially to the submitted layout.


2. Construction begin within one year of date of approval or the variance shall be deemed null and void.

3. All other applicable regulations be complied with.

The effective date of this permit shall be from December 3, 1970.

Dated at Hilo, Hawaii, this 26th day of July, 1971.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII



Mauricio Valera, Jr.

Vice Chairman

For

O. W. Efurd, Jr.

Chairman