

PLANNING COMMISSION
Planning Department
County of Hawaii

Application for Variance)
by)
KA'U DEVELOPMENT CO., INC.)
from)
PARKING STALL REQUIREMENT)
in)
PAHALA, KA'U, HAWAII)
_____)

Variance No. 229

VARIANCE PERMIT

The Planning Commission held a public hearing on February 18, 1971, on the application of Ka'u Development Co., Inc., for a variance from Section 30-F, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the construction of 16 parking stalls in lieu of the required 24-stalls for a proposed 24-unit Elderly Housing Project planned for Pahala, located at the Southwest corner of Ohia and Kou Streets. Tax Map Key 9-6-17:38 and Portion of 37.

The Commission finds that:

1. There are special circumstances applying to the subject property which do not generally apply to property or improvements in the same district. According to a survey conducted of possible eligible occupants for this housing, no more than 25% owned a car.
2. The proposed housing development is located within walking distance from all homes within this isolated pocket community. Visitation by children can be done by walking, since it is within walking distance.
3. Circumstances exist to a degree that interferes with the best manner of development of the subject property. It has been stated that to provide more amenities that actually needed could run costs above the allowable limits and make the project economically unacceptable to the Hawaii Housing Authority who is to purchase and operate this housing project.


Therefore, the Commission hereby grants to the applicant a variance from the parking stall requirement pursuant to the authority vested in it by Section 36 of said ordinance on the condition that:

1. Construction of the project begin within one year of date of approval should the Commission approve such.
2. All other applicable regulations be complied with.
3. Should the need for additional parking be required, then such shall be provided on a one-for-one basis.

The effective date of the permit shall be February 18, 1971.

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