

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
 by)
 WILLIAM G. MORGAN)
 from)
 MAXIMUM HEIGHT LIMIT)
 in)
Holualoa 2nd, North Kona, Hawaii) Variance No. 311

VARIANCE PERMIT

The Planning Commission after a duly held public hearing on October 12, 1972, considered the application of WILLIAM G. MORGAN for a variance from Section 15-C, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the construction of a four (4) story forty-five (45) foot high structure in lieu of the three (3) story, forty-five (45) foot high limit as permitted within the resort-hotel (V-1.25) zoned district. Said construction is to be located in Holualoa 2nd, North Kona, Hawaii, Tax Map Key 7-6-14:22.

The Commission has found that:

1. The additional floor would not render the building any more conspicuous than what is permitted by ordinance. The ordinance states that no building shall exceed a height of forty-five (45) feet or contain more than three (3) stories. The proposed building which contains four (4) stories does not exceed forty-five (45) feet; therefore, no additional "height" will be added; and
2. Conditions exist with respect to the land which would result in unnecessary hardship if the ordinance were literally enforced. The subject property is located within the potential tsunami inundation area; therefore, it is in the best public interest that residential units not be permitted on the ground floor of structures in inundation areas. This would minimize the danger to life and property.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a four (4) story forty-five (45) foot high structure in lieu of the three (3) story, forty-five (45) foot height limit as permitted within the resort-hotel (V-1.25) zoned district pursuant to the authority vested in it by Section 36 of said Ordinance on the conditions that:

1. The building be limited to a maximum height limit of forty-five (45) feet;
2. The development conform substantially to that as submitted;

3. Construction of the subject complex begin within one (1) year of the date of approval of the variance or the variance shall be deemed null and void.

The effective date of this permit shall be from October 12, 1972

Dated at Hilo, Hawaii, this 28th day of March
1973.



Ed C. Watt
Chairman