

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
HAWAII PREPARATORY ACADEMY)	
from)	Variance No. 366
MAXIMUM ALLOWABLE HEIGHT)	
in)	
Waimea, South Kohala, Hawaii)	
)	

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on October 25, 1973 considered the application of Hawaii Preparatory Academy for a variance from Chapter 8. (Zoning Code), Article 3, Section 4, Hawaii County Code, as Amended, more specifically to allow the construction of a tennis court enclosure which is proposed to be 40 feet in height, in lieu of the maximum 2½ stories or thirty five (35) feet allowed in the single-family residential zoned district. The proposed structures will be located in Waimea, South Kohala, Hawaii. Tax Map Key 6-5-01:33.

The Commission has found:

1. That the additional height of five (5) feet would not result in the subject structure being excessively conspicuous to its immediate surroundings nor would it be injurious to property rights of other properties in the vicinity. The proposed structure will be situated on the lower or makai side of the Hawaii Preparatory Academy complex. The difference in elevation for the HPA complex on a mauka-makai plain is 140 feet. The proposed structure will nestle on the hill-side of the property, thus, will not be conspicuous in relationship to other buildings on the property as well as the surrounding area.

The proposed structure will also be located adjacent to the gymnasium which is 32 feet in height. Based on the topography of the area, the proposed structure will be situated on a ground elevation which is approximately seven (7) feet lower than the gym. Consequently, the tennis court covered building will be only one (1) foot higher than the existing gym.

It is also felt that in order to allow for unrestricted playing of tennis, also including the lobbing of the ball, the 40-foot height would be necessary.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a tennis court enclosure forty (40) feet in height in lieu of the maximum 2½ stories or thirty-five (35) feet allowed pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions:

1. That the proposed structure be constructed within one (1) year of the date of approval of the subject variance.
2. That all other applicable regulations be complied with including landscaping as may be required by plan approval.

Should this condition not be met, the variance shall be deemed null and void.

The effective date of this permit shall be from October 25, 1973.

Dated at Hilo, Hawaii, this 5th day of February 1974.


Arthur W. Martin, Chairman

