

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
STATE DEPARTMENT OF ACCOUNTING AND )  
GENERAL SERVICES FOR UNIVERSITY OF )  
HAWAII AT HILO )  
from )  
HEIGHT LIMIT REQUIREMENTS )  
in )  
Waiakea, South Hilo, Hawaii )  

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Variance No. 384

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on January 17, 1974 considered the application of State Department of Accounting & General Services for University of Hawaii at Hilo 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 three-story Campus Center Building at a height of forty (40) feet in lieu of the 2-½ stories or 35 foot height limit within the single-family residential (RS-10) zoned district in Waiakea, South Hilo, Hawaii. Tax Map Key: 2-4-57:26

The Commission has found:

1. That the additional height of five (5) feet and one-half (½) story would not result in the subject structure being excessively conspicuous to its immediate surrounding nor would it be injurious to property rights of other properties in the vicinity. The Campus Center building is well within the College Campus area, approximately 250 feet from the nearest property line, in this case, Kawili Street. The location where the proposed institutional facility will be constructed has a sloping terrain. Based on the existing topography, the view of the structure from the southern and eastern direction would project three (3) stories and forty (40) feet. However, from the northern and western direction, a two (2) story structure with a height of about twenty-eight (28) feet would be evident. In essence then, in analyzing the height of the building, one side of the structure would conform to the height requirement while the other side would not. Thus the overall impact of the additional height is somewhat softened. Furthermore, according to plans submitted, the first level or story will be constructed partially below the existing grade against the hillside. It has been further found that there is a need to construct such multi-story institutional support facilities in order to meet the increasing demand of the users, which would as a result, implement the ultimate master plan of the area. The multi-story building, along with other buildings in the area, would provide for the concentration of student activities within close proximity to one another, and would provide for the maximum use of the existing campus area.

Therefore, the Commission hereby grants to the applicant a variance to allow

the construction of a three-story Campus Center Building at a height of forty (40) feet in lieu of the 2-½ stories or 35 foot height limit within the single-family residential zone district pursuant to the authority vested in it by Article 1, Section 7 of said Code, subject to the following condition:

That construction conform substantially as presented, and begin within one (1) year of approval of the variance request.

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

The effective date of this permit shall be from January 17, 1974.

Dated at Hilo, Hawaii, this 9th day of March 1974.

  
Arthur W. Martin, Chairman

