

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE	)	
by	)	
GLAD TIDINGS CHURCH	)	
from	)	
MINIMUM LOT SIZE REQUIREMENT	)	Variance No. 387
in	)	
Ponahawai, South Hilo, Hawaii	)	
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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on February 15, 1974 considered the application of Glad Tidings Church Inc. for a variance from Chapter 8, (Zoning Code), Article 26, Section 2, Hawaii County Code, as Amended, more specifically to allow the construction of a church on a 29,628 square foot property zoned for single-family residential (RS-7.5) and multiple-family residential (RM-1) uses in lieu of the one acre minimum lot requirement at Ponahawai, South Hilo, Hawaii. Tax Map Key: 2-3-17:8.

The Commission has found:

That the granting of the variance will not be materially detrimental to the public welfare nor injurious to improvements or property rights related to properties in the near vicinity. There is an existing church presently situated on the subject property. The proposed action to demolish the existing church and to construct a new one is considered an action towards improving the existing situation in terms of parking, safety, etc. Thus, the proposed action will tend to improve and provide for a better and effective spatial utilization of the subject property. Based on a preliminary review of the proposed plans, it has been determined that the proposed improvements will be adequately accommodated on the 29,628 square foot parcel. The subject property presently has no designated off-street parking area, as a result, users of the existing building normally park along the roadways. By constructing a new building at a different location on the property, adequate land area will be made available for parking on the site. Therefore, the action to replace the existing church will also minimize the hazardous conditions presently existing. The existing church is constructed relatively close to the roadways and is not considered to be in the best structural condition. The new church will be set back substantially from these roadways, thus, taking into account some safety considerations and measures for its users as well as vehicle operators using the roads fronting the subject property. Furthermore, unusual circumstances do exist which deprive the applicant of substantial property rights which otherwise would be, or in this particular case, is available as there already is as stated earlier a non-conforming church situated on the property. Therefore, the granting of this variance would not constitute a grant of personal or special privilege inconsistent with the limitations placed upon other properties.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a church on a 29,628 square foot property zoned for single-family residential (RS-7.5) and multiple-family residential (RM-1) uses in lieu of the one acre minimum lot requirement pursuant to the authority vested in it by Article 1, Section 7 of said Code, subject to the following conditions:

1. That the construction of the new church conform substantially as presented, and that all applicable regulations, including the "plan approval" process be complied with.
2. That the demolition of the existing church commence within one (1) year of the date of approval of this request, and that construction of the new church commence immediately thereafter.

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

The effective date of this permit shall be from February 15, 1974.

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

  
Arthur W. Martin, Chairman

