

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
TONG WO SOCIETY)	Variance No. 397
from)	
MINIMUM PARKING REQUIREMENT)	
in)	
Halawa, North Kohala, Hawaii)	
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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on April 10, 1974, considered the application of TONG WO SOCIETY for a variance from Chapter 8, (Zoning Code), Article 26, Section 6, Hawaii County Code, as Amended, more specifically to allow relief from the minimum parking requirement for a social hall addition to the existing church located in Halawa, North Kohala, Hawaii, Tax Map Key 5-3-08:20.

The Commission has found that:

1. There are special and unusual circumstances applying to the subject property and building which do not apply to the surrounding property in the same district. The special circumstance applies to the existing church which has been nominated for placement on the state register for historical sites. Although it has not been officially registered, it has been nominated. Therefore, in light of the goal set forth in the County's General Plan to protect and enhance sites, buildings and objects of historical and significant importance to Hawaii and if any historic sites, buildings and objects are to maintain their historically significant status, the very nature of a historic site, building or object demands that they be retained as much as possible in their natural or original state. Herein an unusual circumstance exists to a degree where a requirement of an asphalted area for parking would disrupt rather than enhance the subject site. This disruption would occur in the sense that the limited lawn areas which enhance the property now would be lost.

2. There are unusual circumstances applying to the property in that the steep terrain on the side portion of the property fronting the main road and the location of gravesites along the perimeter of the property negates the reasonableness of providing an access from this area. The only feasible access is through the front of the property where the present access exists. With this in mind, the three areas available for parking are the lawn area directly in front of the church, the grassy area between the cemetery and the main road, and the lawn area on the side of the church facing the main road. In examining the impact of the asphalted area in each of these locations, it was found that if the parking area were to be situated in front of the church, the lawn area which is an integral part of the land/building relationship would be completely lost. If the parking area were to be located between the cemetery and the main road, the total setting of the property from a visual and aesthetic standpoint would be damaged, and if the parking area were to be situated adjacent to side of the church, additional paving would be necessary in the front of the church which would also result in the loss of the lawn area.

Therefore, because of the unusual circumstances, it is believed that the grass area in this instance, can be utilized as a parking area without being paved.

Therefore, the Commission hereby grants to the applicant a variance to allow relief from the minimum parking requirement for a social hall addition to the existing church pursuant to the authority vested in it by Section 7 of said Code, subject to the following condition that:

An area of 36 feet long and 18 feet wide be delineated for parking purposes. This area shall be marked off with the use of wooden materials in the form of blocks or stakes.

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

The effective date of this permit shall be from April 10, 1974.

Dated at Hilo, Hawaii, this 2nd day of May, 1974.



Chairman