

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

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

Variance No. 410

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on July 1, 1974 considered the application of DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES/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 three (3) student housing buildings with a height of three (3) stories in lieu of the maximum allowable height of two (2) and one-half ($\frac{1}{2}$) stories as permitted within the Single Family Residential-10,000 square foot (RS-10) zoned district located within the University of Hawaii at Hilo complex in Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-57:26.

The Commission has found that:

1. The granting of the variance will not be wholly inconsistent with the general purpose of the district or the intent and purpose of this Ordinance. The maximum allowable height in this zone is two (2) and one-half ($\frac{1}{2}$) stories or thirty-five (35) feet. Although the proposed buildings are to be three (3) stories high, the 32-foot buildings will still be within the maximum allowable height of thirty-five (35) feet. Therefore, it is felt that as the zone presently allows a maximum allowable height of 35 feet and the fact that the proposed buildings will not exceed this requirement, the additional height of one story would not render the building any more conspicuous in relation to its natural surroundings as the dormitories adjacent to subject area are 30 feet in height. This then will ensure that the proposed 32 feet high buildings will not be any more conspicuous than what is already existing in the surrounding area; and
2. The granting of the variance will not militate against the County General Plan or be materially detrimental to the public welfare or injurious to improvements or property rights related to property in the near vicinity. The enrollment of

Hilo College has increased from 864 students in 1970 to 1736 students in 1973. The General Plan's education element courses of action states that "the County shall actively participate in the development of student-faculty housing for the University and other joint use facilities." With this in mind the University's four year college status which has stimulated the growth of students as well as the faculty population has necessitated the need for providing housing for this segment of the community. The recently completed Adult Student Housing situated off Kawili Street has been approximately 90% occupied since its opening and this coming semester a 100% occupancy is expected with a waiting list. This then is evidence enough that student housing is needed. The entire 8 building complex will create 50 2-bedroom units and 8 one-bedroom units, totaling 216 beds, which will accommodate the present student housing shortage. Being that facilities will be providing housing on campus, it will be to the benefit of the welfare of the general public by relieving some of the housing pressures within the community that have been created because of the lack of on campus housing, and benefit the students and faculty as well by providing housing on campus for their convenience. Furthermore, the close proximity of the housing to the existing facilities on the campus will enable a more active usage of these facilities as well as reduce the vehicular movement within the University's complex.

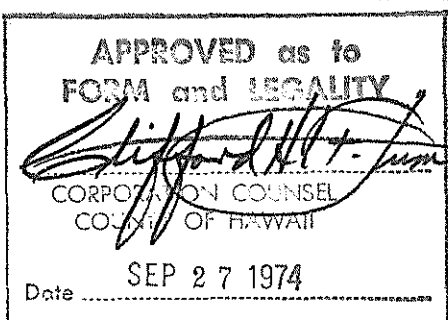
Therefore, the Commission hereby grants to the applicant a variance to allow the construction of three (3) student housing buildings with a height of three (3) stories in lieu of the maximum allowable height limit of two (2) and one-half ($\frac{1}{2}$) stories as permitted within the Single Family Residential-10,000 square foot (RS-10) zoned district, pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions that:

1. A retaining wall be constructed on the entire 4:1 slope section, abutting the flood plain to ensure against failure of the fill section;
2. Adequate landscaping acceptable to the Planning Director be provided for; and
3. All other applicable Rules and Regulations be complied with including the "Plan Approval" process.

Should these conditions not be met, the variance shall be deemed null and void.

The effective date of this permit shall be from July 1, 1974.

Dated at Hilo, Hawaii, this 25th day of September, 1974.



Arthur W. Martin
Arthur W. Martin, Chairman