

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
MOKUAIKAUUA CHURCH)
from)
MINIMUM OFF-STREET PARKING)
REQUIREMENTS)
in)
Keopu 1st, Kailua, Kona, Hawaii)

Variance No. 425

VARIANCE PERMIT

The Planning Commission at a duly held public hearing on October 17, 1974 considered the application of MOKUAIKAUUA CHURCH for a variance from Chapter 8, (Zoning Code), Article 26, Section 6, Hawaii County Code, as Amended, more specifically to allow a variance from the off-street parking requirements for a Youth Activities Center situated on the Mokuaikauua Church grounds in Keopu 1st, Kailua, North Kona, Hawaii, Tax Map Key 7-5-07:18 & 45.

The Commission has found that:

1. There are special and unusual circumstances applying to the subject property and building which do not generally apply to the surrounding property in the same district. The special circumstance applies to the existing church which has been placed on the State of Hawaii Register as a "High Value" historical site and has also been nominated for placement on the National Register for historical sites. Although it has not been officially registered, it has been nominated. Therefore, the granting of the variance will complement the Historic Sites Element Goal set forth in the County's General Plan to protect and enhance sites, buildings and objects of historical and significant importance to Hawaii. Additionally, 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. The front portions of the church are the only areas available for parking spaces. In examining the impact of the asphalted areas in the front and sides of the church, it was found that if the lawn area on the Kailua side of the church were to be paved, this lawn area which is an integral part of the land/building relationship would be completely lost. If the parking area were to be located directly in front of the church, the total setting of the property from a visual and esthetical standpoint would be damaged as well as the loss of this lawn area. Therefore, because of the foregoing 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 from the paving requirement relative to the off-street parking requirements for a Youth Activities Center pursuant to the authority vested in it by Section 7 of said Code, subject to the following condition that to ensure safety concerns relative to vehicular movement on the subject site, it is recommended that 90 degree parking only be allowed on the grassed area as was presented in the original plans, and that this area shall be marked off with the use of materials in the form of blocks or stakes of any architectural style.

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

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

Dated at Hilo, Hawaii, this 1st day of November 1974.


ARTHUR W. MARTIN, CHAIRMAN

