

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
HAWAIIAN TELEPHONE COMPANY)
from)
MINIMUM FRONT YARD SETBACK)
REQUIREMENT)
in)
Waiakea Homesteads, Waiakea,)
South Hilo, Hawaii)
_____)

Variance No. 430

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on January 30, 1975 considered the application of HAWAIIAN TELEPHONE COMPANY for a variance from Chapter 8 (Zoning Code), Article 3, Section 7, Hawaii County Code, as Amended, more specifically to allow a 26'-4" front yard setback for an equipment building addition in lieu of the minimum requirement of thirty (30) feet in Waiakea Homesteads, Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-15:73.

The Commission has found:

1. That unusual circumstances exist which interfere with the best use or manner of development of the subject property. Presently situated on the property is an existing communication equipment building which was constructed prior to the adoption of the Zoning Code and the City of Hilo zoning map. The proposed addition is designed to be architecturally compatible with the existing structure while providing the necessary space for the proposed equipment. The configuration of the proposed addition would be a more practical design in relation to the existing building since it would be able to better accommodate or satisfy the space requirements for the proposed equipment.
2. That the granting of the variance will not be substantially inconsistent with the general purpose or intent of the Zoning Code and will not militate against the General Plan. Although improvements to Kawailani Street are being considered in the future and provisions have been made on the City of Hilo zoning map to increase the existing 40-foot right-of-way to a 60-foot right-of-way, the County has no immediate plans for its improvements. As a result, it is determined that there are unusual circumstances applying to the affected property and the proposed equipment building addition which do not generally apply to surrounding properties or improvements in the same zoning district.

3. That the proposed addition and the equipment to be installed would be a step towards providing more efficient telephone service for the general welfare of the residents in the area. The proposed improvements would, in essence, complement the General Plan's Public Utilities goal of insuring that adequate, efficient and dependable public utility services will be available to the users, and that improvement of existing utility services shall be encouraged to meet the needs of the users.

Therefore, the Commission hereby grants to the applicant a variance to allow a 26'-4" front yard setback for an equipment building addition in lieu of the minimum requirement of thirty (30) feet, pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions:

1. That construction of the proposed addition commence within one (1) year from the date of approval of the variance request.
2. That a minimum of three (3) paved parking stalls shall be provided.
3. That all applicable rules and regulations, including the "Plan Approval" process shall be complied with.

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

The effective date of this permit shall be from January 30, 1975.

Dated at Hilo, Hawaii, this 19th day of February, 1975.


Arthur W. Martin, Chairman

