

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)	
by)	
CHURCH OF GOD)	
from)	
MINIMUM BUILDING SITE AREA)	Variance No. 443
REQUIREMENT OF ONE (1) ACRE AS)	
STIPULATED WITHIN THE SINGLE)	
FAMILY RESIDENTIAL ZONED DISTRICT))	
in)	
Piihonua Houselots, 3rd Series)	
South Hilo)	

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on July 17, 1975 considered the application of CHURCH OF GOD for a variance from Chapter 8, (Zoning Code), Article 26, Section 2C, Hawaii County Code, as Amended, more specifically to allow the construction of an addition to the existing church situated on 31,281 square feet of land in lieu of the minimum building site area requirement of one (1) acre as stipulated within the Single Family Residential zoned district. The property is located adjacent to and makai of the Hilo Jail Complex, Piihonua Houselots, 3rd Series, South Hilo, Hawaii, Tax Map Key 2-3-23:08.

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 vicinity. One of the purposes of the one (1) acre building site area requirement for a church is to assure a buffer between church uses and surrounding properties. It is also intended to guarantee that all setback, parking, and other requirements can be adequately met; thus, providing a better and more effective spatial utilization of the land. A preliminary review of the proposed plans verified that the construction of the proposed addition will be able to comply with all applicable requirements, such as parking and setbacks; thus, it can be adequately accommodated on the 31,281 square foot parcel. Since the addition will be constructed over sixty (60) feet from the closest side property line and over seventy (70) feet from the front property line along Waianuenue Avenue. It will be set back far enough from the adjoining properties. Furthermore, the existing single family dwellings on the surrounding lands are situated quite a distance from the area in question. The Hilo Jail Complex also borders the property towards the mauka side. Also, recognizing the existence of the depressed terrain of the land and the profuse landscaping on the property, it is determined that ample buffer

is provided between the proposed addition and the adjoining property. In light of this, the building expansion may occur without violating the spirit and intent of the one (1) acre requirement as stipulated within the Zoning Code.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of an addition to the existing church which is situated on 31,281 square feet of land in lieu of the minimum building site area requirement of one (1) acre pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions that:

1. Construction of the addition conform substantially to plans as presented;
2. Construction commence within one (1) year from the date of approval of the variance and be completed within two (2) years thereafter;
3. A landscaping plan be submitted for approval by the Planning Director, prior to construction; and
4. All applicable rules and regulations, including the "Plan Approval" process, 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 July 17, 1975.

Dated at Hilo, Hawaii, this 25th day of July 1975.


Arthur W. Martin, Chairman

