

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE	)	
by	)	
McAULIFFE, OKA & ASSOCIATES, INC.	)	
from	)	Variance No. 470
MAXIMUM ALLOWABLE HEIGHT AND	)	
MINIMUM SETBACK REQUIREMENT	)	
in	)	
Kealahou, South Kona, Hawaii	)	
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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on June 3, 1976 considered the application of McAULIFFE, OKA & ASSOCIATES, INC. for a variance from Chapter 8 (Zoning Code), Article 13, Sections 4 and 7, Hawaii County Code, as amended, more specifically to allow a three-story, 32-foot high structure in lieu of the maximum height limit of two (2) stories and thirty (30) feet, and an eleven-foot rear yard setback in lieu of the minimum fifteen (15) feet requirement as stipulated within the Village Commercial - 10,000 square foot (CV-10) zoned district. The property involved is the existing site of the Manago Hotel in Kealahou, South Kona, Hawaii, Tax Map Key 8-2-02:18.

The Commission has found:

That approval of the subject request will not be inconsistent with the general purpose of the Village Commercial (CV-10) zone or the intent and purpose of the Zoning Code. The purpose of the height limit requirement is to assure that no structure drastically conflicts with the character of the neighborhood, dominates surrounding structures or improvements, or unduly interferes with the view planes of structures in the near vicinity. The construction of the additional story on the northern portion of the existing structure and the enclosing of the bottom portion of the structure will not render the subject building any more conspicuous in relation to the surrounding structures or improvements than it now is. The enclosure of the bottom of the subject structure will not alter the existing maximum height of the building. It is basically a conversion of an unused portion of the structure into usable space. The additional story on the northern portion of the structure will be following the existing roof line of the southern portion and will exceed the maximum allowable height by two feet. Due to the slope of the subject parcel and the intervening buildings between the subject structure and the Hawaii Belt Road, the additional height is determined to not have an adverse visual effect upon the surrounding area. In addition, the Manago Hotel is situated

within the Kealahou civic center and the proposed improvements are in keeping with the existing character of this area.

Further, the encroachment into the rear yard setback will be a continuation of the existing building line of the existing structure. The vertical extension of the existing building will not be injurious to improvements or property rights of surrounding properties nor will it be materially detrimental to the public welfare.

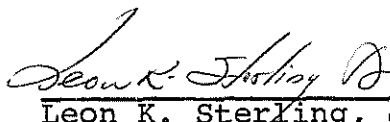
Therefore, the Commission hereby grants to the applicant a variance to allow a three-story, 32-foot high structure in lieu of the maximum height limit of two (2) stories and thirty (30) feet, and an eleven-foot rear yard setback in lieu of the minimum fifteen (15) feet requirement as stipulated within the Village Commercial - 10,000 square foot (CV-10) zoned district in Kealahou, South Kona, Hawaii, pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions:

1. That the petitioner submit plans for plan approval within one year from the effective date of approval of the variance permit. Construction of the subject improvements shall commence within one year from the date of receipt of final plan approval and be completed within two years thereafter.
2. That the petitioner shall consolidate parcels 18 and 20 of tax map key 8-2-02 within one year from the effective date of approval of the variance permit.
3. That all other rules and regulations 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 June 3, 1976.

Dated at Hilo, Hawaii, this 24th day of June, 1976.

  
Leon K. Sterling, Jr., Chairman

