

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
STATE OF HAWAII)
DEPARTMENT OF ACCOUNTING)
AND GENERAL SERVICES)
from)
MAXIMUM HEIGHT REQUIREMENT)
in)
Waiakea, South Hilo, Hawaii)

Variance No. 486

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on March 14, 1977 considered the application of the STATE OF HAWAII, DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES for a variance from Chapter 8 (Zoning Code), Article 3, Section 4, Hawaii County Code, as amended, more specifically, to allow the construction of an addition to the existing University of Hawaii Hilo Collegê auditorium building at a height of eighty (80) feet in lieu of the maximum allowable height of thirty-five (35) feet as stipulated within the Single Family Residential - 10,000 square foot (RS-10) zoned district at Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-57:25.

The Commission has found:

That there are special and unusual circumstances applying to the subject building and use which do not generally apply to surrounding properties or improvements in the same district. The proposed structure for which the variance is requested would be an integral part of the University complex. The purpose of the requested height variance for the stage house is to ensure proper visual presentations as well as allow for additional lighting, scenery backdrops and curtain space. Under the Zoning Code, the university complex is allowed in the Single Family Residential zone. The regulations such as the height limitations were basically derived for the more usual residential dwellings and use and do not accommodate such unusual structures as stage houses. Based on the above, it is determined that there are special circumstances applying to both the proposed structure and the existing use of the subject property and that the proposed addition is not inconsistent with the general purpose or the intent of the zoned district.

Further, the additional height of the stage house will not have detrimental effect on improvements or rights related to properties in the near vicinity. Surrounding land uses to the south, west and north are school uses. The proposed structure would therefore add to or enhance these uses. The proposed addition will further be located well within the

parcel and campus area; approximately 360 feet away from its Kawili Street boundary and 400 feet from the Kapiolani Street boundary. The proposed addition will probably be seen only from the Kawili Street side, which is not a major thoroughfare or arterial.

The terrain in the vicinity of the proposed addition is gently sloping. Moreover, the existing building to which it will be attached already exceeds the maximum allowable height by thirteen (13) feet. The addition will rise thirty-two (32) feet above the existing building. The Campus Center building which is located at a higher elevation also exceeds the maximum allowable height by five (5) feet. In relation to the Campus Center and the topography of the area, the additional structure will rise 17 feet higher. Though it will be the tallest structure in the area, the visual dominance may be softened by the topography, other existing buildings and through proper landscaping.

Finally, the proposed addition will not militate against the General Plan, rather it complements the following goals and courses of action of the Public Facilities element.

"It is the goal... to provide public facilities that effectively service community needs and to continue to seek ways of improving public service through better and more functional facilities which are in keeping with environmental and aesthetic concerns of the community."

"The County shall support the expansion of the University system and the campus master plan which encompasses a 600+ acre development and encourage the continuing education programs throughout the community..."

"Improvements to existing facilities shall be continued."

The existing building and the proposed addition will continue to be used by the community as well as the university for public presentations of plays, concerts and lectures. This public use not only implements the above goals but also the following Recreation element goals to:

"Provide a wide variety of recreational opportunities..." and "Provide a diversity of environments for active and passive pursuits."

With the granting of this particular variance, the stage house addition to the existing auditorium will be constructed; and thus, would be in the direction of implementing the above-stated goals and course of action of the General Plan.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of an addition to the existing University of Hawaii Hilo College auditorium building at a height of eighty (80) feet in lieu of the maximum allowable height of thirty-five (35) as stipulated within the Single Family Residential - 10,000 square foot (RS-10) zoned district as Waiakea, South Hilo, Hawaii, 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 shall commence within one (1) year of the effective date of the Variance Permit and be completed within two (2) years thereafter.

2. That a landscape buffer be provided along the Kawili Street boundary to soften the visual impact of the building height. A landscaping plan indicating the types of landscaping and location shall be submitted to the Planning Director for approval.
3. That the Building and Fire Code should be complied with.
4. That all other applicable rules and regulations including Plan Approval process be complied with.

Should any of the foregoing conditions not be met, the Variance Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from March 14, 1977.

Dated at Hilo, Hawaii, this 28th day of March, 1977.


(Mrs.) Lorraine R. Jitchaku, Chairman

