

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
DODO MORTUARY, INC.)
from)
EXPANSION OF NONCONFORMING USES)
in)
Puueo, South Hilo, Hawaii)
_____)

Variance No. 487

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on March 14, 1977 considered the application of DODO MORTUARY, INC. for a variance from Chapter 8 (Zoning Code), Article 1, Section 9, Hawaii County Code, as amended, more specifically, to allow the expansion to the existing mortuary which is a nonconforming use within the Multiple Family Residential - 1,000 square foot (RM-1) zoned district at Puueo, South Hilo, Hawaii, Tax Map Key 2-6-8:10.

The Commission has found that:

1. It is determined that the proposed structural expansion to the existing building will not intensify the present use of the property as the improvements will provide for more conveniences to the patrons. The proposed improvements will include an additional 400 square feet of covered lanai area for seating purposes, and 960 square feet of additional working area for the mortuary. The mortuary use was originally allowed by a Zoning Variance Permit in 1965. The 960 square feet addition will include a storeroom, attendant room, and office. The basic reason for the lanai addition is to allow for more space to accommodate the general public who attends funeral services at the mortuary.

The existing mortuary building is approximately 4,900 square feet in size. However, about 2,900 square feet of the total floor area is presently used as a working area. Thus, the chapel or service-holding area is only about 2,000 square feet in size. Presently, only about 250 seats can be provided comfortably for the patrons during the funeral services. There has been a number of occasions when those in attendance at a funeral service were forced to stand outside of the building due to the limited space within the existing building. The proposed covered lanai addition is intended to resolve this problem of the present limited seating capacity. It is therefore determined that the additional 400 square feet of covered lanai area will greatly lessen the inconveniences presently faced by those who would attend the funeral services at this facility.

Additionally, the increase in working area space would also provide for a more efficient use of the building and its existing facilities; and thus, provide for better service to the patrons.

It is therefore determined that the granting of this particular variance to allow for the additional space will further upgrade the existing building and its attendant uses. The allowance of the proposed additions for its intended purposes would, in essence, provide for the health, safety, and welfare of all concerned. In light of the above, it is felt that the granting of this particular variance request will not constitute a grant of personal or special privilege inconsistent with the limitations placed upon other properties under identical zoned district classification.

2. The granting of this particular variance will not be materially detrimental to the public welfare nor be injurious to improvements or property rights related to properties in the near vicinity. As stated earlier, the existing mortuary use was allowed and established on the property by a Zoning Variance Permit. Thus, should the requested variance be granted, there will be no change in the present use of the property. It is therefore determined that the impact on the surrounding properties and their improvements would be negligible, and would not change the existing character of the area. Furthermore, the adjacent properties are utilized as a park and for agricultural purposes, namely, sugar cane production. Thus, it is felt that there will be no detrimental effects on the adjacent properties.

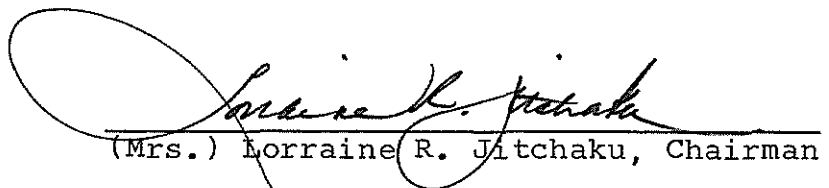
Therefore, the Commission hereby grants to the petitioner a variance to allow the construction of a 400+ square foot covered lanai area and a 960+ square foot working area to the existing mortuary building at Puueo, South Hilo, Hawaii, pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions:

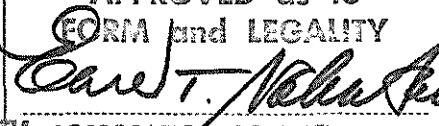
1. That the construction of the proposed improvements commence within one (1) year from the effective date of approval of the Variance Permit and be completed within two (2) years thereafter.
2. That the rules and regulations of the State Department of Health be complied with.
3. That all other applicable rules and regulations, including the 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

APPROVED as to FORM and LEGALITY	
	
DEPUTY CORPORATE COUNSEL COUNTY OF HAWAII	
Date	<u>6/24/77</u>