

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR VARIANCE)	
by)	
STATE OF HAWAII DEPARTMENT OF)	VARIANCE NO. 524
ACCOUNTING AND GENERAL SERVICES)	
from)	
MAXIMUM HEIGHT LIMITATION)	
in)	
Waiakea Cane Lots, Waiakea,)	
South Hilo, Hawaii)	
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VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on February 23, 1978, considered the application of STATE OF HAWAII DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES for a variance from Article 3, Section 4, Chapter 8 (Zoning Code) of the Hawaii County Code, as amended, more specifically, to allow the construction of a gymnasium with a height of forty-eight (48) feet in lieu of the maximum height limit of thirty-five (35) feet as stipulated in the Single Family Residential - 10,000 square foot (RS-10) zoned district in Waiakea Cane Lots, Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-01:portion of 7.

The Commission has found:

That unusual circumstances apply to the proposed gymnasium structure which do not generally apply to improvements in the same zoned district. The proposed gymnasium will be an integral part of the University of Hawaii Hilo College. Under the Zoning Code, the university complex is a conditionally permitted use within the Single Family Residential zoned district. The 35-foot height limitation applicable in this zoned district is basically for residential dwellings and is not designed to accommodate all structures that may be conditionally permitted. In order to fulfill its function, the gymnasium requires a minimum of 32 feet clear space. The design of the 48-foot high gymnasium there provides for a 32-foot clear space with an additional 16 feet for structural members, roofing, adequate roof pitch and ventilation. While it may be technically possible to provide a roof with a total depth of only three (3) feet, such an alternative is not considered feasible in view of the probable high cost. Thus, based on the fact that the proposed gymnasium must exceed the RS-10 zoned district height limitation it is determined

that unusual circumstances apply to the proposed structure. Further, should the requested variance not be granted, the strict enforcement of the Zoning Code provisions will interfere with the best use and manner of development of the subject property, as a university facility, which is a conditionally permitted use in the RS-10 zoned district.

That the granting of the variance request will not be materially detrimental to improvements or property rights in the near vicinity. The proposed physical education facilities will be bounded by other school uses and the Wailoa Flood Control project. The land mauka of the flood control project up to Komohana Street is also proposed for university use. The proposed structures would therefore enhance and complement the adjacent land uses. Further, the proposed structure will be located well within the campus area; approximately 460 feet from Kawili Street. Such a location together with the sloping topography of the university site will help reduce the visual impact of the proposed structure, as will the existence of other university buildings and proper landscaping.

That the granting of the variance will not militate against the General Plan. As indicated earlier the gymnasium must exceed the RS-10 zoned district height limitations in order to fulfill its functional purpose. The physical education facilities will be an integral part of the university activities and the continued expansion of these activities is encouraged by the General Plan which states, "The County shall support the expansion of the University system and the campus master plan which encompasses a 600+ acre development...."

In relation to recreational facilities, the General Plan goes on to state that it is a goal of the County to "Provide a wide variety of recreational opportunities for the residents of the County." The construction of the physical education facilities at Hilo College will be a step toward fulfilling this goal.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a gymnasium with a height of forty-eight (48) feet in lieu of the maximum height limit of thirty-five (35) feet as stipulated in the Single Family Residential - 10,000 square foot (RS-10) zoned district in Waiakea Cane Lots, Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-01:portion of 7 pursuant to the authority vested in it by Article 1, Section 7 of the Zoning Code, subject to the following conditions:

1. That the petitioner shall submit plans for final plan approval within one (1) year from the effective date of the Variance Permit.
2. That the petitioner shall commence construction within one (1) year of the receipt of final plan approval and complete construction within two (2) years thereafter.

3. That a landscaping buffer shall be provided between Kawili Street and the gymnasium to soften the visual impact of the building height. A landscaping plan including the type of landscaping and location shall be submitted to the Planning Director for review and approval.
4. That all other applicable rules and regulations, including the Uniform Building Code and the Fire Code, shall be complied with.
5. That accesses to the parking area shall meet with the approval of the Department of Public Works.

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 February 23, 1978.

Dated at Hilo, Hawaii, this 22nd day of March, 1978.



William F. Mielcke
Chairman, Planning Commission

