

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
KUAKINI CORPORATION)
from)
MAXIMUM HEIGHT LIMITS and)
MINIMUM SETBACK REQUIREMENT)
in)
Honuaula 1st and Keopu 3rd,)
North Kona, Hawaii)
_____)

Variance No. 551

VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on October 12, 1978, considered the application of KUAKINI CORPORATION for a variance from Chapter 8 (Zoning Code), Article 26, Section 5C and Article 9, Section 7C, more specifically, to allow the construction of building with a bell tower with an overall height of 65 feet in lieu of the maximum height limit of 55 feet, and a sideyard setback of 8 feet in lieu of the minimum requirement of 12 feet as stipulated within the Resort-750 square foot (V-.75) zoned district. The property in question is located at the northern corner of the intersection of Sarona Road and Kuakini Highway in Honuaula 1st and Keopu 3rd, North Kona, Hawaii, Tax Map Key 7-5-07:22, 29-32.

The Commission has found:

That approval of the subject request will not be contrary to the purpose and intent of the Resort zoned district nor the Zoning Code. It will also encourage the best manner of development of the subject property. The purpose of the variance request is twofold. First, the petitioner intends to construct a bell tower upon a commercial/office building. The proposed bell tower would have an overall height of 65 feet, which is ten feet higher than the maximum limit of 55 feet. The bell tower is intended to define the historical theme of the proposed building and to reflect the design themes of the village of Kailua. At its proposed location, the subject building is expected to provide an anchor for the village in keeping with the Kailua Village Design Plan. The second purpose of the variance request is to allow the building to be situated approximately four feet further north in order to allow for the eventual connection of Sarona Road and Kalani Street. This connection is intended to improve the overall circulation pattern within the Kailua Village area.

The bell tower design is expected to enhance the Kailua Village area and to reinforce the Kailua Village Design Plan concept of an integrating character for the village. The additional requested height is not expected to detract from other

landmarks in the area such as the Mokuaikaua Church steeple. The proposed building will have an overall height of about thirty feet which is in keeping with the surrounding area. The bell tower height is proposed to be 65 feet, including all ornamental projections, with a breadth of about 15 feet. The additional requested height is in scale with the existing Kailua Village structures. Further, the building will be oriented towards Kuakini Highway and will, in actuality, provide a mauka definition to the village's core area.

With regard to the Sarona Road and Kalani Street connection, the resiting of the proposed building will allow Sarona Road to be improved and for a skewed connection to be made between the two roadways. Such an improvement would greatly alleviate the existing and potential traffic congestion in the area. Further, the building will be adjacent to a parking lot and it is not expected that the granting of an 8-foot setback in lieu of the 12-foot requirement will interfere with the adjacent development.

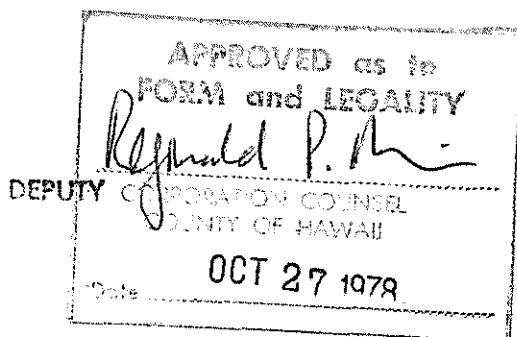
Although there are no obviously unusual circumstances applying to the subject property, the proposed development would be consistent with adopted plans for the village, which has been designated as a special district as well as the resort function of the area. The imposition of the height and setback requirements would interfere with the best use and manner of development of the subject property as reflected in the Kailua Village Design Plan and with the proposed connection between Sarona Road and Kalani Street. It is determined that the approval of the subject request would foster the public welfare and interest rather than detract from it. It is also determined that approval of the subject request will not be injurious to property rights or improvements in the near vicinity nor constitute a grant of personal or special privilege.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of building with a bell tower with an overall height of 65 feet in lieu of the maximum height limit of 55 feet, and a sideyard setback of 8 feet in lieu of the minimum requirement of 12 feet as stipulated within the Resort-750 square foot (V-.75) zoned district pursuant to the authority vested in it by Article 1, Section 7 of the Zoning Code (Chapter 8), Hawaii County Code, as amended; subject to the condition that all other applicable rules, regulations and requirements, including the conditions of approval stipulated in Special Management Area Use Permit No. 71 shall be complied with.

Should the foregoing condition 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 October 12, 1978.

Dated at Hilo, Hawaii, this 9th day of November, 1978.





WILLIAM F. MIELCKE, CHAIRMAN
PLANNING COMMISSION