

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

*Use Permit*  
APPLICATION FOR VARIANCE )  
by )  
GAF CORPORATION ) *Use Permit? 20*  
from ) VARIANCE NO. 557  
MAXIMUM ALLOWABLE HEIGHT )  
REQUIREMENT )  
in )  
Keopu 3rd, North Kona, Hawaii )  
\_\_\_\_\_ )

VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on December 14, 1978, considered the application of GAF Corporation for a variance from the requirement of Chapter 8 (Zoning Code), Article 5, Section 4; more specifically, to allow the construction of a four (4) story condominium building in lieu of the maximum allowable height limit of three (3) stories as stipulated within the Multiple Residential (RM-1) zoned district. The properties involved are located within the Lono-Kona Subdivision, Keopu 3rd, North Kona, Hawaii, Tax Map Key 7-5-22:47 & 48.

The Commission has found:

That due to the sloping topography of the land, the proposed grading of the property, and the development on surrounding properties, it is determined that the proposed four (4) story structure will not dominate the surrounding landscape. Thus, the proposed development meets the criteria established for an additional story use permit as stipulated within the Multiple Family zoned district.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a four (4) story condominium building in lieu of the maximum allowable height limit of three (3) stories as stipulated within the Multiple Residential (RM-1) zoned district. The properties involved are located within the Lono-Kona Subdivision, Keopu 3rd, North Kona, Hawaii, pursuant to the authority vested in it by Article 1, Section 7 of Chapter 8 (Zoning Code), subject to the following conditions:

1. That the two (2) parcels which comprise the subject property shall be consolidated prior to final plan approval.

2. That the petitioner, or his authorized representative shall secure final plan approval within one (1) year from the effective date of the Variance Permit. Construction shall commence within one (1) year from the date of receipt of final plan approval and shall be completed within two (2) years thereafter.
3. That the requirements of the Department of Water Supply and State Department of Health shall be complied with.
4. That all other rules, regulations, and requirements shall be complied with.

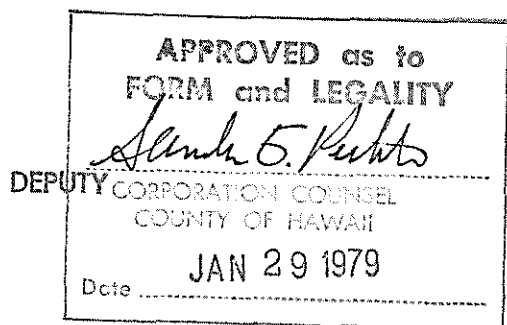
Should any of the foregoing conditions not be met, the Variance Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from January 11, 1979.

Dated at Hilo, Hawaii, this 25th day of January, 1979.



Chairman, Planning Commission



March 20, 1980

Mr. George A. Fan, President  
GAF Corporation  
1272 South King Street  
Honolulu, Hawaii 96814

Dear Mr. Fan:

Variance Permit No. 557 - Time Extension  
4-story Condominium Building  
WMK: 7-5-22:47 and 48

This is in regards to your letter of March 17, 1980 requesting a time extension to comply with Condition 2 of Variance Permit No. 557.

First of all, please be informed that the original request for the additional height should have been a Use Permit and not a Variance Permit. As such, at this time, we are changing the originally approved permit to a Use Permit (Use Permit No. 20). On this basis, the request for a time extension will be forwarded to the Planning Commission.

However, before forwarding it to the Planning Commission, we would need the following:

1. \$100.00 filing fee; and
2. Length of time for the extension

We would appreciate receiving the above as soon as possible.

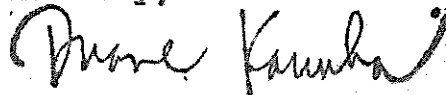
Further, please be informed that should the request be favorable consideration, we will be recommending that an additional condition regarding certain roadway improvements within the Lono-Kona Subdivision be imposed. Such a condition is presently being imposed for three other projects within the Lono-Kona Subdivision and abutting areas.

MAR 21 1980

Mr. George A. Fan  
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Should you have any questions, please feel free to contact  
Norman Hayashi of this office at 961-8288.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sidney Fuke", written in a cursive style.

*sf* SIDNEY FUKU  
Director

NH:ak

cc Hiroshi Kasamoto