

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR VARIANCE)	
by)	
JOHN PARAZETTE/GOLD COAST)	
WAREHOUSING)	
from)	VARIANCE NO. 566
OFF-STREET PARKING REQUIREMENT)	
in)	
Keahuolu, North Kona, Hawaii)	

VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on January 25, 1979, considered the application of JOHN PARAZETTE/GOLD COAST WAREHOUSING for a variance from Chapter 8 (Zoning Code), Article 26, Section 6-B; more specifically, to allow up to twenty-five percent (25%) compact sized parking stalls in lieu of the maximum requirement of ten percent (10%). The property involved is located within the Kona Industrial Subdivision, Keahuolu, North Kona, Hawaii, Tax Map Key 7-4-10:17.

The Commission has found:

Approval of the request to allow up to twenty-five percent (25%) of the required parking stalls designated for compact cars will not be contrary to the purpose of the parking provisions of the Zoning Code. The purpose of these provisions is to assure that adequate parking is provided in conjunction with any uses which are established. The petitioner intends to provide the parking required by the Zoning Code for uses on the subject property. Twenty-five percent (25%) of these stalls, however, would be for compact cars. In a study conducted by Belt, Collins & Associates in 1977, it was found that the proportion of compact cars within the County of Hawaii is more than fifty percent (50%). Due to the increasing cost of gasoline and the Federal mileage requirements it is anticipated that the proportion of compact cars within the County of Hawaii will increase in the future. As such, the requested twenty-five percent (25%) proportion of compact car stalls would not militate against the Zoning Code provisions for parking, be detrimental to the public interest or welfare, nor would it adversely affect surrounding properties.

Therefore, the Commission hereby grants to the applicant a variance to allow up to twenty-five percent (25%) compact sized parking stalls in lieu of the maximum requirement of ten percent (10%). The property involved is located within the Kona Industrial

Subdivision, Keahuolu, North Kona, Hawaii pursuant to the authority vested in it by Chapter 8, Article 1, Section 7, subject to the following conditions:

1. That prior to the establishment of any use on the subject property, plan approval shall be secured for that specific use.
2. That all other applicable 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 25, 1979.

Dated at Hilo, Hawaii, this 14th day of February, 1979.



William F. Mielcke
Chairman, Planning Commission

APPROVED as to
FORM AND LEGALITY:



DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: FEB 9 1979