

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR VARIANCE)	
by)	
LAWTON & UEMURA, ARCHITECTS,)	
AIA, INC. ON BEHALF OF)	
KONA ISLANDER INN)	VARIANCE NO. 594
from)	
MINIMUM OFF-STREET PARKING)	
REQUIREMENTS)	
in)	
Hienaloli, North Kona)	

VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on October 11, 1979, considered the application of LAWTON & UEMURA, ARCHITECTS, AIA, INC. ON BEHALF OF KONA ISLANDER INN for a variance from Article 26, Section 6, Chapter 8 (Zoning Code), of the Hawaii County Code, as amended, more specifically, to allow up to a maximum of twenty-five percent (25%) compact parking stalls in lieu of the maximum allowable of ten percent (10%) for the existing Kona Islander Inn as stipulated in Supplementary Off-Street Parking and Loading Regulations at Hienaloli, North Kona, Hawaii, Tax Map Key 7-5-08:3.

The Commission has found:

That 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.

In 1969, the Kona Islander Inn was constructed as a hotel with 142 units. The minimum parking requirement for a hotel is one (1) stall for every three (3) units. Therefore, a total of forty-seven (47) parking stalls were required for the hotel units. The additional four (4) stalls were required for the shops within the complex. Of the 51 stalls, five (5) were designated as compact stalls. The five (5) compact stalls amounted to ten percent (10%) of the required number of stalls for the total development. The petitioner is now proposing to revise the original parking layout by providing three (3) additional stalls; thus, totaling 54 stalls for the complex. In doing so, a total

of thirteen (13) compact stalls would be provided. The thirteen (13) compact stalls will amount to twenty-five percent (25%) of the fifty-one (51) stalls required.

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.

It is further determined that by allowing up to twenty-five percent (25%) compact stalls, the total number of parking stalls for the complex will be increased by three (3), from fifty-one (51) to fifty-four (54) stalls.

Based on the above, it is felt that 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 a maximum of twenty-five percent (25%) compact parking stalls in lieu of the maximum allowable of ten percent (10%) for the existing Kona Islander Inn as stipulated in Supplementary Off-Street Parking and Loading Regulations pursuant to the authority vested in it by Article 1, Section 7 of Chapter 8 (Zoning Code) of the Hawaii County Code, as amended, subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans and receive final plan approval within one (1) year from the effective date of approval of the Variance Permit.
2. That the three (3) additional stalls shall be provided within six (6) months from the date of receipt of final plan approval.
3. 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 October 11, 1979.

Dated at Hilo, Hawaii, this 7th day of March, 1980.

for William F. Mielcke

WILLIAM F. MIELCKE
Chairman Planning Commission

APPROVED AS TO FORM
AND LEGALITY:

L. Ben Bukazali

DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: 26 Feb 80

November 27, 1981

CERTIFIED MAIL

Mr. Robert Umemura
Lawton & Umemura Architects, AIA
1580 Makaloa St., Suite 1050
Honolulu, Hawaii 96814

Dear Mr. Umemura:

Variance Permit No. 594
Tax Map Key: 7-5-08:3

A review of our files shows that the subject Variance Permit was granted by the County Planning Commission effective October 11, 1979 to allow up to a maximum of twenty-five percent (25%) compact parking stalls in lieu of the maximum allowable of ten percent (10%) for the existing Kona Islander Inn on the subject property.

Condition No. 1 of the Permit states "That the petitioner or its authorized representative shall submit plans and receive final plan approval within one (1) year from the effective date of approval of the Variance Permit."

Further, Article 27-C of the Hawaii County Zoning Code (Chapter 8) states that "Whenever any 'variance', 'use permit', 'plan approval', or sign approval not otherwise conditioned has not been utilized within a period of two (2) years from the date of final approval, then without any further action such 'variance', 'use permit', 'plan approval', or sign approval shall become voided and thereafter may not be used."

Since no plans were submitted for the proposed development and more than two (2) years have passed since the approval of the Variance Permit, we regret to inform you that the subject Permit is hereby deemed void.

Should you have any questions, please feel free to contact our office.

Sincerely,



SIDNEY FUCE
Director

AK:y

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