

CERTIFIED MAIL

September 17, 1981

Mr. Robert D. Triantos
Carlsmith, Carlsmith, Wichman and Case
Second Floor
Bank of Hawaii Annex Building
Kailua-Kona, HI 96740

Dear Mr. Triantos:

Kilauea Volcano House, Ltd. Variance Application (V81-18)
Number of Compact Parking Stalls
Tax Map Key 2-2-3: portion of 3

After reviewing the above application and the information presented to date, the Planning Director is hereby certifying the approval to allow the provision of twenty-four (24) percent compact parking stalls in lieu of the maximum code allowance of ten (10) percent, for the Sheraton Waiakea Village resort and commercial complex in Hilo, Hawaii.

Approval of this request is based on the following findings:

An unusual circumstance exists whereby the Zoning Code's present 10% allowance for small size parking stalls is much below the actual proportion of currently registered small cars in the County. The trend toward there being an even greater proportion of smaller cars than exist today appears to be an irreversible national, if not international one.

That allowing 24% of the required parking stalls to be designed for small sized cars (7' x 14' stalls) would not be contrary to the purpose and intent of the parking provision of the Zoning Code. The purpose of the Code's provision is to ensure that adequate off-street parking is provided. The percentage of small size stalls requested is found to be well within the estimated actual proportion of small cars existing in the Community, evidenced by the most recent auto registration information available (1979 compilation). The total passenger auto registration for the County indicates 49% of all registered

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autos are of the Datsun-Toyota-Volkswagen-Honda etc. size. That percentage does not even include the compact size of American made cars. Subsequently, a July 1981 survey of Kitagawa, Hilo Motors and Orchid Isle Motors--the large American car dealers on the island--indicate that, approximately 65%, 50% and 50% of their sales within the past 2 years have been American made small cars. This substantial percentage of recent small car sales is deemed adequate evidence that the variance request would be well within the actual small car size ratio presently experienced in the County.

Based on the findings described above, it is found that granting the variance will not constitute a grant of personal or special privilege. Previous variance requests for waiving the 10% maximum small stall allowance have also been approved by the County. It has been determined that the request is a reasonable one which approval will not militate against the Zoning Code's parking provisions, would not be detrimental to the public welfare and would not adversely affect surrounding properties or their values. Neither would granting of the variance be contrary to the General Plan goals of the County.

The conditions of approval are:

- Final L.P.A. 2/1/82*
1. That the petitioner shall submit plans and secure final plan approval within 1 year from the effective date of the Variance approval.
 2. That the petitioner comply with all other applicable State and County codes, rules, and regulations.

Should any of the conditions not be met, the Permit may be deemed null and void.

The official Variance Permit will be sent to you shortly under separate cover. If you have any questions in the meantime, please feel free to contact us.

Sincerely,



SIDNEY FUKUI
Planning Director

DT:lp

cc: Kilauea Volcano House, Ltd.

bcc: Masa