

CERTIFIED MAIL

February 26, 1982

Hawaiian Telephone Co.
P. O. Box 2200
Honolulu, HI 96805

Gentlemen:

Hawaiian Telephone Co. Variance Application (V81-44)
Non-Conforming Building; Parking; Minimum Yards
TMK: 3-6-09:36, North Hilo

After reviewing your application and the information submitted in behalf of it, the Planning Director by this letter hereby certifies the approval of your variance request to construct a temporary addition to the existing non-conforming structure with no front yard setback; waive the additional parking requirement; and remove the time limit (temporary) condition on the original variance request.

The approval is based on the following:

1. This lot, with 2,633 square feet of land area, is triangular in shape with front property lines along both of its longer axes. By applying the fifteen (15) feet minimum front yard setback from both front property lines the net result is a maximum buildable area of approximately one hundred thirty (130) square feet.

The State Department of Transportation limits access from this parcel to the new Hawaii Belt Road, thus only access from the old Mamalahoa Highway is allowed. In effect, the property line along the Hawaii Belt Road becomes a "rear" property line. If this lot line is considered the "rear" a net buildable area of approximately nine hundred fifty (950) square feet would result since a minimum of fifteen (15) feet setback from either the property line along the old Mamalahoa Highway or the new Hawaii Belt Road would suffice.

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In view of the above, the parcel's small size and configuration are special and unusual circumstances which apply to the property which interfere with the best use or development of that property.

2. Without the time limit established by Variance Permit 190 (as amended) the existing non-conforming building could remain and be repaired and maintained in perpetuity. The time condition was inserted as a result of Hawaiian Telephone Company's original Variance request in 1969.

In 1969, Hawaiian Telephone Company's plans called for relocation to a larger structure to house its equipment to keep pace with an increase in service demands. Since then, however, technological improvements to electronic equipment have resulted in the capability to increase service capacity within the existing building. The proposed switch to electronic equipment will allow Hawaiian Telephone to remain at the present location until today's service demands are almost quadrupled. The conversion to electronic equipment, however, will require the construction of a temporary addition.

3. An additional parking stall will be required because of the proposed increase in the building's floor area. Upon removal of the temporary addition, however, the parking requirement would revert to the existing situation.

The existing parking stall is non-conforming in that there is insufficient turn around area. The vehicle occupying the existing stall must reverse onto the roadway to enter or exit thereby creating a traffic hazard. A revised parking area is proposed to reduce this traffic hazard.

4. The special and unusual circumstances applying to the building site and the temporary nature of the proposed addition will not militate against the Zoning Code, will not be detrimental to the public interest or welfare nor will it adversely affect surrounding properties and their improvements.

This variance request is approved subject to the following conditions:

1. The applicant, Hawaiian Telephone Company, shall apply for and receive Final Plan Approval in accordance with Article 22 of Chapter 8, the Zoning Code, by December 31, 1982.
2. The temporary wooden addition shall be removed by Hawaiian Telephone Company by December 31, 1983.

Hawaiian Telephone Co.

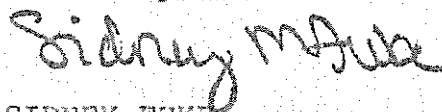
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3. The existing parking stall shall be redesigned to eliminate vehicular back-up (reversals) unto the old Mamalahoa Highway.
4. Should any of the above conditions not be met by Hawaiian Telephone Company, the Variance shall be deemed void.

If you have any questions on this matter, please feel free to contact us at 961-8288.

Sincerely,



SIDNEY FUKU
Planning Director

DT:lrp/gs

cc: Public Works
Planning Commission

bcc: Masa Onuma