

June 14, 1984

Mr. Hiroshi Fujimoto
Papaaloa Hongwanji Mission
P. O. Box D
Papaaloa, HI 96780

Dear Mr. Fujimoto:

Variance Application (V84-15)
Papaaloa Hongwanji Mission
Tax Map Key 3-5-3:55

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 allow the expansion of a non-conforming church use with the construction of a 508 square foot open covered addition in lieu of the non-expansion requirement of a non-conforming use as specified by the Zoning Code. The subject property is located on the north (makai) side of the Old Government Road, approximately 300 feet east of the Papaaloa Community Store in Kaiwilahilahi, North Hilo, Hawaii.

The approval is based on the following:

The granting of the variance for the expansion of the non-conforming church will not be materially detrimental to the public welfare or injurious to improvements or property rights related to properties in the near vicinity. The purpose of the subject request is to allow a 508 square feet covered entry to the existing church. This area will be used to protect the public from the weather elements and will not increase the intensity of use of the existing church. In addition, the proposed addition is not significantly large and is not expected to be detrimental or interfere with property rights in the near vicinity.

Mr. Hiroshi Fujimoto
Page 2
June 14, 1984

Further, the existing church was constructed in the early 1940's and is allowed to continue to exist under the non-conforming provisions of the Zoning Code. Although the present use may continue even if the subject request is denied, the existing facility may not function in the most efficient manner. The use of the facility may be impaired since the present design of the church does not have adequate area for people to congregate and be protected from the weather prior to entering the church. The size of the existing church and the nature of the use make it difficult to accommodate the proposed addition within the building.

The lease restriction limits the use of the property for church use. Thus, the church use is permitted under the "Non-conforming" provision of the Zoning Code and will continue as a church use.

In view of the above issues, it is further determined that the granting of the variance would not be considered to be materially detrimental to the public's welfare nor cause any substantial or adverse impact to the area's character or to adjoining properties.

The variance request is approved subject to the following conditions:

1. The petitioner, its assigns or its successors be responsible for complying with all of the stated conditions of approval.
2. The petitioner shall submit plans and secure Final Plan Approval from this Department within one year of the effective date of this approval and be completed within two years thereafter.
3. That the Department of Public Works requirements shall be complied with.
4. That all other applicable State and County rules, regulations, and requirements shall be complied with.

Should any of the foregoing conditions not be met, the Variance Approval shall be deemed null and void.

Should you have any questions in the meantime, please feel free to contact us.

Sincerely,



SIDNEY M. FUKU
Planning Director

MO:wkm

JUN 15 1984