

CERTIFIED MAIL

September 30, 1985

Mr. Teuane Tominaga
State Public Works Engineer
State Department of Accounting
and General Services
P. O. Box 119
Honolulu, HI 96810

Dear Mr. Tominaga:

Variance Application (V85-22)
Maximum Height Limit Requirement
Tax Map Key 2-4-01:15

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 construction of a gymnasium with a height of 42'-0" in lieu of the maximum height limit of 35'-0" requirement in a single family residential district. The subject property which consists of 89.732 acres is identified by tax map key 2-4-01:15 and is located on the south side of Kawili/Kapiolani Street intersection, Waiakea, South Hilo, Hawaii.

The approval is based on the following:

SPECIAL AND UNUSUAL CIRCUMSTANCES

There are special and unusual circumstances that apply to the proposed gymnasium structure which do not generally apply to improvements in the same zoned district. The proposed gymnasium will be an integral part of the Waiakea High School complex. Under the Zoning Code, the school complex is permitted within the Single Family Residential zone district since it was established prior to the change in the Zoning Code related to Use Permit. The 35-foot height limitation applicable in their zoned district is basically for residential dwellings and is not designed to accommodate all structures that may be allowed through a Use Permit. In order to fulfill its function, the gymnasium requires a minimum of 24 feet

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clear space. The design of the 42-foot high gymnasium provides for a 25'-6" clear space with an additional 16'-6" for structural members, roofing, adequate roof pitch and ventilation. Due to the width of the building (120 feet), with a minimum pitch of 3 in 12, the roof structure requires a height of 15 feet which does not include the structural members, roof joist, roofing materials, etc.

Based on the foregoing, we have concluded that these are special and unusual circumstances which reasonably interferes with the best use and manner of development of the property.

ALTERNATIVES

The petitioner does not have other reasonable design alternatives. The roof could be redesigned with a low pitch, however, the lower pitch is not desirable for metal roofing in a high rainfall area. The lower pitch could result in water leakage problem which may create a hazardous condition on the playing surface.

While it may be possible to construct a roof with a low pitch, such an alternative is not considered in view of the probable high cost and future maintenance cost and requirements.

Therefore, although other alternatives are available, we have determined that the most reasonable alternative is the one proposed by the petitioner.

INTENT AND PURPOSE

The approval of this variance request would be consistent with the County General Plan. As noted earlier, the gymnasium must exceed the RS-10 zoned district height limitations in order to fulfill its functional purpose. The gymnasium facility will be an integral part of the high school program. The General Plans states that "Improvements to existing facilities shall be continued."

In relation to recreational facilities, the General Plan goes on to state that it is a goal of the County to "Provide a wide variety of recreational opportunities for the residents of the County." The construction of the gymnasium will be a step toward fulfilling this goal.

The variance request is approved, subject to the following conditions:

1. The petitioner, its successors or assigns shall be responsible for complying with all stated conditions of approval.

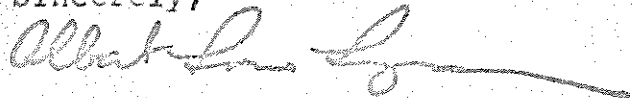
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2. The petitioner shall submit plans for final plan approval within one (1) year from the effective date of the Variance Permit.
3. The petitioner shall commence construction within one (1) year of the receipt of final plan approval and complete construction within two (2) years thereafter.
4. That a landscaping plan be provided to incorporate landscaping that will soften the visual impact of the building height for the Planning Director to review and approve.
5. That all other applicable rules and regulations, including the Uniform Building Code and Fire Code, shall be complied with.

Should any of the foregoing conditions not be complied with, the variance shall automatically be deemed void.

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

Sincerely,



ALBERT LONO LYMAN
Planning Director

MO:lkt

cc: Herbert Watanabe