

CERTIFIED MAIL

May 21, 1986

MR: J. Eliot Merk
P. O. Box 1357
Hilo, HI 96720

Dear Mr. Merk:

Variance Application (V86-13)
J. Eliot Merk
Tax Map Key 2-1-07:9

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 three identical buildings to be used as self-service storage facilities and as a general contractor's office with associated tool and equipment storage space with fourteen (14) paved stalls in lieu of the minimum twenty-four (24) parking stalls requirement as required by the Zoning Code. The subject property which consists of 1.028 acres and identified by TMK: 2-1-07:9, is located along the north (makai) side of Kalaniana'ole Street, approximately 132 feet west of Nissan Hawaii, Waiakea, South Hilo, Hawaii.

The approval is based on the following:

SPECIAL AND UNUSUAL CIRCUMSTANCES

That there are special or unusual circumstances which apply to the subject development which exist to a degree that would otherwise be available or to a degree which obviously interferes with the use or manner of development of the property. The petitioner is proposing to construct 98 mini-storage units each with a floor area of 200 square feet (10' X 20'). In addition there will be 1,000 square feet of floor area for a general contractor's office and storage area. These mini-storage units will be rented to individuals who need storage area to store their personal belongings and are considered as inactive or dead storage. The Self-Service Storage Association (SSSA), which conducted a survey on

8881 2-1-86

Mr. J. Eliot Merk
May 21, 1986
Page 2

mini-storage, found that an average of two (2) visitations per month per unit was made. Based on this, a total of 196 visits to the mini-storage units will be made. For a 30-day month this would result in 6.53 or 7 vehicles per day.

The parking requirements for the proposed general contractor's office and tool storage area are as follows: Office $1,080/400 = 2.7$ stalls, Tool storage $600/1,000 = .6$ plus 1 employee. The total parking requirement is 4.3 or 4 stalls for the general contractor's office and tool storage area. Based on this requirement there would be 10 stalls available for the mini-storage units.

The mini-storage units are basically self-service units whereby each renter of the units drive up to his unit to put in or take out things from the unit. The amount of time a person parks in front of his unit will depend on the amount of things a person is loading or unloading from his vehicle. For all practical purposes, renters of the facilities need only loading or unloading areas. These areas can be adequately provided for in the 26-foot wide paved driveway that is located between the buildings. This allows vehicles to be parked in addition to allowing vehicles to pass through.

Based on these findings, we have determined that there are special or unusual circumstances which apply to the subject development which exist to a degree which deprives the petitioner of substantial property rights which would otherwise be available; or to a degree which obviously interferes with the best use or manner of development of the subject property.

ALTERNATIVES

The petitioner may have other alternatives available in resolving its problem without the necessity of a parking variance. He could have indicated on his plans, parallel parking stalls along the front of the buildings housing the mini-storage units. This would have added approximately 24 additional parking stalls. However, this alternative is not workable since the parking stalls would front 2 (10' X 20') mini-storage units. Should parking be located in front of the mini-storage units, access to the individual storage units will be restricted.

Therefore, although other alternatives are available, it has been determined that the most reasonable alternative is the one proposed by the petitioner.

INTENT AND PURPOSE

The basic purpose of the minimum parking requirements is to assume that adequate on-site area is available for the intended use

Mr. J. Eliot Merk
May 21, 1986
Page 3

and development of the property. As stated previously, the proposed development is for mini-storage facilities which are self-service units to store a person's personal belongings. It is a facility which does not serve the general public or rely on them for business. The average daily visits to the facility is approximately 7 vehicles per day. A major factor in the adoption of the Zoning Code was to ensure that substandard parking for land use development would not occur in the future. In this particular instance, the parking demands of this particular development will not be substandard in light of the circumstances.

Therefore, a favorable action in this instance would not be materially detrimental to the public safety and will not cause substantial long term adverse impacts to the surrounding community and adjoining properties inasmuch as adequate safeguards through conditions of approval to anticipate long term concerns are included in this action. Such planning practice would also not debilitate the implementation of the standards set forth in the Zoning Code as well as violate the spirit and intent of the law.

Based on the foregoing findings, the variance request would be consistent with the general purpose of the zoning district, the intent and purpose of the Zoning and Subdivision Codes, and the County General Plan and will not be materially detrimental to the public's welfare or cause substantial adverse impact to the area's character and to adjoining properties.

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

- A. The petitioner, its successors or assigns shall be responsible for complying with all stated conditions of approval.
- B. The plans for the proposed mini-storage development shall be submitted for Plan Approval within one year from the effective date of approval of this Variance Permit.
- C. The construction of the proposed improvements shall commence within one year from the effective date of final Plan Approval and be completed within two years thereafter.
- D. The petitioner shall file a document with the County which shall be recorded with the Bureau of Conveyances that stipulates if the property is sold, leased or conveyed and/or the mini-storage use is changed to other uses, the petitioner or future owner shall provide the additional required parking prior to any change of use in the subject

Mr. J. Eliot Merk
May 21, 1986
Page 4

development, should it be necessary. This document shall be executed, approved and recorded prior to the issuance of the certificate of occupancy for the proposed buildings.

- E. All other applicable State and County rules and regulations shall be complied with.

Should any of the above 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

bcc: PA file