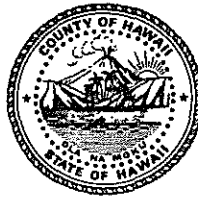


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

Hand Delivered

May 20, 1996

County of Hawaii
25 Aupuni Street
Hilo, HI 96720

Attention: Norman Olesen, Deputy Planning Director

Dear Mr. Olesen:

Variance Permit No. 736 (VAR 96-21)
Applicant: County of Hawaii
Variance from Parking Requirements
Tax Map Key: 1-5-001:003 portion, 1-5-002:018 portion,
1-5-002:020 portion
Subdivided and consolidated to TMK: 1-5-002:020

After reviewing your application and the information submitted in behalf of it, the Planning Director certifies the approval of your variance request to allow 150 parking stalls and 7 bus parking stalls, in lieu of 307 parking stalls as required by the Hawaii County Zoning Code, Chapter 25, Division 11 (Supplementary Off-Street Parking and Loading Regulations. According to Section 25-73 (a), (17) the parking requirements for Community Swimming Pools is "one for each forty square feet of pool area", thus, 307 parking stalls are required for a 50 meter by 25 yard swimming pool.

The subject property is located in the town of Pahoa, Puna District, adjacent to the County ballfield, the Pahoa Neighborhood Center, the Pahoa Fire Station, the Hawaiian Telephone Company's facility and the Pahoa Cash and Carry. The pool complex is located land within Agricultural (A-1a) and Single Family Residential (RS-10) Districts. According to Section 25-51(c) of the Zoning Code, "Community, public and public service buildings are permitted uses.."

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The Puna Community Aquatic Center has been designed with the following parking stalls:

- (1) ADA parking - 4 standard/1 van
- (2) Standard parking stalls -122
- (3) Compact parking stalls - 23
- (4) Bus parking stalls - 7

Special and Unusual Circumstances

(a) There is provision for 7 school bus parking stalls which is more in keeping with the actual transportation of the public to this facility. For swim meets and school swimming programs from the adjacent schools, buses will be utilized.

(b) After school, use by the school children, will not require transportation since the pool is located a five minute walk from the school.

(c) The swimming pool portion of the pool will be only 25 yards by 25 yards since the movable bulkhead will be used to separate the pool into two sections. Considering just the swimming pool section of the pool, then only 140 parking stalls would be required. The other half of the pool is for diving, water polo, synchronized swimming, and scuba lessons.

(d) The full 50 meter pool length will only be utilized for long course swimming events where the participants will be bussed in from various parts of the Island and from the airport.

(e) The pool capacity is limited to 200 persons.

(f) The adjacent Community Center, within 500 feet of the Aquatic Center, has an additional 38 parking stalls. The Community Center is primarily used in the evenings at which time the pool is closed.

(g) Area provisions have been made to permit future expansion of the parking area by 60 parking stalls in the unlikely event that they may be required.

Alternatives

The only alternative would be that the full compliment of parking stalls be installed for this project. This would not be reasonable considering the open grass space needed, which provides the park-like atmosphere of the entire Aquatic Center complex would have to be paved. In addition one (1) acre of land is not suitable for additional parking due to the topography of the land.

Major consideration has been given to the use of bus transportation which has an equivalency in parking requirements to the requirements of the Zoning Code for individual stalls, which does not consider the impact of mass means of transportation.

Intent and Purpose

There was no objection from any surrounding property owners, or County of Hawaii agencies, to the proposed variance request.

Based on the foregoing findings, this 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; will not be materially detrimental to the public's welfare; and will not cause substantial adverse impacts to the area's character and to adjoining properties.

Therefore, considering the foregoing facts, there are special or unusual circumstances applying to the subject property which exist either to a degree which deprives the owner or applicant of substantial property rights that would otherwise be available or to a degree which obviously interferes with the best use or manner of development of the subject property. The Planning Director has concluded that the variance request from the parking requirements should be approved.

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


1. The applicant, its assigns or successors, shall be responsible for securing all applicable permits including Plan Approval pursuant to Article 20 of the Zoning Code within one year from the date of approval for this Variance.

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2. The applicant shall complete construction of this project within five (5) years from the date of approval for this Variance.
3. All other applicable State and County rules and regulations shall be complied with.


Should any of the foregoing conditions not be complied with, the Planning Director may proceed to declare this Variance Permit null and void.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

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SIGNED AS RECEIVED:


Norman Olesen, Deputy Planning Director
Acting on behalf of the County of Hawaii