

CERTIFIED MAIL

December 19, 1984

Ms. Gladys M. L. Kamoku  
The Gospel of Alpha & Omega Church, Inc.  
667 Kekuanaoa Street  
Hilo, HI 96720

Dear Ms. Kamoku:

Use Permit Application

TMK: 2-2-34:80

The Planning Commission at its duly held public hearing on December 12, 1984, voted to approve your application, Use Permit No. 84-4, to allow the establishment of a church and related improvements on 11,250 square feet of land situated within the Single Family Residential - 10,000 square foot (RS-10) zoned district at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The proposed establishment of a church and related improvements on the subject property will be consistent with the general purpose of the Single Family zoned district, the intent and purpose of the Zoning Code and the County General Plan. Plans submitted by the petitioner indicates that the proposed complex will include a 1200 square foot church, a 1008 square foot lunch room, a 1008 square foot parsonage, 16 paved parking stalls, and landscaping. The lunch room and parsonage will be situated within a two-story structure attached to the church. This level of development on 11,250 square feet of land would retain the low density of the existing zoning designation while allowing ample space for the provision of parking, setbacks, and landscaping. Further, since the design standards of the zoned district can be maintained, the resulting development can be made compatible with the surrounding residential neighborhood. In addition, since the development standards embodied as a proposed condition would be similar to the existing residential requirements, it is not expected that the granting of the

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proposed use will be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties.

Finally, all essential utilities and services are available to the subject property. As such, it is anticipated that the approval of the subject request would not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure.

Approval of this Use Permit request is subject to the following conditions:

- a. The petitioner, its assigns or successors, shall be responsible for complying with all stated conditions of approval.
- b. Plans for plan approval, including landscaping plans, shall be submitted within one year from the effective date of the Use Permit.
- c. Construction of the proposed development shall commence within one year from the date of receipt of Final Plan Approval and be completed within one year thereafter.
- d. The development of the property shall comply with the minimum setback and maximum height requirements of the zoned district, which at this time is the Single Family Residential zoned district.
- e. Access improvements shall be provided meeting with the approval of the Department of Public Works.
- f. On-site drainage improvements shall be provided meeting with the approval of the Department of Public Works.
- g. All other applicable rules, regulations, and requirements shall be complied with.
- h. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Use Permit shall be void.

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Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Roy Kagawa  
Chairman, Planning Commission

cc: Department of Public Works  
Department of Water Supply  
County Real Property Tax Division

bcc: Plan Approval Section