PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Use Permit APPLICATION FOR VARIANCE by GAF CORPORATION from MAXIMUM ALLOWABLE HEIGHT REQUIREMENT in Keopu 3rd, North Kona, Hawaii	Use Permit 20 VARIANCE NO. 557

VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on December 14, 1978, considered the application of GAF Corporation for a variance from the requirement of Chapter 8 (Zoning Code), Article 5, Section 4; more specifically, to allow the construction of a four (4) story condominium building in lieu of the maximum allowable height limit of three (3) stories as stipulated within the Multiple Residential (RM-1) zoned district. The properties involved are located within the Lono-Kona Subdivision, Keopu 3rd, North Kona, Hawaii, Tax Map Key 7-5-22:47 & 48.

The Commission has found:

> That due to the sloping topography of the land, the proposed grading of the property, and the development on surrounding properties, it is determined that the proposed four (4) story structure will not dominate the surrounding landscape. Thus, the proposed development meets the criteria established for an additional story use permit as stipulated within the Multiple Family zoned district.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a four (4) story condominium building in lieu of the maximum allowable height limit of three (3) stories as stipulated within the Multiple Residential (RM-1) zoned district. The properties involved are located within the Lono-Kona Subdivision, Keopu 3rd, North Kona, Hawaii, pursuant to the authority vested in it by Article 1, Section 7 of Chapter 8 (Zoning Code), subject to the following conditions:

1. That the two (2) parcels which comprise the subject property shall be consolidated prior to final plan approval.

2. That the petitioner, or his authorized representative shall secure final plan approval within one (1) year from the effective date of the Variance Permit. Construction shall commence within one (1) year from the date of receipt of final plan approval and shall be completed within two (2) years thereafter.

3. That the requirements of the Department of Water Supply and State Department of Health shall be complied with.

4. That all other rules, regulations, and requirements shall be complied with.

Should any of the foregoing conditions not be met, the Variance Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from January 11, 1979.

Dated at Hilo, Hawaii, this 25th day of January, 1979.

Chairman, Planning Commission

APPROVED as to FORM and LEGALITY

DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date JAN 29 1979