Stephen K. Yamashiro
Mayor

County of Hawaii

PLANNING COMMISSION

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
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CERTIFIED MAIL
Z 095 323 432

July 25, 1996

Reverend Sachiko Wakimoto
Tenrikyo Hilo Church, Inc.
400 Lama Street
Hilo, HI 96720

Dear Reverend Wakimoto:

Use Permit (USE 87)
Applicant: Tenrikyo Hilo Church, Inc.
Request: Extension of Time to Condition No. 3 (Complete Construction)
Tax Map Key: 2-2-51:10

The Planning Commission at its duly held public hearing on July 11, 1996, voted to approve the above-referenced request. Use Permit No. 87 was issued to allow the establishment of a church and related improvements within the County's Agricultural (A-3a) zoned district. The amendment request is for an extension of time to commence and complete construction of the church. The property is located within Panaewa House Lots Subdivision, along the south (Puna) side of Lama Street, approximately 442 feet east of the Lama Street-Awa Street intersection at Panaewa, South Hilo, Hawaii.

Approval of this request is based on the following:

The inability of the applicant to complete construction of the proposed church and related improvements is the result of conditions which could not have been foreseen or are beyond the control of the applicant. The applicant initially submitted construction plans for Plan Approval review in April 1992; however, further revisions to the plans had to be made and resubmitted. Subsequently, the applicant was beset with foreseeable delays due to working with the main church in Japan. The applicant submitted revised construction plans in November 1992 to the Planning Department but was informed that the landscaping plans need to be incorporated in the construction drawings, resulting in revisions to the plans. The Planning Director granted the applicant an extension of time until July 30, 1993, wherein to secure Final Plan Approval for the proposed church and related improvements, as the applicant had to work with the main church in Japan. The applicant finally secured Final Plan Approval on June 24, 1996. According to the applicant, the construction plans for the Building Permit have been prepared and are being reviewed by a registered engineer. As soon as the plans are stamped by the registered engineer, the applicant will submit them for the Building Permit process.

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Approval of this amendment request would not be contrary to the County General Plan or Zoning Code nor the original reasons for the granting of Use Permit No. 87. The applicant has made efforts to comply with the conditions of Use Permit No. 87 by attempting to secure Final Plan Approval in 1992 and finally received Final Plan Approval on June 24, 1996. As previously stated, as soon as the construction plans have been reviewed and stamped by a registered engineer, the applicant will submit those plans for the Building Permit process. The agencies reviewing the request have no objections.

Based on the above considerations, Condition No. 3 of Use Permit No. 87 is hereby amended as follows (material to be deleted is bracketed and new material is underscored).

3. Construction of the church and related improvements shall commence within one year from the date of Final Plan Approval and shall be completed (Certificate of Occupancy) within [one] <u>two</u> years [thereafter] <u>from the date of this amendment</u>.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Should you have any questions, please feel free to contact Alice Kawaha or Susan Gagorik of the Planning Department at 961-8288.

Sincerely,

Kevin M. Balog, Chairman
Planning Commission

AK:syw
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cc: Honorable Stephen K. Yamashiro, Mayor
Department of Public Works
Department of Water Supply
County Real Property Tax Division