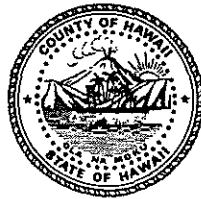


Stephen K. Yamashiro
Mayor



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

CERTIFIED MAIL

P 620 316 352

April 22, 1997

Mr. Klaus Conventz
P.O. Box 2308
Kailua-Kona, Hawaii 96745

Dear Mr. Conventz:

Variance Application WH(VAR 97-14)

Variance No. 819

Applicant: ROBERT THOMAS & VICTORIA MARIE KITCHEN

Variance from Minimum REAR YARD, SIDE YARD and OPEN SPACE
Requirements

Tax Map Key: 7-5-022:100

After reviewing your application and the information submitted, the Planning Director certifies the approval of your variance request to allow an EXISTING TWO STORY SINGLE FAMILY DWELLING with a 7.7 to 7.9 feet rear yard in lieu of the minimum 15 feet rear yard and 3.7 to 4.0 feet open space in lieu of the minimum 10 feet open space; a 9.9 feet side yard in lieu of the minimum 10 feet side yard; EXISTING STORAGE SHED with a 5.4 feet side yard in lieu of the minimum 8 feet side yard and 3 feet open space in lieu of the minimum 4 feet open space; EXISTING CARPORT with a 2.7 feet side yard in lieu of the minimum 4 feet side yard and 2.7 to 3 feet open space in lieu of the minimum 4 feet open space; and CONCRETE LANDING with 7.8 feet open space in lieu of the minimum 10 feet open space; as required by Chapter 25, Article 5, Division 1, Section 25-5-26(a)(1)(A), Section 25-5-26(a)(1)(B), and Section 25-4-44(a).

The subject property is located at Lono Kona Subdivision, Lot 10 of at Keopu 3rd and Honuaula, North Kona, Hawaii, Tax Map Key: 7-5-22:100.

The Planning Director has concluded that the variance request from the minimum side yard and open space requirement should be approved based on the following findings:

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SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 8,438 square feet of land area.
2. The subject single family dwelling was issued the following building permits:
 - a. Building Permit Nos. 28946, 32047 and 32740 between March 24, 1964 and February 8, 1966 for a bedroom, bath, bridge and stair-case landing addition to the dwelling.
3. A survey map prepared by KKM Surveys on January 17, 1997, shows the EXISTING TWO STORY SINGLE FAMILY DWELLING with 7.7 to 7.9 feet rear yard in lieu of the required 15 feet rear yard. As such, the dwelling encroaches by 7 feet 1 and 1/4 inch to 7 feet 3 and 5/8 inches into the required 15 feet rear yard.
4. The survey map shows the EXISTING TWO STORY SINGLE FAMILY DWELLING with a 3.7 feet to 4 feet open space in lieu of the required 10 feet open space. As such, the dwelling encroaches by 6 feet to 6 feet 3 and 5/8 inches into the required 10 feet open space.
5. The survey may show the EXISTING TWO STORY SINGLE FAMILY DWELLING with 9.9 feet side yard in lieu of the required 10 feet side yard. As such, the dwelling encroaches by 1 and 1/4 inch into the required 10 feet side yard.
6. The survey map shows the EXISTING STORAGE SHED with 5.4 feet side yard in lieu of the required 8 feet side yard. As such, the storage shed encroaches by 2 feet 7 and 1/4 inches into the required 8 feet side yard.
7. The EXISTING STORAGE SHED encroaches 3 feet into the required 4 feet open space. As such, the storage shed is 1 foot into the required 4 feet open space.
8. The EXISTING CARPORT with 2.7 feet side yard in lieu of the required 4 feet side yard. As such, the carport encroaches by 1 foot 3 and 5/8 inches into the required 4 feet side yard.
9. The EXISTING CARPORT with a 2.7 feet to 3 feet open space in lieu of the required 4 feet open space. As such, the carport encroaches by 1 foot to 1 foot 3 and 5/8 inches into the required 4 feet open space.

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10. The EXISTING CONCRETE LANDING with a 7.8 feet open space in lieu of the required 10 feet open space. As such, the landing encroaches by 2 feet 2 and 3/8 inches into the required 10 feet open space.
11. When the plans were approved by the Planning Department, the plans would have had to show that all minimum required setbacks were going to be adhere to for the proposed dwelling, storage shed, carport and landing in 1964.
12. There appears to have been a construction staking error occurred in 1964 when the dwelling, storage shed, carport and landing were constructed in the siting of the structure on the property. There also appears that a very minor siting error was done at the time of construction with the encroachments. No other evidence has been found to show otherwise.
13. It has been over 33 years since the construction of the existing dwelling, storage shed, carport and landing which was approved by the County and the petitioner is trying to resolve a situation which they had no control over and has honestly conducted a certified survey to ensure to disclosure of all facts concerning the dwelling.
14. The variance application was filed with the Planning Department on March 4, 1997.

Therefore, considering the foregoing facts, the Planning Director has determined that 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.

ALTERNATIVES

1. The applicant on their own volition are honestly trying to resolve this long standing problem which was not created by the applicant. The investigation of this particular matter has not shown any deliberate or intentional grounds in allowing the encroachments to occur.
2. Any architectural alterations or design changes to the dwelling to conform with the minimum setbacks would create undue and excessive hardships of the applicant when other more reasonable options are available.

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Based on the above cited considerations, there are no reasonable available solutions without excessive demands placed on the applicant when a more reasonable alternative is available by the granting of this variance application.

INTENT AND PURPOSE

The intent and purpose of requiring buildings setbacks within a subdivision is to assure that adequate air and light circulation is available between structures and property lines. The existing dwelling on the subject property is presently 7 feet 1 and 1/4 inch to 7 feet 3 and 5/8 inches into the required 15 feet rear yard; 6 feet to 6 feet 3 and 5/8 inches into the required 10 feet open space and 1 and 1/4 inch into the required 10 feet side yard. The existing storage shed encroaches by 2 feet 7 and 1/4 inches into the required 8 feet side yard and 1 foot into the required 4 feet open space. The existing carport by 1 foot 3 and 5/8 inches into the required 4 feet side yard and 1 foot to 1 foot 3 and 5/8 inches into the required 4 feet open space. The existing concrete landing encroaches by 2 feet 2 and 3/8 inches into the required 10 feet open space. These encroachments into the rear yard, side yard and open space are minor but are not visually perceptible that it will diminish the ability for adequate light, air and open space. Therefore, while the Zoning Code requires a minimum rear yard, side yard, and open space in this particular case, the encroachments are minor that will not visually or physically impact or be adverse to any adjacent properties or development with the granting of this variance. The rest of the existing dwelling, storage shed, carport and concrete landing complies with the minimum yard requirements of the Zoning Code.

There were no objections from any of the participating government agencies or any surrounding property owners.

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 Code and Subdivision Codes and the County General Plan; will not be materially detrimental to the public's welfare; and will not cause substantial adverse impact to the areas character and to adjoining properties.

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

1. The applicant, its assigns or successors, shall be responsible for complying with all stated conditions of approval.
2. The approval of this variance shall be included in the conveyance document for the subject property and a copy of the recorded conveyance document shall be submitted to the Planning Department within a year from the effective date of approval of this variance.

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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.

Should you have any questions, please feel free to contact Royden Yamasato of this department.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

EMM: rld

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xc: West Hawaii Office