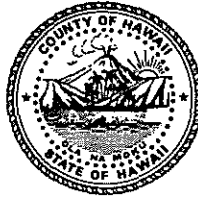


Stephen K. Yamashiro
Mayor



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 293 080 450

May 2, 1997

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

Dear Mr. Conventz:

Variance Application WH(VAR 97-21)
Variance No. 823
Applicant: KEVEN and PATRICIA RINKENBACH
Variance from Minimum SIDE YARD and OPEN SPACE Requirements
Tax Map Key: 7-2-006: 007

After reviewing your application and the information submitted, the Planning Director certifies the approval of your variance request to allow an EXISTING CARPORT with an 8.4 feet open space of in lieu of the minimum 14 feet open space and an EXISTING STEEL WATER TANK with a 17.6 feet side yard in lieu of the minimum 20 feet side yard, as required by Chapter 25, Article 4, Division 4, Section 25-4-43(c), Section 25-4-44(a) and Article 5, Division 7, Section 25-5-76(a).

The subject property is located at Puukala and Kaulena Homesteads, Portion of Lot 62, and a portion of Grant A102 to Pakiai, Puukala, North Kona, Tax Map Key: 7-2-006: 007.

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:

SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 2.72 acres of land area.
2. The subject single family dwelling was issued the following building permits:

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- a. Building Permit No. 925471 on March 27 1992 and closed on August 21, 1996 for an Ohana Dwelling.
 - b. Building Permit No. 935683 on July 12, 1993 and closed on July 19, 1993 for a bar sink.
 - c. Building Permit No. 936189 on November 18, 1993 and closed on August 21, 1996 for a carport storage.
 - d. Building Permit No. 965504 on June 26, 1996 and closed on August 21, 1996 for a carport.
3. A survey map prepared by KKM Surveys on March 21, 1997, shows the EXISTING CARPORT with a 8.4 feet open space of in lieu of the minimum 14 feet open space. As such, the carport encroaches by 5 feet 7 1/4 inches into the required 14 feet open space.
 4. A survey map shows the EXISTING STEEL WATER TANK with a 17.6 feet side yard in lieu of the minimum 20 feet side yard. As such, the steel water tank encroaches by 2 feet 4 and 7/8 inches into the required 20 feet side yard.
 5. The homeowners at that time, received all of the necessary Department of Public Works, Building Division approvals for dwelling.
 6. 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 carport and steel water tank in 1996.
 7. There appears to have been a construction staking error occurred in 1996 when the carport and steel water tank 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.
 8. It has been over 1 year since the construction of the existing carport and steel water tank 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.
 9. The variance application was filed with the Planning Department on March 24, 1997.

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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.

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 carport on the subject property is presently into the open space by 5 feet 7 1/4 inches in lieu of the required 14 feet open space. The existing steel water tank encroaches by 2 feet 4 and 7/8 inches into the required 20 feet side yard. These encroachments into the 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 14 feet open space and 20 feet side yard 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 carport and steel water tank 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

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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.
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

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xc: West Hawaii Office