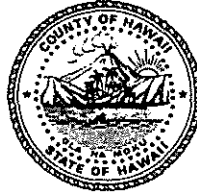


Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-8742

**CERTIFIED MAIL**  
P 417 370 189

December 11, 1998

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

Dear Mr. Conventz:

Variance Application WH(VAR 98-071)  
Variance No. 977  
Applicant: KLAUS D. CONVENTZ  
Owners: EDWIN J. AND DOROTHY M. DOUGLAS  
Request: Variance From Minimum Side Yard, Front Yard and Open Space  
Requirements  
Tax Map Key: 7-3-039: 036

After reviewing your application and the additional information submitted, the Planning Director certifies the approval of your variance request to allow an existing one story single family dwelling with a 9.6 to 9.7 feet side yard in lieu of the minimum 10 feet side yard; an open deck projection with a 13.5 feet front yard open space in lieu of the minimum 14 feet open space, and an open deck projection with a 3.0 feet side yard open space in lieu of the minimum 5 feet open space, as required by Ordinance 96-160, Chapter 25, Article 5, Division 1, Section 25-5-7(a) (2) (A) (B), and Article 4, Division 4, Section 25-4-44(a), Ordinance 97-88.

The subject property is located at Kona Palisades, Lot 291, Unit 111, File Plan 1146, at Kalaoa 5th, North Kona, Hawaii, Tax Map Key: 7-3-039: 036.

#### SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 10,830 square feet of land area.
2. The subject single family dwelling was issued the following building permit:

011359

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1. Building Permit No. 02653 opened on November 9, 1977 and closed on September 27, 1978 for the construction of a dwelling.
3. A survey map prepared by KKM Surveys on October 23, 1998, shows the existing one story single family dwelling with a 9.6 to 9.7 feet side yard in lieu of the minimum 10 feet side yard. As such the dwelling encroaches 3-5/8 to 4-7/8 inches into the required 10 feet side yard.
4. The survey map shows the existing one story single family dwelling with an open deck projection with a 13.5 feet front yard open space in lieu of the minimum 14 feet open space. As such the dwelling encroaches 6 inches into the required 14 feet front yard open space.
5. The survey map shows the existing one story single family dwelling with an open deck projection with a 3.0 feet side yard open space in lieu of the minimum 5 feet open space. As such the dwelling encroaches 2 feet into the required 5 feet side yard open space.
6. When the building permit was approved, the owner received all of the necessary Department of Public Works, Building Division approvals for the dwelling.
7. When approved by the Planning Department, the plans would have had to have shown that all minimum required setbacks were going to be adhered to for the dwelling in 1977.
8. There appears to have been a construction staking error in the siting of the structure on the property. This occurred in 1977 when the dwelling was constructed. There also appears to have been a very minor siting error made at the time of construction with the encroachment. No other evidence has been found to show otherwise.
9. It has been over 21 years since the construction of the existing dwelling was approved by the County, and the applicants are trying to resolve a situation which they had no control over and have honestly conducted a certified survey to ensure the disclosure of all facts concerning the dwelling.
10. The variance application was filed with the Planning Department on October 26, 1998.

There was one objection from a surrounding property owner who stated that the variance violates the County of Hawaii codes and CC&R of Kona Palisades regarding ohana housing.

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It should be noted that this application does not contain any reference to an ohana dwelling.

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 owners on their own volition are honestly trying to resolve this long standing problem which was not created by them. The investigation of this particular matter has not revealed 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 for the applicant when other more reasonable options are available.

Based on the above cited considerations, there are no reasonable solutions available without excessive demands being placed on the owners 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 encroaches 3-5/8 to 4-7/8 inches into the required 10 foot side yard, 6 inches into the required 14 feet front yard open space and 2 feet into the required 5 feet side yard open space. These encroachments into the side yard, front yard and open space will not diminish the ability for adequate light and air to circulate and will still provide adequate open space. Therefore, while the Zoning Code requires a minimum 10 foot side yard, 14 feet front yard open space and 5 feet side yard open space in this particular case, the encroachments 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 complies with the minimum yard requirements of the Zoning Code.

Based on the foregoing findings, this variance request would be consistent with the general purpose of the zoning district and the intents and purposes of the Zoning Code, Subdivision Code and the County General Plan. Furthermore, this variance will not be materially

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detrimental to the public's welfare and will not cause substantial adverse impact to the area's character and to adjoining properties.

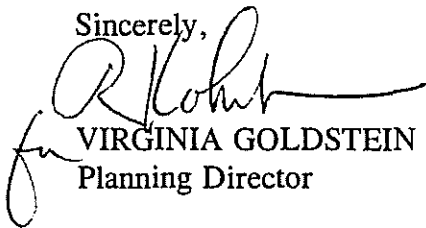
This variance request is approved, subject to the following conditions:

1. The owner, 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. If applicable, approval from the Board of Appeals for all Building Code Violations will be obtained.
4. All encroachments within the County right-of-way shall be removed.
5. The driveway be constructed to conform to the requirements of Chapter 22 of the Hawaii County Code.
6. The applicant shall obtain building permits for all unpermitted structures.
7. 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  
a:\73039036\vdouglas.app

xc: West Hawaii Office