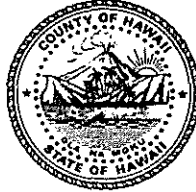


Stephen K. Yamashiro
Mayor



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

Z 188 435 177

June 23, 1999

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

Dear Mr. Conventz:

Variance Application WH(VAR 99-036)
Variance No. 1024
Applicant: KLAUS D. CONVENTZ
Owner: LYNN TAUBE
Request: Variance From Minimum Front Yard, Rear Yard and Open Space
Requirements
Tax Map Key: 7-3-044: 007

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, deck, detached garage and storage building with a 14.9 feet front yard in lieu of the minimum 15 feet front yard, a 5.8 to 6.3 feet rear yard in lieu of the minimum 15 feet rear yard, a 6.3 to 7.8 feet side yard in lieu of the minimum 8 feet side yard and a 3.6 feet side yard open space in lieu of the 4 feet open space as required by Ordinance 96-160, Chapter 25, Article 5, Division 1, Section 25-5-7(a)(1)(A)(B) and Article 4, Division 4, Section 25-4-44(a), Ordinance 97-88.

The subject property is located at Kona Highlands, Lot C-7, Section C, File Plan 1207, Being a Portion of Grant 3027 to Heueu, at Kalaoa 2nd, North Kona, Hawaii, Tax Map Key: 7-3-044: 007.

SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 8,450 square feet of land area.

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2. The subject single family dwelling was issued the following building permits:
 - a. Building Permit No. 91070 opened on August 1, 1978 and closed on December 19, 1978 for the construction of a single family dwelling.
 - b. Building Permit No. K07987 opened on February 2, 1987 and closed on February 17, 1988 for a carport.
 - c. Building Permit No. 965516 opened on July 9, 1996 for the construction of a storage shed. This permit remains open.
3. A survey map prepared by Wes Thomas Associates on April 16, 1999, shows the existing one story single family dwelling, deck, detached garage and storage building with a 14.9 feet front yard in lieu of the minimum 15 feet front yard. As such, the dwelling and improvements encroach 1-1/4 inches into the required 15 feet front yard.
4. The survey shows the existing one story single family dwelling, deck, detached garage and storage building with 5.8 to 6.3 feet rear yard in lieu of the minimum 15 feet rear yard. The dwelling and improvements encroach 8 feet 8-3/8 inches to 9 feet 2-3/8 inches into the required 15 feet rear yard.
5. The survey shows the existing one story single family dwelling, deck, detached garage and storage building with 6.3 to 7.8 feet side yard in lieu of the minimum 8 feet side yard. The dwelling and improvements encroach 2-3/8 inches to 1 foot 8-3/8 inches into the required 8 feet side yard.
6. The survey shows the existing one story single family dwelling, deck, detached garage and storage building with 3.6 feet side yard open space in lieu of the minimum 4 feet open space. The dwelling and improvements encroach 4-7/8 inches into the required 4 feet open space.
7. When the building permit was approved, the owner received all of the necessary Department of Public Works, Building Division approvals for the dwelling and improvements.
8. 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 1978.

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9. There appears to have been a construction staking error in the siting of the structures on the property. This occurred in 1978 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.
10. It has been over 21 years since the construction of the existing dwelling was approved by the County, and the applicant is trying to resolve a situation which she had no control over and has honestly conducted a certified survey to ensure the disclosure of all facts concerning the dwelling and improvements.
11. The variance application was filed with the Planning Department on April 29, 1999

There were no objections from any adjacent or surrounding property owners.

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 owner on her own volition is honestly trying to resolve this long standing problem which was not created by her. 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 building setbacks within a subdivision is to assure that adequate air and light circulation is available between structures and property lines. The existing dwelling encroaches 1-1/4 inches into the required 15 feet front yard, 8 feet 8-3/8 inches to 9 feet 2-3/8 inches into the required 15 feet rear yard, 2-3/8 inches to 1 foot 8-3/8 inches into the required 8 feet side yard and 4-7/8 inches into the required 4 feet open space.

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These encroachments into the 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 15 feet front yard, 15 feet rear yard, 8 feet side yard and 4 feet 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 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. All encroachments within the County right-of-way shall be removed.
4. All structures shall comply with the Department of Public Works, Building Department rules and regulations.
5. 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.

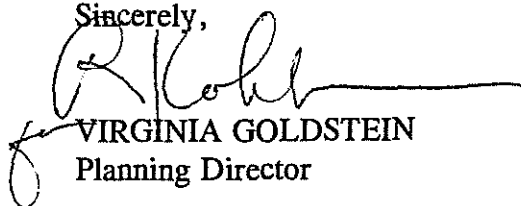
Mr. Klaus D. Conventz

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Should you have any questions, please feel free to contact Eleanor Mirikitani of this department.

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

EMM: rld

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xc: West Hawaii Office