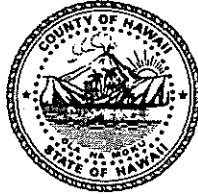


Stephen K. Yamashiro
Mayor



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 188 435 182

June 23, 1999

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

Dear Mr. Conventz:

Variance Application WH(VAR 99-034)
Variance No. 1025
Applicant: KLAUS D. CONVENTZ
Owners: ROGER AND JERI HIBLINE
Request: Variance From Minimum Front Yard, Side Yard and Open Space
Requirements
Tax Map Key: 7-3-023: 024

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 21.8 feet front yard in lieu of the minimum 25 feet front yard and to allow an existing two story single family dwelling with a 9.7 to 10.1 feet side yard in lieu of the minimum 15 feet side yard and a 6.4 to 7.0 feet side yard open space in lieu of the 10 feet open space as required by Ordinance 96-160, Chapter 25, Article 5, Division 1, Section 25-5-7(a)(3)(A)(B) and Article 4, Division 4, Section 25-4-44(a), Ordinance 97-88.

The subject property is located at Kona Coastview Subdivision, Lot 12, Unit V, File Plan 1029, at Kalaoa 3rd, North Kona, Hawaii, Tax Map Key: 7-3-023: 024.

SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 26,609 square feet of land area.
2. The subject single family dwelling was issued the following building permits:
 - a. Building Permit No. 530 opened on September 15, 1974 and closed on

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May 16, 1974 for the construction of a single family dwelling and water tank.

- b. Building Permit No. K04575 opened on October 7, 1980 and closed on January 20, 1982 for the construction of a carport.
 - c. Building Permit No. K05372 opened on March 18, 1982 and closed on October 10, 1987 for a new recreation room to be attached to carport. This structure is presently occupied as a detached guest room rather than a one story single family dwelling. There is no kitchen facility.
 - d. Building Permit No. 896010 opened on August 11, 1989 and closed on February 9, 1990 for additions to dwelling.
 - e. Building Permit No. 895158 opened on February 7, 1989 and closed on June 3, 1999 for the construction of a swimming pool.
3. A survey map prepared by KKM Surveys on April 5, 1999, shows the existing one story single family dwelling with a 21.8 feet front yard in lieu of the minimum 25 feet front yard. As such, the dwelling encroaches 3 feet 2-3/8 inches into the required 25 feet front yard.
 4. The survey shows the existing two story single family dwelling with a 9.7 to 10.1 feet side yard in lieu of the minimum 15 feet side yard. The dwelling encroaches 4 feet 10-7/8 inches to 5 feet 3-5/8 inches into the required 15 feet side yard.
 5. The survey shows the existing two story single family dwelling with a and a 6.4 to 7.0 feet side yard open space in lieu of the 10 feet open space. The dwelling encroaches 3 feet to 3 feet 7-1/4 inches into the required 10 feet 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 dwellings.
 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 dwellings in 1974.
 8. There appears to have been a construction staking error in the siting of the structures on the property. This occurred in 1974 when the dwellings were 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.

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9. It has been over 25 years since the construction of the existing structures were 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 and improvements.
10. 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 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 building setbacks within a subdivision is to assure that adequate air and light circulation is available between structures and property lines. The existing dwellings encroach 3 feet 2-3/8 inches into the required 25 feet front yard, 4 feet 10-7/8 inches to 5 feet 3-5/8 inches into the required 15 feet side yard and 3 feet to 3 feet 7-1/4 inches into the required 10 feet open space. These encroachments into the front yard, side 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 25 feet front yard, 15 feet side yard and 10 feet open space in this particular case, the encroachments will not visually or physically impact or be adverse to any adjacent properties or development

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with the granting of this variance. The rest of the existing dwellings comply 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 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 Eleanor Mirikitani of this department.

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

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xc: West Hawaii Office