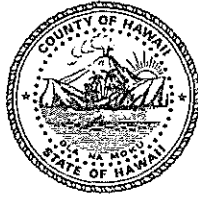


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

CERTIFIED MAIL

Z 328 993 036

PLANNING DEPARTMENT

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

December 22, 1999

Mr. Robert D. Triantos
P.O. Box 1720
Kailua-Kona, Hawaii 96745-1720

Dear Mr. Triantos:

Variance Application WH(VAR 99-080)
Variance No. 1077
Applicant: ROBERT D. TRIANTOS
Owner: STEPHEN DALE FELIX
Request: Variance From Minimum Front Yard and Open Space Requirements
Tax Map Key: 7-3-018: 019

After reviewing your application and the additional information submitted, the Planning Director certifies the approval of your variance request to allow a one story single family dwelling with a 12.00 to 13.60 feet front yard in lieu of the minimum 15 feet front yard and a 4.3 feet front 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) and Article 4, Division 4, Section 25-4-44(a), Ordinance 97-88.

Please accept our sincere apologies for this tardy confirmation of the approval granted to allow the requested variance. At the present time there is a shortage of staff. This personnel shortage will be resolved and result in more timely responses to future applications. Your patience is appreciated.

The subject property is located at Kona Pono Subdivision, Lot 10, Unit 1, at Kohanaiki, North Kona, Hawaii, Tax Map Key: 7-3-018: 019.

SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 7,776 square feet of land area.
2. The subject single family dwelling was issued the following building permits:

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- a. Building Permit No. 1261 opened on March 31, 1975 and closed June 2, 1975 for the construction of a single family dwelling.
 - b. Building Permit No. 946007 opened on December 23, 1994 and closed on June 9, 1995 for an addition of a bedroom and bath within existing garage.
3. A survey map prepared by KKM Surveys on March 29, 1999 shows the one story single family dwelling with a 12.00 to 13.60 feet front yard in lieu of the minimum 15 feet front yard. As such, the dwelling encroaches 1 foot 4-7/8 inches to 3 feet into the required 15 feet front yard.
 4. The survey map shows the one story single family dwelling with a 4.30 feet front yard open space in lieu of the minimum 5 feet open space. As such, the eaves encroach 8-3/8 inches into the required 5 feet open space.
 5. When the building permits were approved, the owner received all of the necessary Department of Public Works, Building Division approvals for the dwelling.
 6. 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 1975.
 7. There appears to have been a construction staking error in the siting of the structure on the property. This occurred in 1975 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.
 8. It has been over 24 years since the construction of the existing dwelling was approved by the County, and the applicant is trying to resolve a situation which he had no control over and has honestly conducted a certified survey to ensure the disclosure of all facts concerning the dwelling and improvements.
 9. The applicant stated that the shed which is located to on the north side of the property has been removed by the owner and therefore this request for the variance has been amended from the original submitted since the side yard is no longer affected.
 10. The variance application was filed with the Planning Department on September 10, 1999.

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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 his own volition is honestly trying to resolve this long standing problem which was not created by him. 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. As such, the dwelling encroaches 1 foot 4-7/8 inches to 3 feet into the required 15 feet front yard and 8-3/8 inches into the required 5 feet open space. This encroachment 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 and 5 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.

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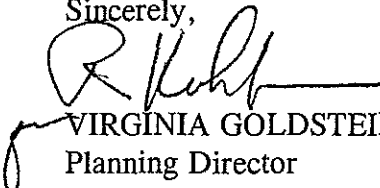
This variance request is approved, subject to the following conditions:

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