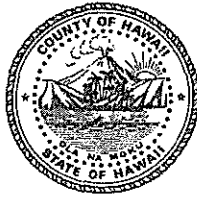


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

CERTIFIED MAIL

7099 3220 0000 4868 7597

PLANNING DEPARTMENT

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

April 28, 2000

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

Dear Mr. Conventz:

Variance Application WH(VAR 00-015)
Variance No. 1107
Applicant: KLAUS D. CONVENTZ
Owners: MARLIN J. & NORMA J. EBERT
Request: Variance From Minimum Rear Yard and Open Space Requirements
Tax Map Key: 7-6-024: 020 (Unit 2)

After reviewing your application and the additional information submitted, the Planning Director certifies the approval of your variance request to allow an existing two story single family dwelling with garage and open decks with a 16.4 feet rear yard in lieu of the minimum 20 feet rear yard; a 6.3 feet rear yard open space in lieu of the minimum 14 feet rear yard open space; and a 4.5 feet open space between main structures in lieu of the minimum 10 feet open space as required by Ordinance 96-160, Chapter 25, Article 5, Section 25-5-7(a)(2)(A) Ordinance 97-88 and Article 4, Division 4, Section 25-4-44(a), and related to Section 25-4-47.

Please accept our sincere apologies for this tardy confirmation of the approval granted to allow the requested variance. We have been working within the department to improve the efficiency of this process which will hopefully result in more timely responses to future applications. Your patience is appreciated.

The subject property is located at Kalani Makai Unit 1, portion of lot 20-A, Trade Winds Condominium, Unit 2, at Holualoa, North Kona, Hawaii, Tax Map Key: 7-6-024: 020.

SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 10,000 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. 905906 opened on June 29, 1990 and closed on April 20, 1992 for a ohana dwelling. This ohana dwelling is situated on Unit 1 and is not part of this variance.
 - b. Building Permit No. 905907 opened on June 29, 1990 and closed on May 9, 1991 for a single family dwelling. This single family dwelling is situated on Unit 2 and is the subject of the variance request.
3. A survey map prepared by Kevin McMillen on February 14, 2000 shows the two story single family dwelling with a 16.4 feet rear yard in lieu of the minimum 20 feet rear yard. As such, the dwelling encroaches 3 feet 7-1/4 inches into the required 20 feet rear yard.
 4. The survey map shows the two story single family dwelling with a 6.3 feet rear yard open space in lieu of the minimum 14 feet rear yard open space. As such, the dwelling encroaches 7 feet 8-3/8 inches into the required 14 feet rear yard open space.
 5. The survey maps shows the two story single family dwelling with a 4.5 feet open space between main structures in lieu of the minimum required 10 feet open space. As such, the dwelling encroaches 5 feet 6 inches into the required 10 feet open space.
 6. When the building permits were approved, the owner received all of the necessary Department of Public Works, Building Division approvals for the dwelling.
 7. There appears to have been a construction staking error in the siting of the structure on the property. This occurred in 1990 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 10 years since the construction of the existing dwelling was approved by the County, and the applicant is 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.
 9. The variance application was filed with the Planning Department on February 15, 2000.

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

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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. As such, the dwelling encroaches 3 feet 7-1/4 inches into the required 20 feet rear yard; 7 feet 8-3/8 inches into the required 14 feet rear yard open space; and 5 feet 6 inches into the required 10 feet open space between main structures. These encroachments will not diminish the ability for adequate light and air to circulate and will still provide adequate open space. Therefore, while Zoning Code requires a minimum 20 feet rear yard; 14 feet rear yard open space and 10 feet open space between main structures 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 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

EMM: rld
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xc: West Hawaii Office