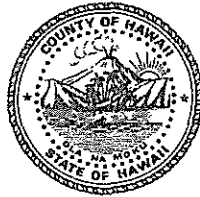


Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

## County of Hawaii

CERTIFIED MAIL

7099 3220 0000 4868 7863

**PLANNING DEPARTMENT**

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

June 20, 2000

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

Dear Mr. Triantos:

Variance Application WH(VAR 00-031)  
Variance No. 1127  
Applicant: ROBERT D. TRIANTOS  
Owner: STEPHEN C. AND JUDITH GRAVES  
Request: Variance From Minimum Side Yard and Side Yard Open Space Requirements  
Tax Map Key: 7-3-044:013

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 and carport with a 7.75 to 7.93 feet side yard in lieu of the minimum 8 feet side yard and a handicap deck and walkway ramp with a 1.73 to 3.85 feet side yard open space in lieu of the minimum 4 feet open space as required by Ordinance 96-160, Chapter 25, Article 5, Division 1, Section 25-5-7(a)(3)(B), Ordinance 97-88 and Article 4, Division 4, Section 25-4-44(a).

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 in our Kona office. 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 Lot C-13, Kona Highlands Subdivision, Section C, File Plan 1207 at Kalaoa 1st and 2nd, North Kona, Hawaii, Tax Map Key: 7-3-044:013.

SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 8,450 square feet of land area.
2. The subject single family dwelling was issued the following building permit:

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JUN 23 2000

Mr. Robert D. Triantos  
Page 2  
June 20, 2000

- a. Building Permit No. 890947 opened on May 16, 1989 and closed on October 11, 1989 for a dwelling.
  - b. Building Permit No. 916401 opened on October 16, 1991 and closed on March 18, 1992 for a one bedroom and covered lanai addition.
  - c. Building Permit No. 975244 opened on April 8, 1997 and closed on July 11, 1997 for solar heater.
3. A survey map prepared by Donald C. McIntosh on March 28, 2000 shows the one story single family dwelling 7.75 to 7.93 feet side yard in lieu of the minimum 8 feet side yard. As such, the dwelling encroaches 3/4 inch to 3 inches into the required 8 feet side yard.
  4. The survey map shows the one story single family dwelling, a handicap deck and walkway ramp with a 1.73 to 3.85 feet side yard open space in lieu of the minimum 4 feet open space. As such, the dwelling encroaches 1-7/8 inches to 2 feet 3-2/8 inches into the required 4 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. There appears to have been a construction staking error in the siting of the structure on the property. This occurred in 1989 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.
  7. It has been over 11 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.
  8. The variance application was filed with the Planning Department on April 4, 2000.

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.

Mr. Robert D. Triantos  
Page 3  
June 20, 2000

### 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 3/4 inch to 3 inches into the required 8 foot side yard and 1-7/8 inches to 2 feet 3-2/8 inches into the required 4 feet open space. 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 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.

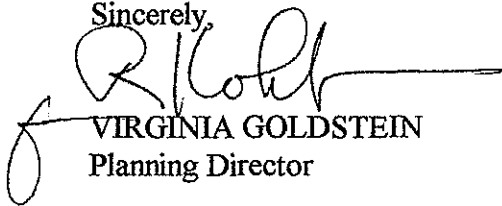
Mr. Robert D. Triantos  
Page 4  
June 20, 2000

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

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xc: West Hawaii Office