

Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

**CERTIFIED MAIL**  
7099 3220 0000 4868 8129

## County of Hawaii

### PLANNING DEPARTMENT

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

August 7, 2000

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

Dear Mr. Conventz:

Variance Application WH(VAR 00-048)

Variance No. 1142

Applicant: KLAUS D. CONVENTZ

Owner: PAUL A. SAVANT

Request: Variance From Minimum Side Yard and Open Space Requirements

Tax Map Key: 6-8-008:070

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 a 8.61 to 9.86 feet side yard in lieu of the minimum 10 feet side yard, and an existing greenhouse and shade trellis with a 2.7 to 3.83 feet side yard open space in lieu of the minimum 5 feet side yard open space as required by Ordinance 96-160, Chapter 25, Article 5, Division 1, Section 25-5-7(a)(2)(B), Ordinance 97-88 and Article 4, Division 4, Section 25-4-44(a).

The subject property is located at Waikoloa Village Subdivision, Lot 117, Unit 1-B, File Plan 1189 at Waikoloa, South Kohala, Hawaii, Tax Map Key: 6-8-008:070.

#### SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 11,997 square feet of land area.
2. The subject single family dwelling was issued the following building permits:
  - a. Building Permit No. 885601 opened on June 28, 1988 and closed on May 3, 1989 for a single family dwelling.
  - b. Building Permit No. 935039 opened on January 11, 1993 and closed on June 4, 1993 for a workout room, bedroom and bath addition.

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Mr. Klaus D. Conventz

Page 2

August 7, 2000

3. A survey map prepared by Don McIntosh Consulting on June 13, 2000 shows the two story single family dwelling with a 8.61 to 9.86 feet side yard in lieu of the minimum 10 feet side yard. As such, the dwelling encroaches 1-3/4 to 4-3/4 inches into the required 10 feet side yard.
4. The survey map shows the existing greenhouse and shade trellis with a 2.7 to 3.83 feet side yard open space in lieu of the minimum 5 feet side yard open space. As such the greenhouse and trellis encroach 1 foot 2 inches to 2 feet 3-5/8 inches in the required 5 feet side yard 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 1988 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 12 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 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 June 15, 2000.

There were no letters of objection 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.

Mr. Klaus D. Conventz

Page 3

August 7, 2000

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 1-3/4 to 4-3/4 inches into the required 10 foot side yard. The greenhouse and trellis encroach 1 foot 2 inches to 2 feet 3-5/8 inches in the required 5 feet side yard 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 10 foot side yard and 5 feet side yard 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. The applicant shall obtain a building permit for the greenhouse.

Mr. Klaus D. Conventz

Page 4

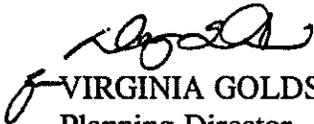
August 7, 2000

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