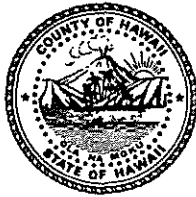


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

CERTIFIED MAIL

7099 3220 0000 4868 8280

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

August 24, 2000

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

Dear Mr. Conventz:

Variance Application WH(VAR 00-049)

Variance No. 1147

Applicant: KLAUS D. CONVENTZ

Owner: GOODELL, LLC

Request: Variance From Minimum Side Yard and Side Yard Requirements

Tax Map Key: 7-7-016:049

After reviewing your application and the additional information submitted, the Planning Director certifies the approval of your variance request to allow an existing carport with a 5.9 feet side yard in lieu of the minimum 8 feet side yard and a 3.8 to 3.9 feet side yard open space in lieu of the minimum 4 feet side yard open space as required by Ordinance 96-160, Chapter 25, Article 5, Division 1, Section 25-5-7(a)(1)(B) and Article 4, Division 4, Section 25-4-44(a), Ordinance 97-88.

The subject property is located at Sea View Lots, Lot 156, Increment 3, File Plan 1048 at Holualoa 4th, North Kona, Hawaii, Tax Map Key: 7-7-016:049.

SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 7,500 square feet of land area.
2. The subject single family dwelling was issued the following building permits:
 - a. Building Permit No. H47716 opened on March 17, 1971 and closed on June 25, 1971 for a single family dwelling.
 - b. Building Permit No. H48431 opened on May 24, 1971 and closed on June 29, 1971 for a 2-car carport.

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Mr. Klaus D. Conventz

Page 2

August 24, 2000

- c. Building Permit No. K04147 opened on February 25, 1980 and closed on November 26, 1980 for the installation of solar panels.
3. A survey map prepared by KKM Surveys on June 7, 2000 shows the existing carport with a 5.9 feet side yard in lieu of the minimum 8 feet side yard. As such, the carport encroaches 2 feet 1-1/4 inches into the required 8 feet side yard.
4. The survey map shows the existing carport with a 3.8 to 3.9 feet side yard open space in lieu of the minimum 4 feet side yard open space. As such the carport encroaches 1-1/4 inches to 2-3/8 inches in the required 4 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 carport.
6. There appears to have been a construction staking error in the siting of the structure on the property. This occurred in 1971 when the carport 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 29 years since the construction of the existing carport was approved by the County, and the applicant is trying to resolve a situation which they had no control over and has honestly conducted a certified survey to ensure the disclosure of all facts concerning the carport and improvements.
8. The variance application was filed with the Planning Department on June 16, 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 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.

Mr. Klaus D. Conventz

Page 3

August 24, 2000

2. Any architectural alterations or design changes to the carport 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 carport encroaches 2 feet 1-1/4 inches into the required 8 feet side yard and 1-1/4 inches to 2-3/8 inches in the required 4 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 8 feet side yard and 4 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 carport 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. All other applicable State and County rules and regulations shall be complied with.

Mr. Klaus D. Conventz

Page 4

August 24, 2000

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