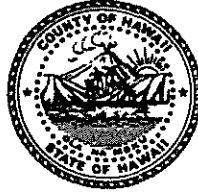


Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

**CERTIFIED MAIL**

7099 3220 0000 4868 8488

October 25, 2000

**County of Hawaii**

**PLANNING DEPARTMENT**

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

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

Dear Mr. Triantos:

Variance Application WH(VAR 00-058)

Variance No. 1152

Applicant: ROBERT D. TRIANTOS

Owner: JAMES L. LOUIS & NANCY KRISTINE LOUIS, JOINT TRUSTEES UNDER  
THAT CERTAIN TRUST DATED JUNE 24, 1994

Request: Variance From Minimum Side Yard and Open Space Requirements

Tax Map Key: 7-5-028: 022

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After reviewing your application and the additional information submitted, the Planning Director certifies the approval of your variance request to allow an existing single family dwelling with garage with a side yard of 4.4 to 7.6 feet in lieu of the minimum 8 feet side yard, and a 2.1 to 3.7 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), Ordinance 97-88, and Article 4, Division 4, Section 25-4-44(a).

Please accept our sincere apologies for this tardy response to your variance request. Your patience is appreciated.

The subject property is located at Kona Heights-Increment II, File Plan 1077 at Hienaloli 5th & 6th, North Kona, Hawaii, Tax Map Key: 7-5-028: 022.

**SPECIAL AND UNUSUAL CIRCUMSTANCES**

1. The subject property consists of 8,339 square feet of land area.
2. The subject single family dwelling was issued the following building permit:

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- a. Building Permit No. K03073 opened on July 24, 1978 and closed on August 14, 1980 for a single family dwelling.
3. A survey map prepared by KKM Surveys on July 13, 2000, shows the existing single family dwelling with carport with a 4.4 to 7.6 feet side yard in lieu of the minimum 8 feet side yard. As such, the dwelling with carport encroaches 4-7/8 inches to 3 feet 7-1/4 inches into the required 8 feet side yard.
4. The survey map shows the existing single family dwelling with carport with a 2.1 to 3.7 feet side yard open space in lieu of the minimum 4 feet side yard open space. As such the carport encroaches 3-5/8 inches to 1foot 10-7/8 inches into 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 single family dwelling with carport.
6. There appears to have been a construction staking error in the siting of the structure on the property. This occurred in 1978 when the single family dwelling with 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 22 years since the construction of the existing single family dwelling with 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 July 21, 2000.

There were no objections received from the general public or adjacent landowners.

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.
2. Any architectural alterations or design changes to the single family dwelling with 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 single family dwelling with carport encroaches 4-7/8 inches to 3 feet 7-1/4 inches into the required 8 feet side yard and 3-5/8 inches to 1foot 10-7/8 inches into 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 single family dwelling with 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

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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 Roxanne Delaries of this department.

Sincerely,



VIRGINIA GOLDSTEIN  
Planning Director

RLD:rld

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xc: West Hawaii Office