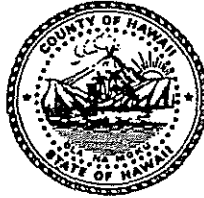


Harry Kim  
Mayor



Christopher J. Yuen  
Director

## County of Hawaii

### PLANNING DEPARTMENT

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

#### CERTIFIED MAIL

7000 0600 0024 2904 6877

December 11, 2000

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

Dear Mr. Conventz:

Variance Application WH(VAR 00-71)

Variance No. 1168

Applicant: KLAUS D. CONVENTZ

Owner: YVONNE B. ERICKSON TRUST

Request: Variance From Minimum Front Yard and Open Space Requirements

Tax Map Key: 7-7-013: 051

After reviewing your application and the additional information submitted, the Planning Director certifies the approval to allow an existing two story single family dwelling with porte-cochere with a 15.1 to 18.6 feet front yard in lieu of the minimum 20 feet front yard, and a 11.5 feet front yard open space in lieu of the minimum 14 feet front yard open space as required by Ordinance 96-160, Chapter 25, Article 5, Division 1, Section 25-5-7(a)(2)(A), 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. Your patience is appreciated.

The subject property is located at lot 11 of Holualoa Estates, at Holualoa 4th, North Kona, Hawaii, Tax Map Key: 7-7-013: 051.

#### SPECIAL AND UNUSUAL CIRCUMSTANCES

1. The subject property consists of 15,000 square feet of land area.
2. The subject single family dwelling was issued the following building permits:
  - a. Building Permit No. 49036 opened on July 14, 1971 and closed on April 24, 1972 for a new dwelling.

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- b. Building Permit No. 50029 opened on October 13, 1971 and closed on April 24, 1972 for a bedroom addition.
3. A survey map prepared by KKM Surveys on September 3, 2000 shows the single family dwelling with a 15.1 to 18.6 feet front yard in lieu of the minimum 20 feet front yard. As such, the dwelling encroaches 1 foot 4-7/8 inches to 4 feet 10-7/8 inches into the required 20 feet front yard.
4. The survey map shows the single family dwelling with a 11.5 feet front yard open space in lieu of the minimum 14 feet front yard open space. As such, the dwelling encroaches 2 feet 6 inches into the required 14 feet front 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 1971 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 29 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 September 5, 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.

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### 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.
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 single family dwelling encroaches 1 foot 4-7/8 inches to 4 feet 10-7/8 inches into the required 20 feet front yard and 2 feet 6 inches into the required 14 feet front yard open space.

These encroachments into the front yard and open space will not diminish the ability for adequate light and air to circulate and will still provide adequate open space. Therefore, while the Zoning Code requires a minimum 20 feet front yard and 14 feet front yard open space, in this particular case, these 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.

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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. Encroachments into the Ono Road right-of-way (owned & maintained by the County) are not allowed. The greenhouse and all wall encroachments that are within the County right-of-way shall be removed.
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 Roxanne Delaries of this department at 327-3510.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

RLD: rld

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xc: West Hawaii Office