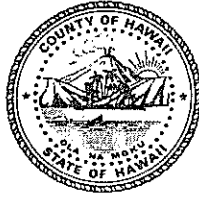


Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

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

November 13, 2002

Mr. Klaus D. Conventz
dba Baumeister Consulting
P. O. Box 2308
Kailua-Kona, HI 96745

Dear Mr. Conventz:

VARIANCE PERMIT NO. 1338 WH (VAR 02-063)

Applicant: KLAUS D. CONVENTZ
Owners: NEAL M. SUGAI, ET AL.
Request: Variance from Minimum Yards,
Chapter 25, the Zoning Code


Tax Map Key: 8-2-016:019, Lot 19

After reviewing your application and the information submitted, the Planning Director certifies the approval of your variance request subject to conditions. Variance Permit No.1338 allows portions of a dwelling ("Popout"-Window) to remain with a minimum 6.02 feet side yard, "AS BUILT", according the variance site plan map signed and dated August 13, 2002. The variance request is from Lot 19's minimum 8 feet side yard requirement, pursuant to the Hawaii County Zoning Code, Chapter 25, Article 5, Division 1, Section 25-5-7, Minimum yards, (a)(1)(B).

BACKGROUND AND FINDINGS

1. **Location.** The subject property, Lot 19 containing approximately 8666 square feet, is within Cook's Landing Subdivision, File Plan 2012, and situated at Kealekekua, South Kona, Hawaii.

The property is zoned Single-Family Residential (RS-7.5) by the County and designated Urban "U" by the Land Use Commission (LUC).

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Mr. Klaus D. Conventz
dba Baumeister Consulting
Page 2
November 13, 2002

2. **Variance Application-Site Plan.** The applicant submitted the variance application, attachments, and filing fee to the Kona Planning Department on or about June 13, 2002. The applicant's variance application site plan or survey map drawing is drawn to scale and dated June 6, 2002. The survey map by KKM Surveys shows dwelling positions, roof eave location(s), and other site improvements, "AS BUILT", on "LOT 3", pursuant to an actual survey done on or about May 31 and June 3, 2002.

Note: The variance request does not address the location of cesspool or other individual wastewater system (IWS) or site improvements straddling common boundary lines or walls within the right-of-way. Any other boundary encroachments must be addressed and resolved by the applicant or between or between the current property owner(s) and the affected agency(s)/ adjoining property owner(s).

3. **Agency Comments and Requirements-WH (VAR 02-063):**

- a. The State Department of Health (DOH) memorandum dated September 5, 2002, states:

"We have no objections to the proposed variance application. However, minimum setback requirements for existing wastewater systems needs to be maintained."

- b. To date, no comments were received from the Department of Public Works (DPW).

Note: Refer to variance condition(s) cited below.

4. **Notice to Surrounding Property Owners.** Proof of mailing a first and second notice was submitted to the Planning Department. For the record, it appears that the first and second notice was mailed on August 14, 2002 and September 3, 2002 by the applicant.

Mr. Klaus D. Conventz
dba Baumeister Consulting
Page 3
November 13, 2002

5. **Comments from Surrounding Property Owners or Public.** No further written agency comments were received. No written objections from the surrounding property owners or public were received.

SPECIAL AND UNUSUAL CIRCUMSTANCES

It appears that the building encroachment problems were discovered during escrow or sale of the subject property to the current owner. The applicant, on behalf of the current owner, is trying to resolve building encroachment issues. The variance application's site plan map was prepared by a surveyor and shows the dwelling position and other site improvements, "AS BUILT", on Lot 19. This site plan shows that portions of a single-family dwelling or the "pop-out window box" were constructed beyond the lot's building lines or building envelope into one of Lot 19's side yards, pursuant to the Hawaii County Zoning Code. The applicant or current owner became aware of the encroachment issues after the survey map was prepared and presented during escrow. No evidence has been found to show indifference or premeditation by the current owner to deliberately create or intentionally allow the building encroachment problems to occur. It appears that the original dwelling improvements were constructed under valid building permits and other construction permits issued by the County. It appears that building inspections of the premises by the agencies during construction of the dwelling improvements did not disclose any building encroachment issues or building setback irregularities at that time.

ALTERNATIVES

Alternatives available to the applicant to address and correct the existing building encroachments include the following actions:

1. Removing the existing building encroachments. Redesigning or relocating portions of the dwelling to fit within the correct building envelope prescribed by the Zoning Code.
2. Consolidation with portions of the adjoining property(s) and resubdivision of the resultant lot to modify property lines and adjustment of minimum yards.

Mr. Klaus D. Conventz
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Page 4
November 13, 2002

INTENT AND PURPOSE

The intent and purpose of requiring building setbacks within a subdivision are to assure that adequate air circulation and exposure to light are available between permitted structure(s)/uses and boundary/property lines.

It appears that existing building encroachments within the side yard are not physically noticeable or visually obtrusive from adjacent property(s) or the right-of-way. It appears the building encroachments do not depreciate or detract from the character of the surrounding neighborhood, public uses, and the existing and surrounding land patterns. Therefore, it is felt that these building encroachments within the side yard identified on the variance application's site plan map will not detract from the character of the immediate neighborhood or the subdivision.

The subject variance application was acknowledged by letter dated August 29, 2002 and additional time to consider agency comments was deemed necessary. The applicant agreed to extend the date on which the Planning Director shall render a decision on the subject variance to no later than November 15, 2002.

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, the variance request 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.

PLANNING DIRECTOR'S DECISION AND VARIANCE CONDITIONS

This variance request is approved subject to the following conditions:

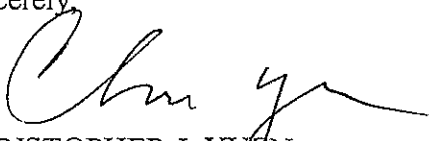
1. The applicant/owner, their assigns or successors shall be responsible for complying with all stated conditions of approval.
2. The applicant/owner(s), successors or assigns shall indemnify and hold the County of Hawaii harmless from and against any loss, liability, claim, or demand for the property damage, personal injury, or death arising out of any act or omission of the applicants/owners, their successors or assigns, officers, employees, contractors, or agents under this variance or relating to or connected with the granting of this variance.

Mr. Klaus D. Conventz
dba Baumeister Consulting
Page 5
November 13, 2002

3. Portions of a single-family dwelling or the "Popout" window box building encroachments will not meet Chapter 25, the Zoning Code's minimum side yard requirements. The approval of this variance allows the single-family dwelling improvements and encroachments identified on the variance application's site plan map signed and dated August 13, 2002, to remain, AS BUILT, on the subject TMK property (LOT 19).
4. The applicant or current owner(s) shall confer, respectively, with the DPW-Building Division to address any outstanding building issues or close any building permits or construction permits issued to the subject tax map key property.
5. Future building improvements and permitted uses on the subject tax map key property are subject to State law and County ordinances and regulations pertaining to building construction and building occupancy.

Should any of the foregoing conditions not be complied with, the Planning Director may proceed to declare this Variance Permit null and void.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

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xc: Real Property Tax - Kona
Planning Dept. - Kona