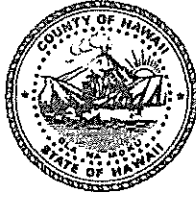


Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

July 12, 2006

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

Dear Mr. Conventz:

SUBJECT: VARIANCE APPLICATION-VAR 06-050
Applicant: KLAUS D. CONVENTZ
Owners: ROBERT DIXSON, ET AL.
Request: Variance from Chapter 25, Zoning,
Minimum yards
Tax Map Key: 8-3-013:045, Lot 12

Pursuant to your telephone request and discussion, the subject variance application and attachments received on or about June 26, 2006 was withdrawn from our files and enclosed with this letter. The \$250 filing fee submitted with the variance application will be refunded to-Klaus Conventz, dba Baumeister Consulting and sent under separate cover.

We understand that portions of the dwelling constructed within the property's minimum yards identified on the variance application's site plan map, signed and dated June 22, 2006, will be addressed and corrected by current owners or future owner(s).

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

WRY:cd
P:\WP60\WRY\VAR\VAR05-050ZONACKTMK83013045.BC.1

Enclosures

xc: Account Clerk (Ltr. only)

JUL 12 2006.

**APPLICATION FOR VARIANCE
FROM ZONING CODE**

COUNTY OF HAWAII
PLANNING DEPARTMENT

PLANNING DEPARTMENT
County Of Hawaii
75-5706 Kuakini Hwy. #109
Kailua-Kona, HI 96740

RECEIVED JUN 26 2006

(Type or Print the requested information)

OWNER: Robert & Cynthia ~~Dixon~~ DIXON

OWNER'S SIGNATURE: [Signature] DATE: 22 June 06

ADDRESS: 83-1036 Mamalahoe Hwy., Honaunau, Hawaii 96704

TELEPHONE: (Bus.) (808) 329-0898 (Home) N/A

REQUEST: for variance from setback and open space regulations under
the Zoning Code, County of Hawaii, Chapter 25

TAX MAP KEY: (3) 8-3-13:45 SUBDIVISION #:

AREA OF PROPERTY: 22,727 sq.ft. ZONING OF PARCEL: A-1A

REPRESENTATIVE/APPLICANT: Klaus D. Conventz dba Baumeister Consulting

ADDRESS: POB 2308 Kailua-Kona Hawaii 96745 DATE: June 26, 2006

TELEPHONE: (808) 329-0898 FAX: (808) 326-7609

APPLICANT'S REASONS(S) FOR REQUESTING A VARIANCE: (Please attach a detailed written explanation of the Purpose or Nature of the request. Photos and maps may be included.)

3. No variance may be granted unless it is found that:

1. There are special or unusual circumstances applying to the subject real 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 that property;
2. There are no other reasonable alternatives that would resolve the difficulty; and
3. The variance shall be consistent with the general purpose of the zoning district, the intent and purpose of the Zoning and Subdivision Codes, and the County General Plan and will not be materially detrimental to the public welfare or cause substantial, adverse impact to an area's character or to adjoining properties.

THIS APPLICATION MUST BE ACCOMPANIED BY A FILING FEE OF TWO HUNDRED FIFTY DOLLARS (\$250) payable to the County Director of Finance.

AND:

1. The Original and four (4) copies of the completed application form with attachments;
2. Five (5) copies of description of the property in sufficient detail for the public to precisely locate the property;
3. Five (5) copies of a scale-drawn plot plan of the property showing all existing and proposed structures and improvements including any intrusions into setbacks; and
4. A list of the names, address and tax map keys of all owners of property within boundaries established by Section 25-2-4 of the Zoning Code.
5. A certification of clearance (from the Director of Finance that the real property taxes and all other fees relating to the subject parcel(s) have been paid and that there are no outstanding delinquencies) shall accompany this Application.